



CHARLEVOIX COUNTY PLANNING COMMISSION

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Approved Meeting Minutes June 2, 2016

I. Call to Order

Chairman Jason called the meeting to order at 7 p.m. in the Commissioners' Room at the Charlevoix County Building.

Members present: Bob Tidmore, Bob Draves, Dennis Jason, Larry Levensgood, Michael Buttigieg, and Patrick Howard

Members absent: Ron Van Zee

Others present: Ron Reinhardt (County Commissioner Liaison), Kiersten Stark (Planning Coordinator), Kevin Clements (Administrative Services Assistant), and Elizabeth Calcutt (Networks Northwest)

II. Pledge of Allegiance

Chairman Jason led the Pledge of Allegiance.

III. Approval of Agenda

MOTION by Larry Levensgood to approve the tentative agenda as presented. Bob Tidmore seconded the motion. Voice vote: all in favor. Motion passed.

IV. Public Comments Unrelated to Agenda Items

None

V. County Business Items

Approval of Minutes of June 2, 2016 Meeting

MOTION by Michael Buttigieg to approve the minutes of the June 2, 2016 meeting as presented. Bob Draves seconded the motion. Voice vote: all in favor. Motion passed.

Correspondence and Communications

Kiersten reviewed the following correspondence and communications:

- Master Citizen Planner Webinar will be held on June 16, 2016 from 6:30-7:30 pm. The topic will be on sign regulations and the 2015 U.S. Supreme Court ruling on this subject. Bob Draves was interested in attending the webinar.

Planning Commission Comments

Bob Tidmore- Officials from the Maine Island communities had met with Beaver Island officials to discuss common issues faced by island communities. Bob also spoke about updating the Beaver Island Master Plan; it was last updated in 2006. The State of Michigan Office of the Great Lakes and the Land Information Access Association (LIAA) will be helping out with the Master Plan update. The port shaft on the Emerald Isle has been replaced and the ferry is currently in operation.

Bob Draves- All is quiet in South Arm Township. The Jordan Valley Emergency Medical Services (EMS) Authority had their first audit and their numbers are “in the black” in their first year of operation.

Dennis Jason- Construction of the Boyne City to Charlevoix Trail is making good progress. Most of the foundation has been laid and right now they are in the process of building retaining walls. He noted that the trail looks better in places where it’s farther off the road. Phase 2 of the trail will start from US-31 and make its way to Quarterline Rd.

Larry Levensgood- He attended a Lake Charlevoix Association meeting; the Association has been meeting with township boards and planning commissions about their programs and to encourage regulations on shoreline protection. They’ve hired a summer intern to work with property owners around the lake to give them ideas on ways they can help protect the shoreline. On April 19th, Larry attended the Local Emergency Planning Committee meeting and they discussed the Natural Hazards Mitigation Plan. They also had a table-top training exercise, which was a simulated fire at East Jordan Iron Works. On April 25th, Larry attended the Michigan Townships Association (MTA) Chapter meeting and the presenter was Bethany Whitley from the Northern Lakes Economic Alliance (NLEA), who spoke about the programs and services available to townships through NLEA. On April 21st, he watched the Master Citizen Planner Webinar on multi-modal transportation for attracting talent and jobs. The webinar spoke about young professionals preferring to have a variety of transportation options rather than only cars. In mid-May, Larry participated in the “Students Experiencing Lake Charlevoix” event. About 400 students, representing nearly all of the school districts in the county, took part in the event. One of the activities was measuring the visibility of the lake, which was about 40 feet deep; the water was very clear. Larry also reported that the Director of the Main Street Program in Charlevoix resigned recently, so they’re looking for a new person to fill the position. They’ve also been working with a consultant, who gave a presentation on May 26th on the Main Street marketing study, which focused on ways to attract new business to the community. On June 10th/11th the Household Hazardous Waste Collection event will be held. People need to call ahead for an appointment time to drop off items. They will not be accepting tires or mattresses at this event. Latex paint will now cost \$1 per can to recycle.

