

## 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 – December 4, 2018  
Board of Commissioners Room, 2nd Floor  
Antrim County Building, Bellaire, Michigan

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

Members Absent: Mike Hayes, Bruce Priemer, Stan Moore

Staff Present: Pete Garwood, Mathew Cooke

### **1. Meeting called to order at 5:33 p.m. by Jim Gurr, Chair**

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

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

None.

### **4. Public Comment**

David Schulz, Village of Bellaire President, provided his thoughts on the facilities master plan. He said the Village of Bellaire is undergoing its own master plan review. Mr. Schulz indicated the Village of Bellaire expressed interest in involvement with the facilities master plan process approximately one year ago. He said he believes the potential movement of County facilities would allow for flexibility with the County in the future for expansion and allow for economic development within Bellaire and the County. He said he had concerns about the ability of the current infrastructure within the Village to support a new jail in the downtown area.

Gary Lockwood introduced himself to the Planning Commission. Mr. Lockwood explained he has submitted an Interest Notification for the expiring seats.

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

Mathew Cooke, Deputy County Administrator, noted that there is not yet a Leelanau County General Amendment. Leelanau County sent a memorandum which made it appear there was the case, but it is not yet ready for review. Mr. Cooke said that this will be revisited when the amendment is released for Public Comment.

Mr. Cooke also mentioned the Buildings, Lands, and Infrastructure Committee delayed the drafted Parks and Recreation Plan for further review in 2019. He thought that there would be congruence between BLI and the Planning Commission to accomplish this review and enhance the current draft.

**Motion by Rick Teague, seconded by Christian Marcus, to approve the agenda, with the removal of the Leelanau County General Amendment.**

**Motion Carries- Unanimous**

## **6. Approval of Minutes**

Ron Tschudy mentioned that the spelling of Bruce Priemer is not always correct.

**Motion by Barb Bradford, seconded by Rick Teague, to approve the November 6, 2018 minutes as amended.**

**Motion Carries- Unanimous**

## **7. 2019-2024 Parks & Recreation Plan**

The Planning Commission provided some feedback and mentioned possible changes based on the current draft including:

- Including St. Clair Lake- Six Mile Lake Natural Area in regional recreational opportunities (pg. 25);
- Advertising County recreational opportunities with different groups, such as Paddle Antrim, Friends of Glacial Hills, local chambers of commerce;
- Holding further discussion on the inclusion or exclusion of the Traverse City to Charlevoix Trail (pg. 61);
- Adding percentages next to results in the survey results appendix;
- Including the encouragement of park development related to new housing developments such as Planned Unit Developments (PUDs).

## **8. Facilities Master Plan – Update, Discussion**

Dawn LaVanway indicated the BLI Committee made a recommendation to utilize Networks Northwest as a facilitator for group discussions. Mr. Shulz said that he had the impression that some Commissioners wanted professional insight regarding the matter, and that Northern Lakes Economic Alliance (NLEA), the Michigan Economic Development Corporation (MEDC), and Networks Northwest provided these avenues and insights. He added the proposal submitted by the Village provided an option for economic development and increased taxable value. The Planning Commission discussed the potential growth of the Village of Bellaire in relation to the County facilities.

Brenda Fink, owner of Uniquely North in Downtown Bellaire, said the County should be working with stakeholders outside of the Board of Commissioners. The Commission discussed the role of the Planning Commission with the facilities master plan. Ms. LaVanway. Ms. LaVanway said using Networks Northwest to facilitate discussion would be important in reaching a solution. Christian Marcus said he disagrees with the notion that the Board of Commissioners does not want to work with others. He said that there is caution on the part of Board members to rush into any decisions, but there is a willingness to work with others.

Motion by Barb Bradford to recommend the Board of Commissioners determine if there is a role that the Planning Commission can serve regarding the facilities master plan.

Motion failed due to lack of support. No action was taken.

Rick Teague said the Planning Commission should not attempt to force the Board of Commissioners to involve the Planning Commission. He added that having Networks Northwest meet solely with the Planning Commission excluded others. Mr. Marcus said that if any ad-hoc committee or work group were formed, they wanted to have a specific group of people with specific skills that will enhance the process. He said they did not want to have an extremely large

group of people making a recommendation. Ms. LaVanway added that NWNW said they will involve all stakeholders in discussions, which would include planning commission.

## **9. Various Matters**

Pete Garwood, County Administrator, said that the NLEA did not meet in November, thus there was no discussion of the Broadband Consortium agreement, which was to be discussed before it was presented to the Antrim County Board of Commissioners at the regular December meeting. He added he believes that the NLEA Executive Committee approved the Consortium, as Buck Love of NLEA has contacted Sheryl Guy, County Clerk, to be on the BOC Agenda regarding to the Broadband Consortium. Barb Bradford was displeased with how long the process has taken to get broadband to taxpayers.

### Communication – Village of Elk Rapids

Mr. Cooke noted the Village of Elk Rapids and Elk Rapids Township approved their joint master plan.

Mr. Cooke said the Planning Commission will need to have a January meeting in 2019. This meeting will also serve as the organizational meeting. The meeting will be at 5:30 p.m. on Tuesday, January 8, 2019.

## **12. Public Comment**

Dave Hill, co-owner of the Antrim Dells Golf Course, thanked the Commissioners for their work on the facilities master plan, and expressed the importance of the Planning Commissioners attending the next Board meeting. He said this is an issue for the whole county, and feels it is sometimes lost as a business owner issue.

Ms. Fink also thanked everyone for their work on the plan, saying she felt it was becoming more of an inclusive issue.

Ms. Bradford thanked the public members that attended for showing up and providing insight

Mr. Schulz mentioned the importance of communication and cited an instance of the Village and Meadowbrook not communicating on a water line that may have saved money.

Rick Teague wondered when appointments would be made. Mr. Garwood said that the Administration Committee will be making recommendations on Thursday, December 6 to the Board of Commissioners for appointment at the BOC meeting on Thursday, December 13.

Bill Bailey said that he had reapplied to be on the Planning Commission, and he enjoys working with everyone on it.

Mr. Gurr thanked everyone on the Planning Commission, and wished everyone a Merry Christmas and a happy new year.

Meeting was adjourned at 7:54 p.m.

Submitted and Approved

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Barb Bradford, Secretary  
Antrim County Planning Commission  
Date: