

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

Vacant

Minutes

January 5, 2010

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jim Gurr, Barb Bradford, Shirley Klunzinger, Jill Barnard, Laura Stanek, Rick Teague, Al Luurtsema and Alan Martel

Members Absent: Joe Allen

Advisory Present: Stan Moore

Staff and Others: Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. New Member Comment

Rick Teague, the newly appointed Planning Commission member, gave an outline of his background for the rest of the Commission members.

3. Agenda Amendment

Alan Martel requested that the County Planning Commission Roles & Responsibilities be added to the Agenda.

**Motion by Jim Gurr, supported by Barb Bradford, to approve the Agenda as amended.
Motion Carried – Unanimous.**

4. Election of Officers

Peter Garwood, Coordinator/Planner, chaired the meeting for the election of Officers.

Nominations

Al Luurtsema was nominated for Chairman by Jim Gurr.

Alan Martel was nominated for Chairman by Al Luurtsema. Alan Martel declined the nomination. Nomination withdrawn.

Motion by Jill Barnard, supported by Shirley Klunzinger, to close nominations for Chairman and cast a unanimous ballot for Al Luurtsema. Motion Carried – Unanimous.

Jim Gurr was nominated for Vice-Chairman by Barb Bradford.

Motion by Jill Barnard, supported by Laura Stanek, to close nominations for Vice-Chairman and cast a unanimous ballot for Jim Gurr. Motion Carried – Unanimous.

Alan Martel was nominated for Secretary by Barb Bradford.

Motion by Laura Stanek, supported by Shirley Klunzinger, to close nominations for Secretary and cast a unanimous ballot for Alan Martel. Motion Carried – Unanimous.

Motion by Barb Bradford, supported by Laura Stanek, to set the regular meetings for the first Tuesday of the month at 7:00 p.m. Motion Carried – Unanimous.

Concern was voiced about meetings which will fall on the day after Memorial Day and Labor Day. As the Rules & Procedures address this issue, it was decided to cross that bridge when we get to it.

5. Minutes

The Commission reviewed the minutes of December 1, 2009. It was pointed out in #6, 2nd paragraph that "...the relatively small side of the acreage..." should be changed to "... the relatively small size of the acreage..."

Motion by Jim Gurr, supported by Barb Bradford, to approve the Minutes from the December 1, 2009 meeting with the above amendment. Motion Carried – Unanimous.

6 Milton Township Zoning Amendment

Discussion ensued over the Milton Township Zoning Amendment.

Pete Garwood gave a verbal staff review of the proposed Amendment to the Milton Township Zoning Ordinance which would add a non-conforming lot overlay zone.

Alan Martel commented that, in his opinion, Milton Township should continue addressing this issue through their ZBA; that way they can address each based on conditions. He also wondered if it restricts a lot that is a combination of two or three lots.

Shirley Klunzinger wondered why they are only addressing small platted lots and not small meets and bounds lots.

Motion by Barb Bradford, supported by Alan Martel, to recommend the Township approve the Amendment with the following observations and recommendations:

- **Zoning ordinance amendments should always be done as an ordinance (example: Milton Township Ordinance #1 of 2010).**
- **The Township may want to make it clear whether or not you can combine the lots and get out of the building envelope requirements.**
- **The 25 foot setback on the water front side could be an objectionable feature to adjacent property owner. That is if the two adjacent lots are setback at 50 feet and you allow the property owner in the middle to have a 25 foot setback, you will get complaints for the two adjacent homeowners that their view (and possibly property value) has been adversely affected.**

- References to average high water mark should be changed to ordinary high water mark.
- The 25 foot vegetative buffer requirement may create a hardship on those seeking a variance on the lakeside of the property.
- Some Members of the Planning Commission recommend you consider notification of all property owners in the 10 subdivisions prior to approval.

Motion Carried – Unanimous.

7. Drain Commissioner Update

Mark Stone, Antrim County Drain Commissioner, was unable to attend the meeting. The Planning Commission will reschedule Mark Stone’s update for next month’s meeting.

8. Kalkaska County Master Plan

The Kalkaska County Master Plan received many accolades from the Planning Commission.

Motion by Shirley Klunzinger, supported by Rick Teague, to recommend Kalkaska County approve the Amendments to the Kalkaska County Master Plan with the following comments and recommendations:

- #4. Add to your Definition Section the definition of “zone district leapfrogging”.
- #7. “Distribute materials, possible...” should be “Distribute materials possibly...”
- #8. It looks like, “Chapter 5, new page 13” should be, “Chapter 5, new page 15”.
- #8. The newly added Guiding Principle should be worded similar to the others by putting an action word at the beginning. One suggestion would be “Protect County Resident’s ~~Common~~-Water Usage:”
- #9. It looks like, “Chapter 5, new page 14” should be, “Chapter 5, new page 16”.
- #10. Bulleted paragraph: Change “...developments are clustered.” to “...developments that are clustered.”
- #10. Last sentence of the bulleted paragraph, change “...bonuses of 50%...” to “...bonuses up to 50%...”.
- #10. A member of the Commission wondered if you might consider something less permanent than a conservation easement or irrevocable conveyance.
- #11. First paragraph: Change “chose” to “chosen” in the first sentence.
- #16. The Commission wondered how “...commercial expansion or creep along highway corridors...” is different from strip development which is already cited in an action step.

Motion Carried - Unanimous

9. Antrim County Master Plan

Chairman Luurtsema reminded the Commission that we will review Chapters 4 and 5 next month.

10. County Planning Commission – Roles & Responsibilities

Discussion ensued over the role of the Planning Commission. Alan Martel questioned the need for the County Planning Commission existence. Pete Garwood read from the Planning Statute which indicated that a County “may” approve an ordinance to create a Planning Commission. If there is not a county planning commission, notice of planning commission ordinance adoption from the local units of government are required to go to the regional planning agency, which in Antrim County’s case would be the Northwest Michigan Council of Governments.

Jim Gurr spoke in favor of keeping the County Planning Commission, as it is his opinion that the Planning Commission serves a valuable purpose. He feels the Antrim County Planning Commission does a better job with planning than some other counties in the area.

Laura Stanek discussed reasons as to why she thinks some people in her district are afraid of zoning.

Alan Martel indicated that if every property owner affected is notified when an amendment is being proposed, maybe the county Planning Commission wouldn't be necessary.

Rick Teague indicated he feels confident that the public voices their opinions quite adequately in Helena Township when an amendment is proposed to their ordinance.

11. Communications

Al Luurtsema distributed copies of an article on a court decision regarding tax administration in Charlevoix (attached).

Meeting adjourned at 9:00 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

Minutes

February 2, 2010

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jill Barnard, Jim Gurr, Barb Bradford, Alan Martel, Al Luurtsema, Rick Teague and Laura Stanek
Members Absent: Shirley Klunzinger and Joe Allen
Advisory Present: Stan Moore
Staff and Others: Joe Meyers, Pete Garwood, Mark Stone, Ed Martel, and David Peterson

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

Ed Martel talked about the Boardman River and the politics of dams. He also suggested having the Master Plan designate the Elk Rapids Dam to always generate power.

3. Minutes

Motion by Rick Teague, supported by Barb Bradford, to approve the January 5, 2010 minutes as presented. Motion carried – unanimous.

4. County Dams

Mark Stone, Antrim County Drain Commissioner, joined the meeting and discussed the County Dams. He gave a brief history of Antrim County's progress up to now.

Discussion ensued over the County Dam.

Discussion ensued over the Boardman River Projects.

Mark Stone discussed the process of getting the ER Hydro Dam relicensed.

Jim Gurr asked Mr. Stone if it would be helpful to have strong support of the dam in the Antrim County Master Plan. Mr. Stone indicated that it would be helpful.

Further discussion ensued over the Hydroelectric Dam.

5. Review of Master Plan

The Commission discussed Chapters 4 and 5 of the Master Plan. The Commission felt that Section 4 was still relevant to the area. The section on Active Farming should be added to and defined more.

Discussion ensued over the population projections. The Planning Commission asked the Coordinator/Planner office to update the projections.

The Commission will review Chapter 6 for next meeting.

6. Public/Member Comment

Dave Peterson indicated that he was pleased to find out that the County has a “war chest” for Dam maintenance.

Barb Bradford spoke on the how Banks Township is refunding Personal Property Taxes. She also talked about Tax Increment Financing (TIF) Districts. Discussion ensued over Personal Property Tax.

The Commission also discussed the Budget.

Meeting adjourned at 8:50 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

Minutes

March 2, 2010

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jill Barnard, Jim Gurr, Barb Bradford, Alan Martel, Al Luurtsema, Rick Teague, Joe Allen, and Laura Stanek
Members Absent: Shirley Klunzinger
Advisory Present: Stan Moore
Staff and Others: Joe Meyers, Dave Peterson, and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

None.

