

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

James Schnackenberg

Mike Hayes

Jim Gurr, Vice-Chair

Karen Bargy

Barbara Bradford

Rick Teague, Secretary

Dave Howelman

Minutes

February 7, 2012

7:00 p.m.

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

Members Present: Jill Barnard, Jim Gurr, Jim Schnackenberg, Barb Bradford, Rick Teague, David Howelman, Mike Hayes, Karen Bargy, and Al Luurtsema

Members Absent: None

Advisory Present:

Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Election of Officers

Peter Garwood, County Administrator, chaired the meeting for the election of officers.

Nominations

Al Luurtsema was nominated for Chairman by Mike Hayes.

Rick Teague was nominated for Chairman by Al Luurtsema.

Motion by Jill Barnard, supported by Mike Hayes, to close nominations for Chairman.

Motion Carried – unanimous.

The results of the vote for Chairman was as follows: Al Luurtsema 6, Rick Teague 3

Al Luurtsema declared Chairman.

Jim Gurr was nominated for Vice-Chairman by Mike Hayes.

Motion by Jill Barnard, supported by Mike Hayes, to close nominations for Vice-Chairman and cast a unanimous ballot for Jim Gurr. Motion Carried – unanimous.

Rick Teague was nominated for Secretary by Jill Barnard.

Motion by Jill Barnard, supported by Jim Gurr, to close nominations for Secretary and cast a unanimous ballot for Rick Teague. Motion Carried – unanimous.

Motion by Jim Gurr, supported by Jill Barnard, to set the regular meetings for the first Tuesday of the month at 7:00 p.m. with the meetings in July, August, and November being held on the second Tuesdays of those months. Motion Carried – unanimous.

3. Minutes

The Commission directed the Administration and Planning Office to make sure that the Conflict of Interest Disclosure and the Pledge of Allegiance is placed on the agenda every month.

Motion by Jill Barnard, supported by Rick Teague, to approve the minutes from the December 6, 2011 meeting as presented. Motion Carried – unanimous.

The Planning Commission introduced themselves to Jim Schnackenberg.

4. Helena Township Zoning Ordinance

Jim Gurr spoke on the letter (attached) from the attorney James Wernstrom and how he felt that Helena Township has addressed most of their issues with the rewrite of the ordinance.

Discussion ensued over the short term rentals and the 7 day minimums and whether or not it was infringing on the owner's property rights.

Discussion ensued over the letter that was sent from the Helena Township Planning Commission addressing the issues that were presented at their public hearing (attached).

Joe Meyers informed the Commission that the issues he found when reviewing the ordinance were as follows:

Allowing the maximum bed and breakfast stay to be three days.

Clarifying whether or not the Township encourages multiuse and mixed use in the village areas.

Clarifying what is considered Class A and Class B Non-conforming use of land.

Addressing Mobile Home Parks.

Addressing Sexually Oriented businesses.

Rick Teague spoke on items that require a special use permit for certain agriculture operations in the agriculture zone.

Karen Bargo indicated that requiring a special use permit chicken hatcheries, poultry farms, concentrated animal feed lots, processing plants or dressing of poultry and domestic animals, farms for breeding of poultry, and breeding and boarding kennels, contradicts the encouragement of agriculture.

Motion by Jill Barnard, supported by Rick Teague, to commend them on crafting an easy to read ordinance, and recommend the Township Board approve the proposed zoning ordinance with the conditions that they review the following:

Review why they require short term rentals to a minimum of 7 days while requiring a bed and breakfast to have a maximum of 3 days, clarifying whether or not the Township encourages multiuse and mixed use in the village areas, clarifying what is considered class A and class B non-conforming use of land, addressing mobile home parks in the zoning ordinance, addressing sexually oriented businesses in the ordinance and requiring a special use permit for chicken hatcheries, poultry farms, concentrated animal feed lots, processing plants or dressing of poultry and domestic animals, farms for breeding of poultry, and breeding and boarding kennels.

