

County of Antrim - Planning Commission

Jill Barnard  
Mike Hayes  
Bill Bailey

Jim Gurr, Chairman  
Rick Teague, Vice-Chair  
Barbara Bradford, Secretary

Laura Stanek  
Christian Marcus  
Ron Tschudy

Minutes - November 1, 2016

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

Members Present: Jim Gurr, Bill Bailey, Jill Barnard, Barb Bradford, Mike Hayes, Christian Marcus, Rick Teague, Ron Tschudy  
Members Absent: Laura Stanek  
Staff and Others: Pete Garwood, Janet Koch

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

**2. Pledge of Allegiance**

**3. Conflict of Interest Disclosure**

None.

It was the consensus of the Planning Commission to add “Torch Lake Township Zoning Ordinance Amendment” to the agenda ahead of the Helena Township Proposed Zoning Ordinance Changes agenda item.

**4. Public Comment**

None.

**5. Approval of Minutes**

Mr. Teague corrected his statement in 7) regarding the Grass River Road, to note that he’d been speaking specifically about Helena Township taxpayers.

**Motion by Rick Teague, seconded by Jill Barnard, to approve the minutes of the September 6, 2016 meeting as corrected. Motion carried – unanimous.**

**6. Torch Lake Township Proposed Zoning Ordinance Amendment**

The Planning Commission discussed the Ordinary High Water elevation and what the designation meant.

**Motion by Rick Teague, seconded by Mike Hayes, that the Antrim County Planning Commission found no incompatibilities between the Antrim County Master Plan and the proposed zoning ordinance amendment to Section 23.01 and recommended that Torch Lake Township approve the changes. Motion carried – unanimous.**

**7. Helena Township Proposed Zoning Ordinance Changes**

Mr. Gurr noted that he was also Chairman of the Helena Township Planning Commission. Mr. Marcus asked about the language in 7.07.J regarding Township private road standards and why it was being struck. Mr. Gurr said there were no Township private road standards and removing the language clarified the ordinance. He added that new roads are subject to the township’s site plan review process, which has a set of standards that must be met.

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Home occupations were discussed. Mr. Gurr said the zoning ordinance allowed home occupations as a Use by Right if they met a number of requirements. A Special Use Permit was required for home occupations that didn't meet those requirements. Mr. Garwood noted that amending an ordinance must be done through an ordinance, and not simply by a motion.

**Motion by Mike Hayes, seconded by Barb Bradford, that the Antrim County Planning Commission found no incompatibilities between the Antrim County Master Plan and the proposed Helena Township Zoning Ordinance changes and recommended that the Helena Township Board approve the changes proposed by their Planning Commission. Motion carried – unanimous.**

**8. Capital Improvement Plan (CIP)**

The Planning Commission discussed the proposed capital improvement projects. Ms. Bradford said she considered repairing the County Building siding a priority. Mr. Teague said he saw future capital improvement projects as unfunded liabilities.

**9. Various Matters**

Mr. Marcus said he'd attended the Citizens Planner course during the recent Michigan Association of Planning conference.

Ms. Koch said the Administration Office had received a Notice of Planning from Kalkaska County regarding an update to their Master Plan.

**10. Public/Member Comment**

Mr. Tschudy asked about a recent decision of the Board of Commissioners regarding hydraulic fracturing. The Planning Commission discussed the process the Board uses to approve resolutions from other municipalities. Mr. Bailey asked about sources for grants and loans distributed by the Michigan Strategic Plan.

**Motion by Jill Barnard, seconded by Ron Teague, to adjourn the meeting.**

**Motion carried – unanimous.**

Meeting adjourned at 7:34 p.m.

Submitted and Approved

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Barb Bradford, Secretary  
Antrim County Planning Commission  
Date: