

## County of Antrim - Planning Commission

Bill Bailey

**Jim Gurr, Chairman**

Dawn LaVanway

Bruce Priemer

Mike Hayes, Vice-Chair

Rick Teague

Christian Marcus

Barbara Bradford, Secretary

Ron Tschudy

Minutes –November 6, 2018  
Board of Commissioners Room, 2nd Floor  
Antrim County Building, Bellaire, Michigan

Members Present: Bill Bailey, Jim Gurr, Ron Tschudy, Rick Teague, Mike Hayes, Bruce Priemer, Christian Marcus, Dawn LaVanway, Barbara Bradford

Members Absent:

Staff Present: Pete Garwood, Mathew Cooke, Stan Moore

### **1. Meeting called to order at 5:34 p.m. by Jim Gurr**

### **2. Pledge of Allegiance**

### **3. Conflict of Interest Disclosure**

Mr. Gurr noted he was a member of the Helena Township Planning Commission. Rick Teague noted he was on the Helena Township Board. It was determined there was no conflict of interest.

### **4. Public Comment**

None.

### **5. Approval of Agenda**

**Motion by Rick Teague, seconded by Bill Bailey, to approve the agenda as presented.**

**Motion Carries- Unanimous**

### **6. Approval of Minutes**

**Motion by Bill Bailey, seconded by Rick Teague, to approve the October 2, 2018 minutes as presented.**

**Motion Carries- Unanimous**

### **7. Elk Rapids Township Zoning Ordinance Amendments**

*Barb Bradford arrived at 5:40 p.m.*

The proposed zoning ordinance would amend the restrictions to properties within a 25' easement on waters. The Commission discussed who should be responsible for the cost of replacement trees. Christian Marcus had concerns about charging for removal of trees and also having residents pay for replacement trees. It was suggested if a tree were removed due to damage by storms, disease, dead, or presented a safety hazard, there should be no requirement to replace a tree.

**Motion by Mike Hayes, second by Rick Teague, 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.**

**Motion Carries- Unanimous**

## **8. Helena Township Zoning Amendments**

Mr. Gurr noted that the memo should have said Helena Township and not Milton Township. He added that the first proposed amendment addressed a section of Helena Townships Zoning Ordinance specifically addressing wind energy. The removal of the subsection would address a redundancy in the current ordinance. The Commission discussed wind and alternative energy in the County.

**Motion by Barb Bradford, second by Dawn LaVanway, that the Antrim County Planning Commission finds no 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 approve the change.**

**Motion Carries- Unanimous**

The second proposed amendment would add language about special use permits pertaining to parks, playgrounds and golf courses, as well as publicly owned buildings.

**Motion by Bill Bailey, second by Christian Marcus, 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 Carries- Unanimous**

The third proposed amendment would specify property owners with a permanent residence in the Township may use recreational vehicles or campers for camping purposes. Mr. Marcus, Bruce Premier, and Bill Bailey felt that stating a “permanent residence” was restrictive to existing property owners who may not have a building on their property. Commissioners felt that it should read motorhomes and not recreational vehicles, as that encompassed many vehicle types.

**Motion by Barb Bradford, second by Bruce Premier, 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.**

**Motion Carries- Unanimous**

## **9. Mancelona Area Master Plan Review**

The Commissioners agreed that the plan was well written and saw no inconsistencies with the County Master Plan

**Motion by Mike Hayes, second by Bill Bailey, 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.**

**Motion Carries- Unanimous**

## **10. Discussion: Antrim Conservation District Strategic Plan**

*Bill Bailey left the meeting at 6:30 p.m.*

Mathew Cooke, Deputy County Administrator, explained that Mary Schoenherr, ACD Board Vice President, was working on a strategic plan for Antrim Conservation District. They were looking at ways they could incorporate County goals into their plan. Ms. Schoenherr said that with the millage that was approved, they were looking to develop goals ACD can achieve over the next 5 years. Mr. Gurr said that the language in the Master Plan has evolved over time. Mr. Teague added that the Master Plan is a visioning document. Ms. Schoenherr said that the ACD Board would sit down and look at the Master Plan

to develop goals for their strategic plan, and will bring them back to the appropriate venues (Planning Commission, Board of Commissioners, etc.).

The Commission discussed the questions from Ms. Schoenherr regarding the County Master Plan and some of the history behind the goals in that plan including: tree disease resulting in the goal of a Countywide tree planting plan; looking at a Countywide forest management plan; wetland education programming; Natural Resources and Environment goals being dealt with by other entities;

### **11. Various Matters**

Rick Teague asked about the County Facilities Master Plan and the concern that a small subcommittee consisted of residents in one locale. Pete Garwood, County Administrator said that any committee formed would be advisory only and added that there were no decisions made. The Committee discussed the Facilities Master Plan project.

Mr. Gurr introduced a Helena Township citizen who was having an issue with a neighbors lighting infringing on her property. He asked if there were any building codes or such that addressed this. The Committee discussed different ways to address lighting, but determined that this was a township matter, as there are no codes that restrict lighting.

### **12. Public Comment**

None.

Meeting was adjourned at 7:28 p.m.

Submitted and Approved

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Barb Bradford, Secretary  
Antrim County Planning Commission  
Date: