

## Alamo Township Planning Commission Minutes

A regular meeting of the Alamo Township Planning Commission was held Tuesday  
July 6, 2010

Chairman Goyings called the meeting to order at 7:00 PM with the Pledge of Allegiance. The following members were present: Paula Baker, Karen DeVries, Ron Feniger, Helen Goyings, Belden Smith, Al Sweitzer, and David Veenstra.

Also present: Mr. (Jessie) Balwinder Singh, Township Supervisor Robert Vlietstra, and Deputy Supervisor Barbara Fisher.

**PUBLIC HEARING - LUP UPDATE:** At 7:02 PM, Chair Goyings opened a Public Hearing on the update to the Alamo Township Land Use Plan. Township Deputy Supervisor B. Fisher, who has done nearly all of the office work on the update, provided several last minute minor corrections and additions to the text of the update.

Page 7: Add "across years" after "ranges" to the chart regarding household members and age ranges.

Page 5: Public School System. Strike "Although also not located in the Township". Add "None of the actual buildings are located within Alamo Township" to the end of the paragraph.

Strike "In 2000, the Township Supervisor set up office space in the north meeting room of the Township Hall and began limited office hours". Add "to that of the Supervisor" following "added".

Page 4: Last sentence on page: following "Respondents", add "to the 2010 survey".

Page 3: Update various years and counts.

Page 2: Groundwater Resources: First sentence, change "from" to "since".

There being no other public comment, the Public Hearing was closed at 7:10 PM.

A motion was then made by R. Feniger, and seconded by K. DeVries to accept the text of the Land Use Plan Update with the corrections and additions offered by Deputy Supervisor B. Fisher.

Roll Call Vote: : Paula Baker, yes; Karen DeVries, yes; Ron Feniger, yes; Helen Goyings, yes; Belden Smith, yes; Al Sweitzer, yes; and David Veenstra, yes.

**Motion passed.**

AGENDA: Chair Goyings added two items to the agenda; the Agricultural Lot Size Committee Report, and discussion of the next Land Use Plan Update which will be expected in 2013.

MINUTES: There was a motion by K DeVries to approve the minutes of the previous meeting held June 1, 2010. Motion was seconded by P. Baker. In discussion P. Baker suggested that the actual decision to move the August and November meetings to the fire hall be mentioned, and that the words "and industrial" be included in the motion to change map 10. H. Goyings asked that the Brad Neumann presentation be included as a separate agenda item in the minutes, that the spelling of Mr. Neumann's name be corrected, that the spelling of Mr. Balwinder Singh's name be corrected, and that there were no Citizen Comments. There being no objection to the requested corrections the **motion to approve carried** by unanimous voice vote.

CITIZEN COMMENT-NON-AGENDA ITEMS: None

TRAINING UPDATE: H. Goyings and B. Smith will be attending the "2010 Summer Evening Planning & Zoning Update" to be presented by the Michigan Townships Association at the Holiday Inn, Battle Creek on July 13.

REZONING REQUEST: A request, with fees paid, to consider a rezoning of land in the South East corner of Section 13 from I-2 Industrial to C-2 commercial, made by Mr. (Jessie) Balwinder Singh, was accepted by the Planning Commission. A motion to set a Public Hearing date to coincide with the August meeting of the Planning Commission was made by A. Sweitzer and seconded by R. Feniger. In discussion P. Baker pointed out that if the applicant intends to sell alcoholic liquors then a separate request for a Special Exception Use Permit would have to be submitted to the township.  
**Motion carried** by unanimous voice vote.

OUTDOOR BOILER ORDINANCE: The commission reviewed the June 7 draft revision of the Alamo Township Outdoor Furnace Ordinance prepared by Attorney R. Soltis (anticipated to be Ordinance 59-M). A motion for the Planning Commission to hold a Public Hearing on the proposed ordinance coincidental with the August 2010 meeting was made by H. Goyings and seconded by D. Veenstra.  
**Motion carried** by unanimous voice vote.

ACKNOWLEDGEMENT: motion was made by P. Baker and seconded by K. DeVries to include in the Land Use Plan Update a special acknowledgement of the work done by Deputy Supervisor Barbara Fisher.

In discussion unanimous appreciation was felt for the great effort that Deputy Supervisor Barbara Fisher has made in the gathering and analysis of data, statistics, and general information; collation of the township survey results; periodic reports to the commission; and in the preparation of the many drafts of the update for commissioners review. Thank you Barbara.

**AGRICULTURAL LOT SIZE COMMITTEE REPORT:** A motion to accept the report and attach the report to the minutes was made by P. Baker and seconded by B. Smith. In discussion there remains concern that the commission must do all it can to preserve the rural nature of the township, and that appropriate and creative regulation of residential land use in the Ag district is critical to that goal. It was determined by consensus that the committee should extend their work with special emphasis on effort to encourage clustering where large acreage cropland parcels in the Ag district are at risk of conversion to residential use. **The commission plans to revisit the issue in January.**

**Motion carried** by unanimous voice vote.

**2013 LAND USE PLAN UPDATE:** Chair Goyings said that considering the time it took to assemble the latest update to the Land Use Plan, we should continue immediately to keep our maps and basic studies current and updated.

P. Baker stated that she will be unable to attend the August meeting.

**ADJOURN:** At 8:25 PM motion was made by P. Baker, seconded by K. DeVries to adjourn. **Motion passed** on a voice vote.

Belden Smith Secretary