Motion carried – unanimous.

5. County Master Plan

Discussion ensued over the Economic Development chapter of the Master Plan.

Discussion ensued over how it was a bit hard to read and they would like it to flow better. The Commission asked the Administration and Planning office to make the necessary changes and get it to them as soon as possible.

6. Public/Member Comment

Jim Schnackenberg informed the Committee that he would not be here for the March meeting.

Al Luurtsema spoke how he ordered DSL from Frontier and they billed him for the service but they didn't offer the service.

Ms. Bargy spoke on the Helena Township Board.

Meeting adjourned at 9:27 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

March 13, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Karen Bargy, Mike Hayes, and Dave Howelman
Members Absent: Jim Schnackenberg
Advisory Present:
Staff and Others: Joe Meyers

1. Meeting called to order at 7:03 p.m. by Al Luurtsema

2. Public Comment

Al Luurtsema informed the Commission that it would need to appoint a sub-committee to review the Planning Commission by-laws. He asked the members to volunteer at its next meeting for the assignment. Mr. Luurtsema also informed the Commission that discussion of Night Sky's program in Emmet County would take place at its next meeting.

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Barb Bradford, supported by Rick Teague, to approve the Planning Commission minutes of February 7, 2012, as presented. Motion carried - unanimous.

5. Banks Township Zoning Ordinance Amendment

The Planning Commission reviewed the Banks Township Zoning Ordinance Medical Marihuana amendment.

Joe Meyers informed the Commission that there are a lot of issues in properly reviewing these kinds of ordinances due to challenges currently going before the courts statewide.

Rick Teague spoke that he felt Section 4.26, 3. F was wordy and confusing.

Motion by Jim Gurr, supported by Barb Bradford, since the Planning Commission sees no inconsistencies with the Antrim County Master Plan, it recommends the Banks Township Board approve the Medical Marihuana Zoning Ordinance Amendment with the condition that the document be reviewed to address excessive wordiness. Motion carried - unanimous.

The Planning Commission discussed whether or not the issue of medical marijuana should be addressed in the Antrim County Master Plan.

6. Antrim County Master Plan

Discussion ensued over the Antrim County Master Plan. The Commission reviewed the Transportation, Infrastructure, and Community Services Sections of the Master Plan. The Committee discussed if youth services, like boy scouts and girl scouts, should be included here or in the Human Element Section. The Commission decided to put them in the Human Element Section.

Joe Meyers asked the Commission to review wording changes in the Economic Development Section prior to the next Planning Commission meeting.

7. Master Plan

Discussion ensued over the potential for a County road millage.

Joe Meyers informed the Commission about the Placemaking Summit.

8. Various Matters

Jim Gurr spoke on the UN Agenda 21.

Barb Bradford spoke on Night Sky's.

9. Public/Member Comment

None

Meeting adjourned at 9:01 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

April 3, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Karen Bargy, Mike Hayes, and Dave Howelman
Members Absent: Jim Schnackenberg
Advisory Present: Stan Moore
Staff and Others: Joe Meyers

1. Meeting called to order at 7:02 p.m. by Al Luurtsema

2. Public Comment

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Barb Bradford, supported by Jill Barnard, to approve the Planning Commission minutes of March 13, 2012, as presented. Motion carried - unanimous.

5. By laws and planners moments

Al Luurtsema asked for volunteers to sit on a subcommittee to look at the Planning Commissions bylaws.

Rick Teague, Mike Hayes, and Jim Gurr volunteered to sit on the committee. They requested a hard copy of the bylaws.

The Planning Commission watched a Planner's Moments issue on Making Meetings Effective.

6. Night Skies

Barb Bradford spoke on Night Skies and the Dark Sky Park in Emmet County. Ms. Bradford indicated that she would like the Planning Commission to ask the County Commissioners to thank the Emmet County Board for their work. Ms. Bradford would also like to see them look at emulating it on our public land.

Discussion ensued over the need to encourage Night Skies.

Motion by Barb Bradford, supported by Mike Hayes, to ask the Board of Commissioners to send a letter to Emmet County Congratulating them for the Dark Sky Park.

Motion carried – unanimous.

7. Master Plan

Discussion ensued over Chapter 6 of the Master Plan.

8. Various Matters

None

9. Public/Member Comment

Jim Gurr discussed agenda 21.

Ms. Bradford thanked Joe Meyers for including the letter to Banks Township.

Mr. Teague indicated that Mr. Gurr had been awarded the Outstanding Person in Education Award and spoke on the road millage.

Meeting adjourned at 10:01 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

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County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

May 1, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Jim Schnackenberg., Mike Hayes, and Dave Howelman
Members Absent: Karen Bargy
Advisory Present:
Staff and Others: Joe Meyers

1. Meeting called to order at 7:02 p.m. by Al Luurtsema

2. Public Comment

None.

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Jill Barnard, supported by Rick Teague, to approve the Planning Commission minutes of April 3, 2012, as amended. Motion carried - unanimous.

5. Elk Rapids Township Zoning Ordinance Amendment

The Commission reviewed the Elk Rapids Township Zoning Ordinance Amendment.

Motion by Rick Teague, supported by Barb Bradford, that the Antrim County Planning Commission finds no incompatibilities with the Master Plan and recommends the Elk Rapids Township Board accept the Zoning Ordinance Amendment as presented. Motion carried - unanimous.

6. Master Plan

Discussion ensued over the letter from the Economic Development Corporation and their proposed submitted changes to Chapter 6 of the Master Plan.

Motion by Jim Gurr, supported by Mike Hayes, to accept the Economic Development Section presented to the Planning Commission by the Economic Development Corporation for inclusion in our Master Plan in place of the current Chapter 6.

Motion carried – unanimous.

Discussion ensued over the economic development section and the changes that were made by the Economic Development Corporation.

Dave Howelman thanked Joe Meyers on all the hard work he has put forth into the Master Plan.

Discussion ensued over the next legal steps of the Master Plan.

Motion by Jim Schnackenberg supported by Dave Howelman, to recommend approval of the Master Plan and send it to the proper authorities for approval.

Motion carried – unanimous.

Mr. Meyers informed the committee of the Placemaking Summit and would like as many of the Antrim County Planning Commission members to attend.

Mr. Teague spoke on the MAP Summit he attended on Michigan's Aging Population.

Discussion ensued over Meadowbrook Medical Care Facility.

7. Public/Member Comment

Jim Gurr passed out a handout about Agenda 21 from the John Birch Society.

Meeting adjourned at 8:46 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

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County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

July 10, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Jim Schnackenberg, Mike Hayes, Karen Bargy, and Dave Howelman

Members Absent:

Advisory Present:

Staff and Others: Joe Meyers, Pete Garwood, Gene Dawson, and Tom Cole

1. Meeting called to order at 7:02 p.m. by Al Luurtsema

2. Public Comment

None.

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Mike Hayes, supported by Jill Barnard, to approve the Planning Commission minutes of May 1, 2012, as presented. Motion carried - unanimous.

Discussion ensued over the member comment section from the May 1, 2012 minutes.

Motion by Karen Bargy, supported by Rick Teague, to reapprove the minutes on May 1, 2012 as amended. Motion carried as a yea nay vote: Yea: Jill Barnard, Barb Bradford, Jim Gurr, Rick Teague, Dave Howelman, Karen Bargy, Jim Schnackenberg; No: Mike Hayes. Approved.

5. Northern Lakes Economic Alliance Update

Gene Dawson gave an update on the Northern Lakes Economic Alliance activities. Gene went through what the NLEA has accomplished in the past two years as well as the three Antrim County entrepreneurs of the year.

6. Milton Township Zoning Ordinance

Tom Cole informed the Commission on the five year process of adopting the Milton Township Zoning Ordinance.

