

Hillsdale County Planning Commission Minutes  
Monday November 21, 2016 1:30pm

Hillsdale County ISD Administration Building - 310 W. Bacon St. - Hillsdale, Michigan  
49242

1. Call to Order: Chair Alan Beeker called the meeting to order at 1:31pm.
2. Roll Call:  
Members Present: Chair Alan Beeker, Vice-Chair Gary Reppert, Sue Smith, Ned Bever, Fred Fowler and Ruth Brown. Chair Reppert declared a quorum present.  
  
Excused: Shelby Burlew  
Others Present: Nick Wheeler, Daryl "Skip" and Monica Miller
3. Approval of Minutes (May 16, 2016): Moved by Sue Smith and supported by Ned Bever to approve the minutes as written. Approved unanimously.
4. Approval of Agenda:  
Ned requested to add (2) PA 116 applications from Pittsford under "8. New Business b." Ruth requested to add under "8. New Business g." "Term Limits and Board Vacancies." Moved by Ned Bever and supported by Gary Reppert to approve the additional items to the agenda. Approved unanimously.
5. Public Comment:  
Daryl "Skip" and Monica Miller said that they had approached Somerset Township requesting rezoning of one parcel on East Chicago Road (US-12) from Agricultural to Light Industrial. Also, three parcels on Plaza Court (Lake LeAnn) requesting rezoning from Lake Residential to Light Industrial. "Skip" stated that he had purchased these properties with the intent of use for mini-warehouse/self storage units. Somerset Township referred the Millers to the Hillsdale County Planning Commission, however, Chair Beeker said that this was not an issue for this board, they should go before the ZBA. Suggestion was made to separate the US-12 parcel from the Lake LeAnn parcels and not request all for rezoning together. Chair Beeker said he would write a letter to Somerset Township in reference to whether these requests adhere to the Master Plan or not. The Millers described the problems they have been having and discussion ensued. Some people said that since the Millers had started this process there was an election and there is a new board in Somerset Township. No action taken and the Millers departed the meeting at 2:02pm.
6. Public Hearings: None
7. Unfinished Business: None

8. New Business:
  - a. Somerset Township Zoning Amendment Application #138: See "5. Public Comment."
  - b. PA 116 Applications Pittsford Township Enrollment -- Stephen VanderHoff (Section 24 T7S R1W 40 acres) (this was the result of the VanderHoffs divorce). Litchfield Township -- 2 applications from Todd and Christine Landis(Section No. 5 and Section No. 19) Ned Bever moved acceptance of all 3 applications, Gary Reppert supported, approved unanimously.
  - c. Hillsdale County ORV Ordinance: The Planning Commission members reviewed a letter from Ralph and Janice Strait, 315 Marshall Street, Litchfield. The Straits did not make a specific request in the letter but talked about golf carts and implied that golf carts should not be included in the ORV ordinance because, as stated in their letter, they do not think golf carts should fall into the same classification as other ORV's. Gary Reppert stated his opinion that golf carts should remain in the ordinance. Chair Beeker said that this was not a Planning Commission issue. Commissioner Welden said that the Straits live in his district (2) and he would follow up with them. No further action taken.
  - d. Master Plan Amendment to include Headwaters Recreational Authority's Recreation and Pathways Plan: Reference Commissioners Resolution 16-102 (10-25-16) approving amending the Master Plan to include Headwaters Recreational Authority's Recreation and Pathways Plan. Chair Beeker said this amendment is needed because of a state requirement when applying for grants. Nick said that the Commissioners can't amend the Master Plan by resolution, it should have come before the Planning Commission first, and there is also a process that involves notifying local jurisdictions (townships, etc.) Nick said the notification can be done electronically and then they can request a hard copy. They have a time period to review. Sue Smith moved approval of the proposed amendment to the Master Plan, Ned Bever supported, approved unanimously. Gary Reppert moved approval to start the process of notifying local jurisdictions. Fred Fowler supported, Approved unanimously. Nick and Alan will work together on this.
  - e. 2017 Budget Request: The 2016 Amended Budget was \$960.00. The 2015 Activity was \$83.25. Nick said that \$170 was spent on notices for public hearings for the Master Plan. We could have a public hearing in conjunction with a Commissioners meeting. Commissioner Welden said that the reason why he was here was to request a budget decrease because of decreasing revenue. The County needs to look at lessening expenses. Discussion ensued. Fred Fowler moved decreasing the budget from \$960 to \$400.00. Ned Bever supported, Approved unanimously. Commissioner Welden thanked the Planning Commission members for their cooperation.
  - f. 2017 Meeting Schedule: Chair Beeker asked if we would like to go back to meeting monthly or remain every other month. Concensus was remain every other month. Ruth asked if 1:30, being the middle part of the day, was one of

the reasons we have struggled to reach quorum and asked if early morning/late afternoon or evenings would work better for people. Consensus was to change the meeting times to 1:00pm (nearer lunch hour). Members asked Ruth to call on the Thursday or Friday before the Monday meeting (not Monday morning).

- g. Term Limits and Board Vacancy's: Ruth distributed copies of the term limits grid, also, copies of the new term limits for county board appointments. Copies of the new Planning Commission ordinance that was passed with a sunset date of 7-1-21 were given to Chair Beeker and Fred Fowler who were absent when they were distributed at the May meeting. Quorum is 5 not counting Nick. We have 2 open seats: Education (was Mike Potts) and Citizen-At-Large (was Christine Bowman). Sue said she would ask Ronna Steel (ISD Supt.) about the Education seat. Fred and Ned both said that they had been serving for much longer than the term limits grid indicated. Fred said he thought he had term-limited off. Ruth said she would follow up and look further back in board appointment resolutions to see if when they began their terms could be determined. Discussion was that openings could be posted on the county website.
9. Any other Business/on-going business: Chair Beeker said that he will be offering a Land Division Act class which is a 6 hour class for assessors certification, also applies to those in zoning or planning. Cost and date of class TBA. Alan also said the Citizen Planner course is available as a live webinar, check MSU Extension website.
10. Public Comment: None
11. Communications: Public Notice -- Adams Township This was for a meeting that took place in July 2016.
12. Adjournment: Ned moved and Sue supported adjournment at 2:58pm. Meeting adjourned at 2:58pm.

Next Meeting: Monday January 23, 2017 (4th Monday) at 1:00pm at ISD (Note time change to 1:00pm)

Respectfully Submitted,

Ruth Brown, Hillsdale County Commissioner