

**Hastings Charter Township
Barry County
Rutland Charter Township
Carlton Township
City of Hastings
Joint Planning Committee**

Draft Meeting Minutes

July 19, 2010

Members Present: Haywood, McManus, Carpenter, Medendorp, Warren, Wiswell, Mansfield, Brown, Redman, Carr.

Members Absent: Lenz, Miner, Jasperse.

Ex-Officio Members Present: Stolsonburg, Byrnes.

Ex-Officio Members Absent: None.

Others Present: Hatfield

The meeting was called to order at 6:00 p.m. by Chairman Carr.

Carr asked for comment regarding the minutes of the June 21, 2010 meeting of the Joint Planning Committee, the draft agenda for the July 13, 2010 meeting of the Rutland Township Planning Commission, the draft minutes of the June 16, 2010 meeting of the Rutland Township Planning Commission, and the draft minutes of the July 6, 2010 meeting of the City of Hastings Planning Commission. No comment was forwarded.

Motion by Redman, second by Brown to approve the minutes of the June 21, 2010 meeting of the Joint Planning Committee as presented, and to receive and place on file the draft agenda for the July 13, 2010 meeting of the Rutland Township Planning Commission, the draft minutes of the June 16, 2010 meeting of the Rutland Township Planning Commission, and the draft minutes of the July 6, 2010 meeting of the City of Hastings Planning Commission.

Motion carried.

Carr asked for additions or changes to the draft agenda for tonight's meeting. No requests for changes to the agenda were forwarded. Motion by McManus, second by Warren to approve the agenda for tonight's meeting as presented.

Motion carried.

Carr asked for comment from the public.

Byrnes questioned what improvements were taking place at the existing Wal-mart facility in Rutland Township. Haywood stated that the facility was undergoing extensive interior renovation. Haywood stated that Wal-mart planned to invest \$1 million in interior improvements.

Carr introduced Ken Bosma of the engineering firm Prein and Newhof. Bosma stated that he was intrigued by the work of the JPC, and wished to learn more about the group's work. Bosma stated that his firm may be able to assist the JPC with future work.

Carr asked for updates from those present regarding projects within their respective jurisdictions.

McManus reported that activity in the Barry County Planning Department was increasing. McManus stated that the Planning Commission would be completing a final site plan review for a doctors office in Delton at this month's meeting. McManus stated that the Commission would also be reviewing a new business in the Lake Odessa area. McManus stated that the Commission would also be reviewing several requests for special condition permits.

Carpenter stated that there were now 34 or 35 connections to the new Leach / Middle Lakes' sewer system. Carpenter stated that the work was going very well. Wiswell stated that he had heard numerous compliments regarding the project from homeowners on the lakes. Carpenter stated that Hastings Township and the City of Hastings were very good to work with.

Haywood stated that the Rutland Township Planning Commission would be reviewing their keyholing ordinance, and developing a plan to address concerns related to that ordinance. Haywood stated that the Commission would also be reviewing regulations related to electronic signs at their next meeting.

Mansfield stated that the City's Planning Commission had granted approval of a site plan for a proposed O'Reilly's Auto Parts Store at the site of the old Arby's Restaurant at their July meeting. Mansfield reported that the City was also reviewing draft ordinances regulating electronic signs, medical marijuana, and the zoning districts in the downtown.

Carr introduced discussion regarding Barry County's response to inquiries related to the Joint Land Use Plan. McManus stated that the County had suspended their response pending the current efforts by the JPC "Working Group" to develop an agreement to provide urban services across jurisdictional lines.

Carr stated that the draft Rutland Township ordinance amendments to implement the directives in the Joint Zoning Overlay developed by the JPC would be considered by the Rutland Township Planning Commission at their next meeting.

Carr reported that the JPC Working Group had met the previous week with Gerald Fisher, the facilitator hired by the JPC to assist the working group in the development of an intergovernmental urban services agreement. Carr reported that Fisher had also met with the Rutland Township Board of Trustees and the Hastings City Council. Carr stated that the initial meeting was productive, and that the parties shared information and opinions regarding how the intergovernmental agreement should be structured. Mansfield stated that he too felt that the initial meeting had been productive, and looked forward to receiving Fisher's written report based on the input he received at the meeting. Carr stated that the working group would be meeting again as soon as Fisher completed the report.

Carr asked Brown to provide a report regarding the efforts of the JPC Education Committee. Brown stated that the Committee had not met, but that there had been a nice article in the Banner related to the work of the JPC.

Carr asked Redman to report on the work of the JPC Website Committee. Redman stated that the website was now fully operational. Redman stated that the website was very accessible using a variety of different search engine query descriptions. Redman stated that the website was also linked to a variety of external sites.

Carr asked Mansfield to report on the status of the EPA Brownfield Grant Program. Mansfield stated that SME continued to work on the previously approved sites. Mansfield stated that no new applications for work under the grant had been

approved, but that the Hastings City / Barry County Airport had submitted an application that was currently under staff review.

Carr stated that he had not yet circulated the Addendum No. 1 to the JPC's Intergovernmental Agreement to change the name of the JPC to the Joint Planning Allowance to obtain the necessary signatures on that addendum. Carr stated that he would do so the following morning.

Carr introduced discussion regarding the list of tasks identified by the JPC for completion in 2010. Carr stated that the JPC was working on many of the tasks currently, but recommended that task 5 be removed from the list.

Carr stated that he did not have any additional information related to funding for the work of the JPC. Carr stated that he would explore possible funding opportunities with Ken Bosma of Prein and Newhof.

Carr asked for additional comment from anyone in attendance. No additional comments were forwarded.

Carr asked for additional comments from the members of the JPC.

Mansfield stated that he wished to ensure that the JPC had been appropriately informed regarding the City's adoption of the R-1A Zoning Ordinance. Mansfield stated that this ordinance had been drafted and adopted to achieve the objectives in the Joint Master Land Use Plan. Mansfield stated that the R-1A Zoning District had been created to allow additional denser residential development within the City, including areas that were previously zoned R-R and R-S (lower density residential). Mansfield stated that it was not yet clear what formal process the JPC wished to use for formal review of such amendments by the JPC, but that he wanted all parties to be fully aware of any zoning changes on behalf of the City. Carr stated that the City's proposed R-1A zone had been presented to the JPC on numerous occasions in the past, but that the JPC could review the proposed R-1A zone again if they wished.

Wiswell questioned the status of the hotel project in Rutland Township and stated that he believed that construction of the hotel was extremely important for the area. Carr stated that he did not have anything new to report. Many members of the JPC offered comments in support of the hotel project.

Carr asked for additional comments from the members of the JPC. No additional comments were forwarded.

Motion by Wiswell, second by Brown to adjourn at 7:00 p.m.

Motion carried.

Submitted by:

Jeff Mansfield
Secretary