Rick Teague inquired about the major changes that were from the 1976 Ordinance and the 2012 Ordinance.

Tom Cole informed the Commission that while it was a major overhaul of the ordinance, the major changes pertained to home businesses, non-conforming lots and the shoreline section.

Barb Bradford spoke on farm stands and shore line section.

Jim Schnackenberg praised the zoning ordinance.

Jim Gurr indicated that he felt the ordinance was reasonable, but a bit cumbersome and could let residents delay a major project if they needed to get a change of zoning.

Motion by Jim Gurr, supported by Barb Bradford, to recommend Milton Township approve the proposed zoning ordinance, and commend them on a well written ordinance. Motion carried – unanimous.

7. Kearney Township Zoning Ordinance Amendment

Discussion ensued over the zoning amendment from Kearney Township and questioned whether or not they had a public hearing.

Joe Meyers informed the Commission that the Planning Department would be sending out a checklist to all the townships and village to help them in putting together a packet for submittal.

Motion by Karen Bargy, supported by Jim Schnackenberg, to send a letter to Kearney Township with the Planning Commission's checklist for review, requesting that they resubmit the zoning ordinance amendment with the notice of public hearing and the minutes of the meeting where it was approved. Motion carried – unanimous.

8. Torch Lake Township Zoning Ordinance Amendment

Discussion ensued over the Torch Lake Township Ordinance Amendment.

Motion by Rick Teague, supported by Mike Hayes, to recommend the conditional approval of the zoning amendments upon receiving confirmation of the public hearing, and request that they follow the checklist from this amendment forward. Motion carried – unanimous.

9. Public/Member Comment

Jill Barnard spoke on the Petoskey Placemaking Summit and inquired about the Household Hazardous Waste Days.

Mike Hayes spoke on Agenda 21 and requested that it be an agenda item.

Jim Schnackenberg asked if there was a planning Commission library that members could access to get better educated.

Karen Bargy spoke on Agenda 21 and how she felt that the topic was a concern to the Planning Commission.

Rick Teague informed the Commission that bylaws committee would be meeting soon.

Al Luurtsema requested Agenda 21 for a 10 minute time slot at our next meeting.

Meeting adjourned at 9:20 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Barga
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

August 14, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Jim Schnackenberg, Mike Hayes, and Karen Barga
Members Absent: Dave Howelman
Advisory Present:
Staff and Others: Joe Meyers, Pete Garwood, Laura Stanek, and Sheryl Walton

1. Meeting called to order at 7:05 p.m. by Al Luurtsema.

2. Public Comment

Sheryl Walton spoke on Agenda 21. Ms. Walton spoke on how, in her understanding, sustainable development and comprehensive planning, among other planning related topics, are buzz words and concepts stemming directly from the United Nations Agenda 21. Ms. Walton cautioned that Agenda 21 is infiltrating the Northwest Michigan regions.

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Mike Hayes, supported by Rick Teague, to approve the Planning Commission minutes of July 10, 2012, as presented. Motion carried - unanimous.

5. Agenda 21

Barb Bradford spoke on the Great Lakes Subcompact and the Water Legacy Act.

Rick Teague indicated that while he was not an advocate for Agenda 21 and there were some questionable things in the document, he wouldn't want to "throw out the baby with the bathwater".

Jim Gurr spoke on how the planners for Antrim County had no knowledge of Agenda 21 and he indicated that it was brought to the attention of the BOC in 2001 when the Wetlands Ordinance was being proposed. Mr. Gurr gave the Commission a history of the generations of his family and indicated that he was proud of Antrim County for the example that they set. Mr. Gurr also believes that unlike other communities in Northern Michigan, Antrim County is doing a better job with planning.

Mike Hayes read from the preamble of Agenda 21 and indicated that he saw nothing nefarious about the document. Mr. Hayes also expressed his opinions on America's foreign policy in regards to emerging countries and multinational corporations.

