

◆ MEMBERS

- Bill Bailey - 12/31/2018
- Barbara Bradford - 12/31/2019
- James Gurr - 12/31/2019
- Mike Hayes - 12/31/2019
- Bruce Priemer - 12/31/2018
- Rick Teague - 12/31/2018
- Ron Tschudy - 12/31/2020
- Christian Marcus - term elected
- Dawn LaVanway - term elected

◆ ADVISORY

Stan Moore

◆ STAFF

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Margie Boyd
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◆ OFFICE ADDRESS

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◆ SPECIAL ASSISTANCE

If you wish to attend a Planning Commission Meeting and require special assistance, please contact the Administration and Planning Office.

Antrim County Planning Commission

To: Antrim County Planning Commission
 From: Peter Garwood, County Administrator
 Date: October 30, 2018
 Re: Regular Meeting

The Antrim County Planning Commission meeting scheduled for:

Tuesday, November 6, 2018

**Board of Commissioner's Room
 Antrim County Building
 203 East Cayuga Street, Bellaire, Michigan**

Agenda

- 5:30 p.m. Call to Order
- 5:31 p.m. Pledge of Allegiance
- 5:32 p.m. Conflict of Interest Disclosure
- 5:33 p.m. Public Comment
- 5:34 p.m. Approval of Agenda
- 5:35 p.m. Approval of Minutes from October 2, 2018
- 5:36 p.m. Elk Rapids Township Zoning Amendment
- 5:50 p.m. Helena Township Zoning Amendments
- 6:05 p.m. Mancelona Area Master Plan Review
- 6:20 p.m. Antrim Conservation District Strategic Plan- Discussion
- 7:00 p.m. Various Matters
- 7:05 p.m. Public/Member Comment
- Adjournment



Memorandum Administration Office

October 29, 2018

TO: Antrim County Planning Commission
FR: Mathew Cooke, Deputy Administrator
RE: Elk Rapids Township Zoning Ordinance Amendment

On Wednesday, October 10, 2018, the Administration Office received one proposed zoning ordinance amendment for Elk Rapids Township's Zoning Ordinance.

The amendment is to Section 2.11- Restrictions Applicable to Property Abutting Lakes, Rivers or Streams. The addition establishes a subsection C, which allows for the Zoning Administrator to issue a permit for the removal of tress within the 25 foot protection zone if there is good cause (such as the tree is a nuisance, damaged or, sick and dying). Further, it is written that if a tree is removed, the homeowner must plant a replacement tree.

There is nothing in the County Master Plan that raises alarm at this addition. Rather the main mention of trees in our master plan states developing a county wide tree planting plan, which this amendment could help with attaining that goal. One item I would recommend for clarification before Township approval is if the replacement tree is at the homeowner's expense or provided by the Township.

Therefore the following motion is presented for your consideration:

Motion by _____, second by _____, that the Antrim County Planning Commission finds no inconsistency with the proposed zoning ordinance amendment to Section 2.11- Restrictions Applicable to Property Abutting Lakes, Rivers or Streams with the Antrim County Master Plan and recommend Elk Rapids Township accept the change.

**ELK RAPIDS TOWNSHIP
ZONING ORDINANCE AMENDMENT**

Amendment Number 2018-01

Amend Chapter 2, General Provisions, Section 2.11, RESTRICTIONS APPLICABLE TO PROPERTY ABUTTING LAKES, RIVERS OR STREAMS; add New Sub-section 2.11-C to read as follows:

- C. In special situations, the Zoning Administrator may issue a Zoning Permit to grant the removal of a tree in the 25-foot protection zone for safety and health reasons. If the Zoning Administrator finds there is good cause for a tree to be removed from a property for the reasons outlined below, the property owner will be required to plant a replacement tree with a minimum caliper size of two (2) inches for a deciduous tree and six (6) feet in height for a conifer tree. In the event the Zoning Administrator questions the removal of a tree, the request may be referred to the Planning Commission for consideration.
1. The tree proposed for removal has been damaged by a storm or wind, or is diseased or dead and presents a safety hazard to the property or adjacent property. The root base of the tree shall not be removed for soil erosion purposes. For these specific situations, no tree replacement is required.
 2. The tree proposed for removal is a nuisance to the property owner due to tree sap that cause a reduction in enjoyment of the water front property. The root base of the tree shall not be removed for soil erosion purposes.

Planning Commission Approved 10-9-2018

County Approved

Township Board Approved

Effective Date



Memorandum Administration Office

September 25, 2018

TO: Antrim County Planning Commission
FR: Mathew Cooke, Deputy Administrator
RE: Helena Township Amendments

On Friday, September 21, the Administration Office received three proposed zoning ordinance amendments for Milton Township's Zoning Ordinance.

The first changes the language of Section 4.03.02 regarding what can be done within the Agricultural District. Specifically, the language is changed in subsection D (See attached memo from Helena Township). This also strikes out subsection J: "*Accessory wind energy systems*" and subsection K: "*On site wind energy system.*"

As a point of reference, the County Master Plan states in Chapter 5: Economic Development, "*The County should encourage principles of planning among all municipal jurisdictions that promote linking future wind and solar energy production with protection of the long-term viability of agricultural land.*" Additionally, Chapter 7: Agriculture states the County should "[m]ake infrastructure investments that benefit agriculture, agribusiness, and the business community as a whole." By the strategy of, "*Encourage portions of municipal Master Plans and township zoning ordinances which allow by permit or special use new reliable energy sources.*"

The second change is adding additional subsections of uses of land and structures that may be permitted via Special Use Permit. The new additions are subsection F: "*Public and privately-owned parks, playgrounds and golf courses with customary service buildings and structures incident thereto*" and subsection G: "*Public-owned buildings excluding sewage treatment plants, solid waste disposal plants, warehouses, garages and shops, or storage yards.*" The existing subsections will be re-alphabetized.

The third change was the language of Section 4.04.01 subsection I regarding the use of recreational vehicles and campers. It adds that "*Property owners with a permanent residence in Helena Township...*"

Therefore the following motions are presented for your consideration:

Motion by _____, second by _____, that the Antrim County Planning Commission finds an inconsistency with the proposed zoning ordinance amendment to Section 4.03.02: Agricultural District, specifically the removal of subsection J: Accessory wind energy systems and subsection K: on-site wind energy systems, with the Antrim County Master Plan and recommend Helena Township reject the change.

Motion by _____, second by _____, that the Antrim County Planning Commission finds no inconsistency with the proposed zoning ordinance amendment to Section 4.03.03: Uses Permitted by Special Use Permit, with the Antrim County Master Plan and recommend Helena Township approve the change.

Motion by _____, second by _____, that the Antrim County Planning Commission finds no inconsistency with the proposed zoning ordinance amendment to Section 4.04.01: Uses Permitted by Right subsection I regarding recreational vehicles and trailers, with the Antrim County Master Plan and recommend Helena Township approve the change.

Proposed Helena Township Ordinance Language Changes

Section 4.03.02 will be changed as follows:

Bullet D—Agricultural warehouses and storage plants, milk processing plants, primary processing plants for non-animal farm products, and such other enterprises connected with farm production.

Strike completely the following two bullets:

Bullet J—Accessory wind energy systems.

Bullet K—On-site wind energy systems.

Move and insert the following two bullets to Section 4.03.03. The remaining bullets will be renumbered.

Bullet F—Public and privately-owned parks, playgrounds, and golf courses with customary service buildings and structures incident thereto.

Bullet G—Public-owned buildings excluding sewage treatment plants, solid waste disposal plants, warehouses, garages and shops, or storage yards.

Section 4.04.01.I will read as follows:

Property owners with a permanent residence in Helena Township may use recreational vehicles or trailers for camping purposes on a temporary basis, provided such trailer or recreational vehicle is maintained in a sanitary, moveable, and legally registered condition. Such vehicles cannot be used as a rental.