3. Minutes

Motion by Rick Teague, supported by Jim Gurr, to approve the February 2, 2010 minutes as presented. Motion carried – unanimous.

4. Antrim County Master Plan

Alan Martel spoke on asking the Board of Commissioners to give the Planning Commission more responsibility.

Jim Gurr questioned whether we make the statement that manufacturing provides the largest number of jobs in the County.

Discussion ensued over the current data and if we could get updated information.

Al Luurtsema asked the Coordinator/Planner's office to get the Planning Commission updates from the Economic Development Corporation.

The Committee decided to make a chart regarding area unemployment.

The Commission decided to have the EDC rewrite the EDC chapter.

Discussion ensued over economic development. Discussion ensued over the character of Antrim County.

The Committee will review Chapters 7, 8 and 9 for the next meeting.

6. Public/Member Comment

Barb Bradford thanked the Planning Commission for the Antrim County plat books.

Discussion ensued over the Elk Rapids Dam Beach.

Jill Barnard thanked Joe Meyers for attending the Rotary Meeting to discuss the Recycling Program.

Laura Stanek gave an update on the Bay Harbor Regional Stakeholders Group.

Meeting adjourned at 8:45 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

Minutes

April 6, 2010

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jill Barnard, Jim Gurr, Barb Bradford, Rick Teague, and Laura Stanek

Members Absent: Alan Martel, Al Luurtsema, and Shirley Klunzinger

Advisory Present: Stan Moore

Staff and Others: Joe Meyers, Pete Garwood, George Parker, Bob Spencer,

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

None.

3. Minutes

Motion by Laura Stanek, supported by Barb Bradford, to approve the February 2, 2010 minutes as presented. Motion carried – unanimous.

4. Torch Lake Township Zoning Ordinance

Joe Meyers discussed the Ordinance requiring a 5 acre contiguous parcel not divided by a public road could potentially impede on a unique project.

Barb Bradford commended on the Township on working on the PUD/PRD Ordinance

Barb Bradford spoke about the Economic Development portion of the Antrim County Master Plan. She asked Bob Spencer and George Parker questions regarding the amendments involving buffer trees, the PUD Process, the number of copies, and waiving the PUD Standards.

Bob Spencer addressed the issues raised by Barb Bradford.

Discussion ensued over the Zoning Ordinance Amendments.

Motion by Laura Stanek, supported by Rick Teague, to recommend Torch Lake Township approve the PUD/PRD Ordinance as presented. Motion carried – unanimous.

Discussion ensued over the ZBA ordinance amendment.

Motion by Laura Stanek, supported by Barb Bradford, to recommend Banks Township approve the ZBA Ordinance amendment. Motion carried – unanimous.

Barb Bradford spoke on how the language needs to be better understood by the common person.

Discussion ensued over wind generation.

5. Banks Township Zoning Ordinance Amendment

Discussion ensued over the Banks Township Zoning Ordinance amendment.

Motion by Laura Stanek, supported by Barb Bradford, to recommend Banks Township approve the Amendments to Section 6.06.2. Motion carried – unanimous.

6. Antrim County Master Plan

To be visited next month.

7. Public/Member Comment

None.

Meeting adjourned at 8:45 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

Minutes

April 6, 2010

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jill Barnard, Jim Gurr, Barb Bradford, Rick Teague, and Laura Stanek

Members Absent: Alan Martel, Al Luurtsema, and Shirley Klunzinger

Advisory Present:

Staff and Others: Joe Meyers, Pete Garwood, George Parker, Bob Spencer,

1. Meeting called to order at 7:00 p.m. by Jim Gurr.

2. Public Comment

None.

3. Minutes

Motion by Laura Stanek, supported by Barb Bradford, to approve the March 3, 2010 minutes as presented. Motion carried – unanimous.

4. Torch Lake Township Zoning Ordinance

Joe Meyers discussed the Ordinance requiring a 5 acre contiguous parcel not divided by a public road could potentially impede on a unique project.

Barb Bradford commended the Township on working on the PUD/PRD Ordinance

Barb Bradford spoke about the Economic Development portion of the Antrim County Master Plan. She asked Bob Spencer and George Parker questions regarding the amendments involving buffer trees, the PUD Process, the number of copies, and waiving the PUD Standards.