Michael Buttigieg- He also participated in the “Students Experiencing Lake Charlevoix” event. Event organizers tried to reach out to some of the home schooled students to attend the event without much success. He noted that Lake Charlevoix is very clear, but warned that heavy metals and chemicals may still be present in the water. The clarity of the water is due to the lack of biomass. Michael noted that Lake Charlevoix is in great condition based on a report by Tip of the Mitt Watershed Council. He also noted that the Household Hazardous Waste event times will be Friday, June 10th from 5 - 8:30 pm and Saturday, June 11th from 9 am - 1pm.

Patrick Howard- He commented on the new State of Michigan energy code in regards to new home construction, which will add almost \$50-\$75 per square foot to the price of a new home. The new energy code is driving up the cost of homes primarily due to the labor needed in sealing the wood framing of the structure as well as the additional insulation and the requirement for rigid ductwork in the heating system of the home. Patrick said, given the increased cost to build a new home, it would likely be decades in the future before a homeowner would see any savings resulting from energy efficiency.

County Commissioner Comments

Commissioner Reinhardt reported that he attended the Tri-County 911 meeting on June 1st. He also attended the Northern Counties Association meeting. He said the discussion didn’t go over well with the commissioners at the meeting with regards to what the speaker had to say about the Enbridge Line 5 pipeline thru the Straits of Mackinac. Commissioners from most of the member counties attended. The speaker was from F.L.O.W. (For Love Of Water), a group in favor of removing the pipeline, but she presented no alternatives for meeting our energy needs if the pipeline were to be removed. Reinhardt also said he read in the Petoskey News-Review that from Memorial Day to Labor Day, ten (10) teenage deaths a day will occur nationally from automobile accidents. The Road Commission has started construction on East Deer Lake Rd. and will then move on to Korthase Rd. and Ellsworth Rd. The first phase of construction will be completed on all three (3) roads prior to laying asphalt on any of them. Chairman Jason noted there has also been progress on US-131 construction.

Staff Comments

Kiersten reported on the following Planning Department activities in April and May:

- Boyne City to Charlevoix Trail project
 - Phase 1 - Construction is progressing; County Staff and the project engineers have been addressing individual property owner concerns as they arise
 - Phase 2
 - All of the permanent easement documents have been signed, notarized and recorded
 - Final plans and bid documents were submitted to the Michigan Department of Transportation (MDOT)
 - Waiting for one property owner to sign-off on a market analysis for the easement he donated for the trail
 - We hope to make MDOT’s July 8th construction bid letting
- Attended a Networks Northwest regional planners’ meeting and educational program on sign regulations on April 22nd in Traverse City

- The County Board made the Parks Millage Fund appropriations for this year at their April 27th meeting; Local units of government that received funding for their parks/recreation projects included:
 - Peaine Township: To develop a water trail system around Beaver Island
 - Village of Boyne Falls: For playground equipment at the Village park
 - City of Boyne City: For the Veteran’s Park Pavilion project
 - Boyne Valley Township: For improvements to the basketball court, re-establishing a skating rink, purchasing park benches and extending the fence between the play area and the street for safety purposes on the Township Hall property
 - City of Charlevoix: For wayfinding signs to direct the public to the parks and recreation areas in the city
 - City of East Jordan: For equipment to create a Movies-in-the-Park program for free outdoor family movie viewing once a month at Memorial Park; also, paving around the concession stand and restroom area at the Community Park to improve accessibility and public safety
 - Hayes Township: For handicapped accessible picnic tables for Camp Sea-Gull
 - Bay Township: For replacing the existing dock at the end of Sumner Road on Walloon Lake, and also to extend the existing dock at the end of Lake Street in Horton Bay on Lake Charlevoix an additional 20 feet
 - Evangeline Township: For handicapped accessible playset at Kim Park
 - Wilson Township: For paving the parking lot at Fall Park to improve accessibility
- Attended Parks Committee meetings on April 18th and May 16th
 - Whiting Park opened on May 6th – All electric sites were reserved for Memorial weekend and are already reserved for 4th of July weekend
 - Thumb Lake – The aquatic invasive plant Eurasian Watermilfoil has now spread to the east end of the lake near the County park; Lake Louise Christian Community has conducted annual monitoring and abatement efforts for the past 10 years; they’ve asked the County for funding assistance, as the County owns property on the lake; an information packet/funding request was recently provided to County Board members for consideration
- A 90th birthday ceremony was held for the Ironton Ferry on May 16th
- New County website: Completed the webpages for the Parks Department; Planning Department webpages were completed earlier this year; new website is planned to go online in early June
- Assisted Beaver Island with updating demographic data for their Master Plan Update
- Worked with Brian Kelly as well as Elizabeth from Networks Northwest on the map updates for the Future Land Use Plan

Future Land Use Plan Update - Review Vision Statement

Kiersten opened the discussion of the Vision Statement for the Future Land Use Plan Update, asking for input from Commission members on any changes needed. The Planning Commission briefly discussed the results of the online survey from 2015. Commission members thought much of the Vision Statement is still relevant. Chairman Jason commented that Charlevoix County is more of a residential resort community, so we may want to add verbiage to the Vision Statement to encourage more business and industry. Elizabeth Calcutt (from Networks

Northwest) noted that the Vision Statement could be modified to fit the ever changing landscape of the county. Bob Tidmore said the Vision Statement doesn't address the aging population and the future demand for services in the community. Elizabeth recommended keeping statistics and trends separate from the Vision Statement, noting that these are addressed in the County Overview section of the plan.

Offering another option, Elizabeth read a proposed introduction to the Vision Statement that she had prepared, which explained that the Vision Statement was developed as part of the original plan, it's based on visioning sessions and surveys conducted when the original plan was developed, and no major changes have been made to it. Elizabeth suggested keeping the Vision Statement largely as it is and only making minor revisions where needed, given that the other sections of the plan have already been updated to reflect current data, trends and the most recent survey results. The Planning Commission also discussed whether or not the date (2028) should be kept the same or changed to 2036 or removed altogether from the Vision Statement. The Commission leaned toward removing the date.

Kiersten suggested a few minor changes on page 3 of the Vision Statement. In the first paragraph, she recommended removing the specific reference to wind turbine generators because all towers could potentially interfere with scenic vistas. Michael Buttigieg suggested using the term "utility towers". Referring to the first paragraph under City and Village Centers, Kiersten also suggested we may not want to single-out specific land uses, such as "big-box stores". Planning Commission members discussed the issue of "big-box stores" and they still don't want to encourage them to be built at the edge of towns because this contributes to urban sprawl. Referring to the last paragraph under Natural Areas, Farm and Forest Lands, Kiersten also said the State of Michigan does not currently have funding for the Purchase of Development Rights Program. However, the State has an Agricultural Preservation Fund to help communities with their local purchase of development rights programs for preserving farmland and open space. Bob Tidmore suggested changing the reference to be State of Michigan programs.

Chairman Jason left the meeting at 8:10 pm. Vice Chairman Draves chaired the remainder of the meeting.

VI. Townships, Cities, MDEQ & Corps of Engineers Items

Charlevoix Township Proposed Rezoning

Kiersten reviewed the proposed rezoning of two (2) parcels, having property tax identification #15-004-034-002-15 and #15-004-034-002-20, from One & Two Family Dwelling District (R-2) to Industrial (I), and a portion of a third parcel, having property tax identification #15-004-028-004-20, from Industrial (I) to Mineral Resource District (MRD) in Charlevoix Township. The parcels are located on the south side of W. Carpenter St., west of Sheridan St./Norwood Rd. Kiersten said the Township is attempting to correct a recently identified error on the zoning map when it was originally adopted as part of a zoning ordinance update in 2002. The Planning Commission briefly discussed the proposed rezoning and had no issues with it.

MOTION by Larry Levengood to recommend approval of the proposed rezoning. Michael Buttigieg seconded the motion. Voice vote: all in favor. Motion passed.

VII. Any Unfinished County Business

Larry Levensgood raised the issue of the Farmland & Open Space Preservation Ordinance. Commissioner Reinhardt said there is support from Farm Bureau; he can bring up the issue again with them and also with the County Board. Commission members discussed the trend of the decreasing number of farmers in the county and nationwide.

VIII. Adjournment

MOTION by Bob Draves to adjourn the meeting. Michael Buttigieg seconded the motion. All members were in favor of the motion. Motion passed.

Vice Chairman Draves adjourned the meeting at 8:30 p.m.

Respectfully Submitted By,

Robert L. Tidmore
Secretary

RLT/kc