Pete Garwood spoke on how planners listen to the community and implement practices that the community residents are pushing for, as opposed to Agenda 21. Mr. Garwood also stated that just because an initiative of a particular community happens to be in Agenda 21 does not make it a bad idea. Mr. Garwood also indicated that he felt the Agenda 21 legislation language is dangerous because, as broadly as it is written, someone or group of individuals who might want to stop a planning or zoning initiative, could make a case it is associated with Agenda 21 and make it illegal.

Stan Moore indicated that he was against the current legislation in the Michigan House of Representatives and also spoke about America's foreign policy.

Jill Barnard indicated that through her work at Rotary, she has seen the good that humanity has done throughout the world.

Karen Bargy spoke on the status of the United States and the United Nations as organizations. She also indicated that she didn't want to see an outside organization such as the United Nations dictate practices to communities in the US.

6. Master Plan

Joe Meyers informed the Commission of the letters that we have received about the Master Plan and that most of them had come in within the last two days.

Discussion ensued over seasonal housing and if we should put a section about it in our Master Plan.

Discussion ensued over receiving further input from the townships.

Motion by Mike Hayes, supported by Jim Schnackenberg, to tabulate the substantive changes and present them at the next Planning Commission meeting. Additionally, have the grammatical changes in the Plan corrected and put the substantive changes in the Implementation Section under 1-4 years duties in the next Master Plan. Motion rescinded.

Motion by Jim Gurr, supported by Mike Hayes, pursuant to the Michigan Planning Enabling Act, we will consider all substantive changes from comments made on our Master Plan in the next update of the Antrim County Master Plan.

Motion carried – unanimous.

7. Various Matters

Mr. Meyers indicated that he was forwarded some political and “one sided” emails on Agenda 21 and indicated that he should not forward such material.

Laura Stanek, County Board Chairman, gave an update on the most recent, and apparently the final, RSG Meeting regarding the contamination from kiln dust at Bay Harbor.

Mr. Meyers passed out copies of the Leelanau County and Torch Lake Township plans indicating that the Commission members should be ready with their comments for the next Planning Commission meeting.

9. Public/Member Comment

Sheryl Walton read from a United Nations Document from 1976. Ms. Walton also spoke on development in Grand Traverse County. Ms. Walton also discussed private property.

Mr. Gurr thanked Ms. Walton for speaking about Agenda 21.

Mike Hayes spoke on Agenda 21 and his stance on other people in the world.

Ms. Bargy inquired about the stance on Bay Harbor and the new Governor.

Meeting adjourned at 9:35 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Barga
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

September 4, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Jim Schnackenberg, Mike Hayes, Dave Howelman and Karen Barga
Members Absent: None
Advisory Present:
Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:05 p.m. by Al Luurtsema.

2. Public Comment

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Barb Bradford, supported by Rick Teague, to approve the Planning Commission minutes of August 14, 2012, as presented. Motion carried - unanimous.

5. Master Plan

The Planning Commission discussed the changes that were made to the Master Plan as well as some additional changes.

The Commission recommended removing mention of Shanty Creek in Chapter 3, mentioning the Alden Harbor, correcting the Community Services Chart in Chapter 9, and fixing a misspelling in Chapter 7.

**Motion by Rick Teague, supported by Jill Barnard, to approve the master plan as amended and schedule the public hearing for Monday, October 1, 2012.
Motion carried – unanimous.**

6. Leelanau County General Plan

The Commission reviewed the memo from the Planning Department regarding the Leelanau County General Plan.

Barb Bradford spoke on the how she felt that they might want to consider making Night Sky's an action statement.

Motion by Barb Bradford, supported by Jill Barnard, to inform Leelanau County that there County General Plan an ambitious plan, and find no inconsistency's with the Antrim County Master Plan, and to recommend the Leelanau County Board approve the Leelanau County General Plan as presented with a note that you consider making Night Sky's an action statement. Motion carried – unanimous.