Memorandum Administration Office

October 25, 2018

TO: Antrim County Planning Commission
FR: Mathew Cooke, Deputy Administrator
RE: Mancelona Area Master Plan Review

After review of the [Mancelona Area Master Plan](#), the following represent my observations, concerns, and comments:

- Firstly, the plan was assisted by Networks Northwest which utilized many plans to help develop the Mancelona Joint Master Plan, such as Antrim County Master Plan, US 131 Economic Development Strategy and more.
- Many of their goals and objectives align with the County Master plan such as protecting the environment, promoting healthy living, and directing development towards existing communities.
- The plan is well put together that can be used by the Village and Township in order to shape their future. The plan covers many topics that affect their area, as well as the County as a whole, which are covered in this plan as well as the County Master Plan like affordable housing and tourism driving the economy.
- Through review, I did not find any spelling or grammatical errors.

Motion by _____, second by _____, that the Antrim County Planning Commission finds no inconsistency with the proposed Mancelona Area Master Plan amendment with the Antrim County Master Plan and recommend the Village of Mancelona and Mancelona Township approve the updated Joint Master Plan.



Memorandum Administration Office

October 30, 2018

TO: Antrim County Planning Commission

FR: Mathew Cooke, Deputy Administrator

RE: Antrim Conservation District Strategic Plan

At the meeting, Mary Schoenherr from the ACD board, will be attending the meeting to better understand some of the goals, objectives and implementation of the County Master Plan and how ACD can help the County reach those. Attached is a document from Ms. Schoenherr that has some of the items from the County Master Plan that were pulled during a planning session I attended with some members of the ACD board and staff. She has in red questions they had from the items pulled. Jim Gurr, Planning Commission Chair, Ms. Schoenherr, and I believe there is value in having this discussion with the full Planning Commission.

PLAN: 1-4 Year Priorities

- Work with **(in what capacity?)** the County Forester to develop a Countywide tree planting plan. **(WHY?)** This plan should discuss the environmental, scenic, and financial benefits of hardwood trees to Antrim County. **(TO WHOM?)** It should also have an outreach component. **(FOR WHOM?)**
 - Scope of *Countywide* plan? Private? Public? County Owned land? Length of Plan? Length of Execution?
 - Plan? To be written by whom? executed by whom?
 - Goals? Objectives? Outcomes?
- **(WHO is to encourage?)** Encourage **(who is to develop)** the development of a countywide wetland educational program **(directed toward what audience/s?)** that will emphasize the legal definitions and uses of wetlands. **(why, what's the problem that is to be resolved? Or objective to be attained?)**
- Provide education **(to whom, by whom?)** on low impact design (LID) storm water techniques. **(To accomplish what? Build awareness, understanding, adoption of a behavior?)**

Natural Resources and Environment

(Implementation Actions)

- **There is a need for a comprehensive study of the water levels of the Chain of Lakes. It is recommended that various agencies of the state and federal government should be contacted for financial help and guidance for such a study.**
 - **Conservation District might play roll in recommended activities resulting from study?**
- **Encourage the protection of water quality, water wells and the capping of abandoned water wells.**
 - **Might this be outdated? Or is still applicable?**

Economic Development (implementation actions)

- **Promote balanced economic growth with preservation of rural climate, scenic beauty, and preservation of natural resources in mind. (HOW?)**
- **Targeted community investments on infrastructure maintenance and improvements to attract business establishments including adequate commercial centers, communication infrastructure, broadband data and internet services, public roads, airport, transit, port, sewer, storm sewer, and water facility.**
 - **Is it appropriate for District to participate in a consultative or influencer role?**
- **Target community investments on place-based improvements to attract knowledge workers and their families with a special focus on green infrastructure investments, parks, trails, recreation areas, and bicycle and pedestrian connections throughout the community and with adjoining rural areas.**