Bob Spencer addressed the issues raised by Barb Bradford.

Discussion ensued over the Zoning Ordinance Amendments.

Motion by Laura Stanek, supported by Rick Teague, to recommend Torch Lake Township approve the PUD/PRD Ordinance as presented. Motion carried – unanimous.

Discussion ensued over the ZBA ordinance amendment.

Motion by Laura Stanek, supported by Barb Bradford, to recommend Torch Lake Township approve the ZBA Ordinance amendment. Motion carried – unanimous.

Barb Bradford spoke on how the language needs to be better understood by the common person.

Discussion ensued over wind generation.

5. Banks Township Zoning Ordinance Amendment

Discussion ensued over the Banks Township Zoning Ordinance amendment.

Motion by Laura Stanek, supported by Barb Bradford, to recommend Banks Township approve the Amendments to Section 6.06.2. Motion carried – unanimous.

6. Antrim County Master Plan

To be visited next month.

7. Public/Member Comment

None.

Meeting adjourned at 8:45 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Mike Hayes

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

Minutes

May 4, 2010

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jill Barnard, Jim Gurr Rick Teague, Alan Martel, Al Luurtsema, Mike Hayes, and Shirley Klunzinger

Members Absent: Laura Stanek and Barb Bradford

Advisory Present: Stan Moore

Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

Mike Hayes introduced himself to the Commission as being a new member

3. Minutes

Alan Martel spoke on how he felt that the minutes for the April meeting were vague.

Discussion ensued over the minutes and how they can be vague in reference to the Torch Lake Township Zoning Ordinance Amendment last month.

Motion by Jim Gurr, supported by Jill Barnard, to approve the April 6, 2010 minutes as amended. Motion carried as a yea nay vote, Yea: Jill Barnard, Mike Hayes, Al Luurtsema, Jim Gurr, Shirley Klunzinger, Rick Teague; No: Alan Martel; Absent: Laura Stanek, Barb Bradford. Motion PASSED.

4. Grand Vision Regional Investment Areas

Discussion ensued over the document from the Northwest Michigan Council of Governments regarding the inventory of places throughout the County.

The Commission decided to have the Coordinator/Planner office distribute the surveys to the various local units of government.

Alan Martel spoke about Section 504 (Planned Unit Development) of the Michigan Zoning Enabling Act. Mr. Martel thought that the townships could do a better job crafting these sections of the Ordinance. Discussion ensued over PUD Ordinances.

5. Antrim County Master Plan Review

The Commission reviewed Sections 7-9 of the Master Plan.

Al Luurtsema asked the Coordinator/Planner office to speak with the Veterans Affairs Counselor to add a section on what the Veterans Office provides to the public.

Jim Gurr spoke on a letter from Bonnie Robbins from Habitat for Humanity in Mancelona and how she felt that we could do more to provide low income housing. Mr. Gurr indicated that he would have Ms. Page contact Joe Meyers for more information.

Stan Moore spoke on how there is a 2007 Agriculture Census. He stated that he will provide a copy to the Coordinator/Planner office.

Discussion ensued over adding a section to Chapter 8 about farm profitability. Al Luurtsema asked Stan Moore to discuss this with Laura Stanek and to possibly draft that section.

The Commission asked to have a section added to the Master Plan regarding the new County ORV Ordinance.

The Commission is to review Chapter 10 for the next meeting.

7. Public/Member Comment

Alan Martel talked about having a citizen meeting in Torch Lake Township regarding the PUD/PRD Ordinance.

Meeting adjourned at 8:45 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Mike Hayes

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

Minutes

June 1, 2010

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jill Barnard, Jim Gurr Rick Teague, Al Luurtsema, Mike Hayes, Laura Stanek and Barb Bradford

Members Absent: Shirley Klunzinger and Alan Martel

Advisory Present: Stan Moore

Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

Mike Hayes introduced himself to the Commission as being a new member

3. Minutes

Motion by Jill Barnard, supported by Rick Teague, to approve the May 4, 2010 Minutes as amended. Motion carried - Unanimous.

4. Antrim County Master Plan Review

The Committee discussed Chapter 10 of the Master Plan.

Barb Bradford spoke on the whether or not green energy (Wind Mills, Geothermal, etc.) should be on Page 10-1. Discussion ensued over the need for green energy education throughout the County.

Laura Stanek indicated that this should be addressed in Chapter 11 and discussed at next months meeting.

Discussion ensued over protecting the water and put the Water Legacy Act in the opening paragraph #2: Protect the Water.

The Commission decided to add a bullet regarding Alternative Energy in #7 and a bullet about Underground Utilities in #8.

5. Communications

6. Public/Member Comment

Barb Bradford spoke on the Saltwater plume in Lake Huron and the Alba Well.

Meeting adjourned at 8:55 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Shirley Klunzinger
Mike Hayes	Jim Gurr, Vice-Chair	Laura Stanek
Barbara Bradford	Alan Martel, Secretary	Rick Teague

Minutes

July 6, 2010

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jim Gurr, Rick Teague, Mike Hayes, Laura Stanek, Barb Bradford, Shirley Klunzinger, and Alan Martel

Members Absent: Al Luurtsema and Jill Barnard

Advisory Present: Stan Moore

Staff and Others: Joe Meyers, Pete Garwood, and Triston Cole

1. Meeting called to order at 7:00 p.m. by Jim Gurr.

2. Public Comment

None.

3. Minutes

Motion by Barb Bradford, supported by Rick Hayes, to approve the May 4, 2010 Minutes as amended. Motion carried - Unanimous.

4. Planners Moments

Joe Meyers showed a DVD from the Council of Governments on Smart Growth entitled “Planners Moments”. Discussion ensued over the “Planners Moments” DVD and if the Planning Commission should subscribe to receive the DVD’s.

Discussion ensued over Smart Growth.

Motion by Jim Gurr, supported by Mike Hayes, to order the “Planners Moments” at a cost not to exceed \$150.00. Motion carried as a yea nay vote; Yea: Jim Gurr, Rick Teague, Mike Hayes, Laura Stanek, Bradford, Shirley Klunzinger; No: Alan Martel; Absent: Al Luurtsema, Jill Barnard.

Triston Cole spoke to the Commission on how he is running for the Michigan House of Representatives District 105.

5. Elk Rapids Township Zoning Ordinance Amendments

Discussion ensued over the Sexually Oriented Business (SOB) Ordinance for Elk Rapids and where they might be located.

Discussion ensued if there is a place in Elk Rapids Township that would allow for a SOB, and if not, would this be exclusionary zoning.

Motion by Laura Stanek, supported by Mike Hayes, to recommend Elk Rapids Township approve Amendment Number 2010-01. Motion carried – unanimous.

Discussion ensued over the changes to the Elk Rapids Zoning Board of Appeals.

Alan Martel asked why they expanded to 7 members and whether or not they are going to be representative of the community.

Motion by Laura Stanek, supported by Alan Martel, to recommend Elk Rapids Township approve Amendment number 2010-02. Motion carried – unanimous.

Discussion ensued over the section on Conflict of Interest and Open Space Development.

Discussion ensued over section b-4 in the Conflict of Interest language because it is confusing as to how the Planning Commission or Zoning Board of Appeals describe a conflict of interest.

Shirley Klunzinger indicated that number One of the Open Space Development Chapter, on D-2-d, Elk Rapids should change the language from ‘the Antrim County Health Department’ to read ‘the Northwest Community Health Department’.

Motion by Laura Stanek, supported by Barb Bradford, to recommend Elk Rapids Township approve Amendment 2010-03; with the condition that they change D-2-d to reference the Northwest Community Health Department; and clarify section b-4 in the Conflict of Interest section. Motion carried – unanimous.

Discussion ensued over the amendments to approved site plans.

Alan Martel complemented Elk Rapids on the list of changes that the Zoning Administrator can approve without the Planning Commission.

Motion by Alan Martel, supported by Barb Bradford, to recommend Elk Rapids Township approve Amendment 2010-04 and to commend the Township for drafting it. Motion carried – unanimous.

6. Antrim County Master Plan Review – Chapter 11-12

The Commission discussed Chapters 11 and 12 in the Master Plan.

7. Communications

Joe Meyers presented a letter describing Grand Vision Grants of up to \$20,000 for Antrim County.

8. Public/Member Comment

Triston Cole asked the Planning Commission to ask the Village of Bellaire to revamp the County Fair Ground.

Meeting adjourned at 10:00 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Shirley Klunzinger
Mike Hayes	Jim Gurr, Vice-Chair	Laura Stanek
Barbara Bradford	Alan Martel, Secretary	Rick Teague

Minutes
August 10, 2010

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jim Gurr, Rick Teague, Mike Hayes, Laura Stanek, Barb Bradford, Shirley Klunzinger, and Alan Martel
Members Absent: Al Luurtsema and Jill Barnard
Advisory Present: Stan Moore
Staff and Others: Pete Garwood

1. Meeting called to order at 7:00 p.m. by Jim Gurr.

2. Public Comment

None.

3. Minutes

Item #3, change Rick Hayes to Mike Hayes.

Motion by Rick Teague, supported by Laura Stanek, to approve the Antrim Planning Commission minutes of July 6, 2010 as amended. Motion carried - Unanimous.

4. Forest Home Township Wind Energy Ordinance

Terry Smith, Supervisor and Zoning Administrator of Forest Home Township and Linda Cran from the Forest Home Township Planning Commission joined the meeting and answered questions regarding the proposed Wind Energy amendment to the Forest Home Township Zoning Ordinance.

Stan Moore recommended changing Utility Grid Wind Energy System to Commercial Wind Energy System (if they do this, they must also change the definition section).

On Page 6, #5c: change the term “emphasize” to “evaluated”.

On Page 4, #13: Recommend putting “Automatic braking, governing and feathering system” in the definitions.

The Commission also recommends checking the FAA standards for the larger wind energy generating systems, as well as checking on the ordinance standards for smaller systems with a company that sells them.

On Page 5, #15: Complaint Resolution Process. The Commission questioned, “Is it overkill to have such a comprehensive complaint resolution process for the 60 feet tower, since it is a use by right?”

On Page 10, #23: Insurance. It was questioned whether there was legal authority for the township to require the owner of a wind generator to carry insurance. The Commission recommends the Township check with their legal counsel.

On Page 4, #5: change the language from “...shall be no less than sixteen (16) feet.” to “...shall be no less than sixteen (16) feet *from the ground.*”

Motion by Barb Bradford, supported by Mike Hayes, to recommend Forest Home Township approve the proposed Wind Energy Amendment to the Forest Home Township Zoning Ordinance with the above comments and recommendations. Motion Carried – Unanimous.

5. South Arm Township

Mr. Garwood indicated the Planning Commission should pay most attention to the land use map and land use descriptions on the South Arm Township/Antrim County border, as this is the only part of the South Arm Township Master Plan that will affect Antrim County.

Motion by Rick Teague, supported by Jill Barnard, to inform South Arm Township that the Antrim County Planning Commission finds no inconsistencies with the proposed plan in relationship to the Antrim County Master Plan. Motion Carried – Unanimous.

6. Meeting Change in November

Motion by Jill Barnard, supported by Barb Bradford, to change the November, 2010 meeting from November 2 to November 9. Motion Carried – Unanimous.

7. Public/Member Comment

Barb Bradford commented that election nights are important as it is our right to vote.

Laura Stanek inquired about the dissemination of information to the Planning Commission regarding the Bay Harbor leachate problem. Specifically, what is the Planning Commission’s desire regarding receiving regular updates on what is happening with the stakeholder group. The Commission expressed interest in receiving regular updates.

Laura Stanek, Barb Bradford and Pete Garwood gave an update on the progress of the Bay Harbor leachate problem. Laura Stanek, with Pete Garwood’s assistance, will be drafting a letter to the stakeholder group in the near future.

Meeting adjourned at 8:50 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Mike Hayes

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

September 7, 2010

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Mike Hayes, Laura Stanek, Barb Bradford, Shirley Klunzinger, Jill Barnard, and Alan Martel
Members Absent: None
Advisory Present: None
Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Jim Gurr.

2. Public Comment

None.

3. Minutes

Motion by Laura Stanek, supported by Rick Teague, to approve the Antrim Planning Commission minutes of August 10, 2010 as amended. Motion carried - Unanimous.

4. Torch Lake Township Wind Energy Ordinance

Al Luurtsema spoke on shadow flicker and how he felt that it would be hard to control. For this reason he felt that it should not be in the Ordinance.

Shirley Klunzinger indicated that she had no understanding on how much power an average household uses. Mike Hayes indicated that the average household could run on about 30 kilowatts.

Al Luurtsema spoke on how he felt that the Planning Commission had no expertise on reviewing this Ordinance and felt that our advice would be not be that helpful.

Considerable discussion ensued over the proper height of a wind turbine and shadow flicker.

Motion by Jim Gurr, supported by Mike Hayes, to recommend the Torch Lake Township Board approve the Small Wind Energy Conversation Systems Section in the Zoning Ordinance and find no inconsistencies with our County Master Plan. Motion carried – unanimous.

Motion by Barb Bradford, supported by Jim Gurr, to recommend the Coordinator/Planner Office set up a Planning Commission Training with presentations from an energy company, a Public Sector Person and a Private Sector Person. Motion carried – unanimous.

5. Bay Harbor Discussion

Joe Meyers handed out the information Laura Stanek received regarding the Bay Harbor leachate issue. The Commission indicated that they would review the document and discuss it at our next meeting.

6. Public/Member Comment

None.

Meeting adjourned at 8:20 p.m.

<p>Submitted and Approved</p> <p>Alan Martel, Secretary Date: Antrim County Planning Commission</p>

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Mike Hayes

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

October 5, 2010

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Mike Hayes, Laura Stanek, Barb Bradford, Shirley Klunzinger, Jill Barnard, and Alan Martel
Members Absent: None
Advisory Present: None
Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Jim Gurr.

2. Public Comment

None.

3. Minutes

Motion by Barb Bradford, supported by Jill Barnard, to approve the Planning Commission minutes of September 7, 2010 as amended. Motion carried - Unanimous.

4. Planners Moments

The Commission watched a Planners Moments DVD on Affordable Housing. The Commission discussed Affordable Housing. Discussion ensued over regulatory barriers and the economy.

5. Bay Harbor Discussion

Discussion ensued over the FAQ sheet for Alba Well handed out at the last meeting.

6. Elk Rapids Township Zoning Map Change

Joe Meyers passed out the new Elk Rapids Zoning Map. Discussion ensued over the changes that were made from the last zoning map.

Motion by Laura Stanek, supported by Jill Barnard, to recommend the Elk Rapids Township Board approve new zoning map to the Elk Rapids Zoning Ordinance. Motion carried – unanimous.

7. Public/Member Comment

Jim Gurr discussed how he thought that the Antrim County Planning Commission was doing a better job than most planning commissions in the area.

Barb Bradford talked about her opinion that the Planning Commission should add into the County's Master Plan that the County does not support deep water injection wells, but that the County does support the development of wind turbine energy, and our County dams. Al Luurtsema asked Ms. Bradford to have a report for the Planning Commission's December meeting and the issue will be addressed at that meeting.

Meeting adjourned at 9:10 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning
Commission

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Mike Hayes

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Rick Teague

December 7, 2010

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Mike Hayes, Laura Stanek, Barb Bradford, Jill Barnard, and Alan Martel
Members Absent: Shirley Klunzinger, Laura Stanek,
Advisory Present: None
Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

None.

3. Minutes

Motion by Rick Teague, supported by Jim Gurr, to approve the Planning Commission minutes of October 7, 2010 as amended. Motion carried - Unanimous.

4. Torch Lake Township Zoning Ordinance

Discussion ensued over the Medical Marijuana Ordinance. Discussion ensued over how this is not addressed in the County Master Plan.

Motion by Jim Gurr, supported by Rick Teague, to recognize that there are no incompatibilities with our Master Plan and for that reason we recommend approval. Motion carried – unanimous.

5. Helena Township Zoning Ordinance

Jim Gurr spoke on the Helena Township Zoning Ordinance Amendment regarding wind energy. Discussion ensued over the wind generation and the amount of kilowatts hours. Discussion ensued about how our Planning Commission needs more education for wind generation.

Motion by Barb Bradford supported by Jill Barnard, to recommend Helena Township approve the Zoning Ordinance Amendment and indicated that we found no incompatibilities with the County Master Plan. Motion carried – unanimous.

**Motion by Barb Bradford, supported by Alan Martel, to hold a special meeting regarding wind energy in January and invite all township and village official.
Motion carried – unanimous.**

6. County Master Plan

Discussion ensued over the two chapters handed out to the Commission and discussion ensued over the next meetings.

Planners Moments.

Discussion ensued over the Farmland Preservation DVD. Discussion ensued over PDR.

7. Public/Member Comment

Alan Martel spoke on non-conforming use. Jim Gurr inquired about the NWMCOG CEO Director. Rick Teague spoke on Joint Planning Commission and how it would better with the Parks and Recreation Advisory Board.

Meeting adjourned at 9:00 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning
Commission