7. Torch Lake Township Master Plan

The Commission reviewed the memo from the Planning Department regarding the Torch Lake Township Master Plan. Joe Meyers comments include:

- We did not receive page three (3) of the table of contents.
- On page 35, the Coordinator/Planner Office name had been changed to the Administration and Planning Office.
- On Page 36, we believe that the new Township hall has been constructed and it is south of M-88.
- On Page 38, the County does offer recycling sites in Elk Rapids and Central Lake but it does not offer refuse pickup.

Mr. Meyers also mentioned that the Future Land Use Map with Banks Township and Torch Lake Township was not compatible.

Motion by Mike Hayes, supported by Rick Teague, to inform Torch Lake Township that we find no major incompatibilities with the Antrim County Master plan and recommend approval with the condition that the following issues be addressed:

- **We did not receive page three (3) of the table of contents.**
- **On page 35, the Coordinator/Planner Office name had been changed to the Administration and Planning Office.**
- **On Page 36, we believe that the new Township hall has been constructed and it is south of M-88.**
- **On Page 38, the County does offer recycling sites in Elk Rapids and Central Lake but it does not offer refuse pickup.**
- **Address the incompatibility in future land uses between Banks Township and Torch Lake Township.**

Motion carried – unanimous.

7. Helena Township Zoning Amendment

Ms. Bradford indicated that in light of the memo we sent out two months ago we require more information than what Helena Township provided.

Motion by Mike Hayes, supported by Dave Howelman, to inform Helena Township that we find no inconsistencies with our Master Plan and recommend Helena Township approve the amendment. Motion carried – unanimous.

7. Various Matters

None

9. Public/Member Comment

Mr. Howelman spoke on the loss of 200 students from Mancelona Public Schools.

Ms. Bradford spoke on the Kearney Township issue with accessory structures.

Mr. Luurtsema indicated that he wanted to have a discussion on the Planning Commission by-laws on next month's agenda.

Meeting adjourned at 8:58 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

**October 1, 2012
Public Hearing**

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Jim Schnackenberg, Mike Hayes, and Dave Howelman
Members Absent: Karen Bargy
Advisory Present:
Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

None

3. Conflict of Interest Disclosure

None.

5. Master Plan Public Hearing

Chairman Luurtsema opened the Public Hearing for the Master Plan at 7:05p.m.

Jim Gurr and Dave Howelman complemented Joe Meyers on all of the hard work that was put toward the Master Plan.

Barb Bradford spoke on the Antrim County Local Ordinance Gaps Analysis prepared by the Tip of the Mitt Watershed Council.

With no other comment, the Public Hearing was closed at 7:21p.m.

Meeting adjourned at 7:22 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

October 2, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Jill Barnard, Barb Bradford, Jim Schnackenberg, Mike Hayes, and Dave Howelman
Members Absent: Karen Bargy
Advisory Present:
Staff and Others: Joe Meyers, Pete Garwood, Tina Allen and John Sych

1. Meeting called to order at 7:05 p.m. by Al Luurtsema.

2. Public Comment

None

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Jill Barnard, supported by Jim Gurr, to approve the Planning Commission minutes of September 4, 2012, as amended. Motion carried - unanimous.

Motion by Jill Barnard, supported by Jim Gurr, to approve the Planning Commission minutes of October 1, 2012, as amended. Motion carried - unanimous.

5. Master Plan

Joe Meyers reviewed the process of sending the master plan to the Board of Commissioners. Mr. Meyers indicated they need to pass a resolution and presented a sample resolution.

RESOLUTION #1-12 by Jill Barnard, seconded by Barb Bradford.

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the County; and

WHEREAS, the Planning Commission prepared a proposed Master Plan and submitted the plan to the County Board of Commissioner for review and comment; and

WHEREAS, on May 15, 2012 the Antrim County Board of Commissioners received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on October 1, 2012 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed Master Plan is desirable and is the goal and strategy of the County;

WHEREAS, Pursuant to MCL 125.3843 the County Board of Commissioner by resolution asserted their right to make the final decision on the proposed Master Plan.

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. ***Findings of Fact.*** The Planning Commission has made the determination based on a review of existing land uses in the County, a review of the existing Master Plan provisions and maps, input received from the County Board of Commissioners and public hearing, and with the assistance of the County Planning Staff, finds that the new Master Plan will accurately reflect and implement the Counties goals and strategies for the use, preservation, and development of lands in Antrim County.
2. ***Adoption of 2012 Master Plan.*** The Planning Commission hereby approves and adopts the proposed 2012 Master Plan, including all of the chapters, figures, maps and tables contained therein.
3. ***Adoption.*** Finally, the Antrim County Planning Commission recommends the Antrim County Board of Commissioners adopt the Antrim County Master Plan.

Yes – Mike Hayes, Jill Barnard, Barb Bradford, Jim Gurr, Rick Teague, Jim Schnackenberg, Dave Howelman

No – None

Absent – Karen Bargy

6. Grand Traverse County Planning Commission

John Sych and Tina Allen from Grand Traverse County spoke on how their County is going through master planning process. Ms. Allen indicated that she had three questions for Planning Commission to help them in crafting their master plan.

Question 1. What are some of the best practices in land use planning in your County? The Planning Commission discussed water quality, being respectful of our local units of governments and having the County leading from behind.

Question 2. What do you see as areas of cooperation to our mutual benefit? Discussion ensued over the arts, coordinating the bus services, college and health services.

Question 3. What do you see are the challenges for this region? Discussion ensued over county businesses, water quality, senior services, and county borders.

7. Kearney Township

Mr. Meyers spoke on the issues with allowing accessory buildings as a principal use. Mr. Meyers indicated he would recommend they be permitted only in extreme circumstances.

Barb Bradford spoke on the issues with the accessory structures as a principal use and how she felt that Kearney Township has done a poor job in enforcing their Zoning Ordinance.

Discussion ensued over the enforcement of the zoning ordinance.

Motion by Jim Gurr, supported by Dave Howelman, that the Planning Commission has looked at the history of ordinance, and find no incompatibilities with the master plan. Motion carried as a roll call vote Yea – Mike Hayes, Jill Barnard, Jim Gurr, Rick Teague, Jim Schnackenberg, and Dave Howelman No – Barb Bradford Absent – Karen Bargy Motion carried.

8. Various Matters

Ms. Bradford spoke on the reviewing of the Antrim County Local Ordinance Gaps Analysis when working on the Master Plan in the future.

9. Public/Member Comment

Dave Howelman spoke on Kearney Township enforcing their Zoning Ordinance.

Al Luurtsema spoke on the wind generators in mid-Michigan.

Discussion ensued over the bylaws. The decision was to allow the Chair to limit the discussion on any one agenda item and ask members to respect other members when they are speaking.

Meeting adjourned at 9:10 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

November 13, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Karen Bargy, Barb Bradford, Jim Schnackenberg, Mike Hayes, and Dave Howelman
Members Absent: Jill Barnard
Advisory Present: None
Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

None

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Jim Gurr, supported by Rick Teague, to approve the Planning Commission public hearing minutes of October 1, 2012, as presented. Motion carried - unanimous.

Motion by Jim Schnackenberg, supported by Jim Gurr, to approve the Planning Commission minutes of October 2, 2012, as amended. Motion carried - unanimous.

5. Torch Lake Township Zoning Ordinance Amendment

Joe Meyers informed the Planning Commission that the Torch Lake Township Zoning Ordinance Amendment looked to be minor changes and found no incompatibility with the Antrim County Master Plan.

Discussion ensued over the Torch Lake Zoning Ordinance amendment.

Motion by Jim Gurr, supported by Rick Teague, to inform Torch Lake Township that we see no conflict with the Antrim County Master Plan and recommend approval of the zoning ordinance amendment. Motion carried – unanimous

6. Planning Commission Bylaws

Discussion ensued over the Planning Commission Bylaws.

Jim Schnackenberg spoke on the need to address that there is no conflict with local elected officials serving on our Planning Commission and updated technology in our bylaws.

Motion by Barb Bradford, supported by Mike Hayes, to recommend approval of the bylaws as amended. Motion carried – unanimous.

7. Various Matters

Mr. Meyers informed the Planning Commission that the Board of Commissioners approved the Antrim County Master Plan.

8. Public/Member Comment

Jim Gurr spoke on the MAP Conference and the different sessions that he attended.

Dave Howelman spoke on the Recycling Program improvements.

Jim Schnackenberg gave an update on the Economic Development Corporation.

Ms. Bradford spoke on internet disability throughout the County and how it affects rural areas.

Mr. Teague spoke on the E-Coli tainted apple cider in Antrim County.

Meeting adjourned at 8:15 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.

DRAFT

County of Antrim
PLANNING COMMISSION

Jill Barnard	Al Luurtsema, Chairman	Dave Howelman
Mike Hayes	Jim Gurr, Vice-Chair	Karen Bargy
Barbara Bradford	Rick Teague, Secretary	Jim Schnackenberg

December 4, 2012

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

Members Present: Al Luurtsema, Jim Gurr, Rick Teague, Karen Bargy, Barb Bradford, Jim Schnackenberg, Mike Hayes, Jill Barnard, and Dave Howelman

Members Absent:

Advisory Present: None

Staff and Others: Joe Meyers and Pete Garwood

1. Meeting called to order at 7:00 p.m. by Al Luurtsema.

2. Public Comment

None

3. Conflict of Interest Disclosure

None.

4. Minutes

Motion by Jim Gurr, supported by Barb Bradford, to approve the Planning Commission minutes of November 14, 2012, as amended. Motion carried - unanimous.

5. Banks Township Zoning Ordinance Amendment

Discussion ensued over the Banks Township Zoning Ordinance amendment.

Mr. Meyers indicated that he did not see a conflict with our Master Plan but did see that they could have an enforcement issue.

Jill Barnard spoke about the city where her daughter lives. She is not allowed to keep her RV at her house and has to pay for a storage unit, so she understood the issues of RV's.

Jim Schnackenberg indicated that he felt that enforcement would be challenging.

Karen Bargy commented how thoroughly they put the packet together and understood the issue much more because of it.

Barb Bradford saw no conflict with our Master Plan but thought that it would take away from our County parks.

**Motion by Rick Teague, Supported by Jill Barnard, that the Planning Commission sees no conflicts with the Antrim County Master Plan and recommends approval to the Banks Township Board to approve the ordinance amendment as presented.
Motion carried – unanimous.**

Rick Teague thanked the Township for the complete package of the Zoning Ordinance.

6. Planners Moments

Discussion ensued over the Blue Infrastructure Planners Moments.

Ms. Bradford spoke on the Tip of the Mitt Watershed Council Chain of Lakes Gaps Analysis. .

Mr. Teague spoke on the Eurasian Water Milfoil.

Mike Hayes spoke on human created pollution.

Discussion ensued over fracking and injection wells.

Discussion ensued over invasive species.

Jim Schnackenberg spoke on Blue Infrastructure and his interest in the subject.

7. Various Matters

**Motion by Jim Gurr, supported by Barb Bradford, to amend section 5.2 in the bylaws.
Motion carried –unanimous.**

**Motion by Mike Hayes, supported by Barb Bradford, to amend section 5.1 of the bylaws.
Motion carried – unanimous.**

Motion by Jim Gurr, supported by Rick Teague, to approve the bylaws and recommend the Board of Commissioners approve the bylaws. Motion carried – unanimous.

8. Public/Member Comment

Ms. Bradford spoke on the gaps in internet service, cell phone service, and 911 services.

Meeting adjourned at 8:55 p.m.

Submitted and Approved

Rick Teague, Secretary Date:
Antrim County Planning Comm.