

## 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 - May 3, 2016

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

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

**1. Meeting called to order at 5:40 p.m. by Chairman Jim Gurr**

**2. Pledge of Allegiance**

**3. Conflict of Interest Disclosure**

None.

**4. Public Comment**

None.

**5. Approval of Minutes**

**Motion by Barb Bradford, seconded by Bill Bailey, to approve the minutes of the April 5, 2016 meeting as presented. Motion carried – unanimous.**

With the consensus of the Planning Commission, the County Forester's agenda item was moved forward.

**6. County Forester - Mike Meriwether**

Barb Bradford asked Mr. Meriwether about his role as County Forester, especially regarding diseased trees. Mr. Meriwether said part of his job was to provide services to private property owners; he said he'd been advising property owners regarding the emerald ash borer for ten years. He estimated that 90% of the ash trees in the State are now gone. Mr. Meriwether said research shows that the emerald ash borer has attempted to establish itself in trees other than ash, but it is not establishing itself successfully.

Mr. Meriwether talked about oak wilt, which is a combination of two pathogens, a beetle and a fungus. Oak wilt spreads in a similar way to Dutch elm disease in that it transfers from tree to tree. Mr. Meriwether said the disease is not a significant problem in Antrim County as there aren't many oak trees in the County, but adjacent counties have many oaks. He added that the Antrim County forests will reforest through self-propagation and generally have an assortment of tree varieties, which protects forestlands from any single disease.

Mr. Meriwether noted that the County had, in the past, obtained a tree planting grant through the Natural Resources Conservation Service, an agency of the United States Department of Agriculture. He said although there was no line item in the Antrim Conservation District budget for the planting of trees, it was possible that funding could be provided through the County's Forestry Fund.

Ms. Bradford asked Mr. Meriwether for any recommended changes regarding the Master Plan's page 3-7 and 3-10. He said he would like to see classifications for land in the County, adding that he would like to see the County purchase more open land before it is lost to development, especially land that is contiguous to other County-owned lands.

Mr. Meriwether recommended that the Master Plan support the County Forester position. He said he would work with Pete Garwood, County Administrator, regarding suggested language regarding forestry for the Master Plan.

#### **7. MSU Placemaking Guidebook**

Janet Koch, Associate Planner, said she'd recently received the guidebook, which is 52 megabytes in size and 598 pages long. She added that she'd recently suggested at a Networks Northwest meeting that a placemaking session be offered that focused more on examples for small towns rather than an introduction to the concept.

#### **8. Torch Lake Township Zoning Ordinance Amendment**

The Planning Commission reviewed the proposed amendment. Portions of the existing zoning ordinance were read for comparison purposes and discussed.

**Motion by Jill Barnard, seconded by Rick Teague, that the Planning Commission found no incompatibilities between the Antrim County Master Plan and the proposed zoning ordinance amendments to Section 2.16.B and 19.02B and recommended that Torch Lake Township approve the amendment. Motion carried – unanimous.**

#### **9. Master Plan Chapter 4: Existing Land Use Patterns**

Mr. Tschudy asked about the inclusion of a description of manufacturing land use in Chapter 4. The Planning Commission discussed the existing manufacturing areas in the County. Mr. Tschudy also suggested language that described highway corridors. Ms. Koch made copies of his suggestions.

The Planning Commission discussed the addition of other land use categories; they noted that they'd like to add airports and highway corridors and rail corridors to page 4-3.

It was suggested that the Village of Elk Rapids might want to assist with the Chapter 4 description for the Village.

#### **10. Rules for the Transaction of Business**

Ms. Barnard noted that the Planning Commission was created long before 2008. It was the consensus of the Planning Commission to change the language in Section 2 to "The Antrim County Planning Commission was created in YEAR by the Antrim County Board of Commissioners and currently operates pursuant to Act 33 of the Public Acts of the State of Michigan, 2008," with the year being completed by staff when the year of the Planning Commission's creation could be ascertained.

It was noted that the organization titled "Northwest Michigan Council of Governments" should be changed to "Networks Northwest" and that the terms "Coordinator/Planner Office" and "Planner's Office" should be replaced by "Administration & Planning Office."

Typographical errors were noted as needing correcting in the following sections: 3.2.4.4, 4.5, 4.13, 5.1, 7.4, and 8.8. It was agreed that 3.1.15 should begin with the word "Address."

Mr. Tschudy asked about moving Public Comment in Section 7 to Section 4; after discussion it was the consensus of the Planning Commission to leave the sections as they stood. Also, it was agreed to continue reviewing the rules every two years.

**Motion by Jill Barnard, seconded by Barb Bradford, to recommend the Board of Commissioner's approve the changes to the Planning Commission's Rules for the Transaction of Business. Motion carried - unanimous.**

**11. Various Matters**

Ms. Koch said she had requested a quote from LIAA (Land Information Access Association) for a new land use study.

Chapter 3 – Implementation Steps

Mr. Garwood had said he would bring suggested language to the May meeting for the implementation step #5 in Chapter 3. The suggested language was “Welcome all businesses to the Antrim County Business Park that utilize environmental best practices in the production of their goods and the provision of their services.”

2017-2022 CIP

Mr. Bailey said he had requested that large projects from the CIP be presented to the Planning Commission. Ms. Koch said the proposed project sheets could be provided to the Planning Commission for discussion and review at the June meeting.

**12. Public/Member Comment**

Strategic Plan

Ms. Koch was asked about the progress of the recent strategic planning by the Board of Commissioner's. She said the final session would be a joint session between the Board of Commissioners and the County department heads and was scheduled for Monday, May 9 at 11:30 a.m.

Meeting adjourned at 8:10 p.m.

Submitted and Approved

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Barb Bradford, Secretary  
Antrim County Planning Commission  
Date: