

KMCPC Members:

Neil Sikora - Chair, Joseph Hohler III - Vice Chair, Steven Cook – Secretary,
John Gisler - Commissioner Liaison, Joel Amos, Vince Carahaly,
Martin Janssen, Heather Riccketts, Herman Smith, Jon Start, Vacancy

KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

MEETING DATE: Thursday, August 6, 2015
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207
Kalamazoo, Michigan 49007
TIME: 7:00 p.m.

AGENDA

- I. Call to Order**
- II. Approval of Minutes:**
May 7, 2015 Meeting minutes
- III. Citizens' Time** (for items not on the agenda)
- IV. New Business:**
 1. Richland Township 2035 Master Plan - proposed
Staff Review – Action item
 2. Notice of Proposed Railroad Positive Train Control (PTC) Communication
Monopoles. Staff Review – Action item
- V. Other Business/discussion:**
 1. Update on potential Kalamazoo County Master Plan
- VI. Report from Parks Commission/Liaison Joel Amos**
- VII. Correspondence:**
 1. City of Kalamazoo: Notice of Intent to prepare a Master Plan Update
- VIII. Other**
 1. Farmland Preservation ordinance
- IX. Adjournment**

***PLEASE CONFIRM YOUR ATTENDANCE OR ABSENCE
BY EMAIL LMJARN@KALCOUNTY.COM
OR PHONE 269-384-8115***

Next Scheduled KMCPC Meeting: Thursday, September 3, 2015

Co/City/Vil/Twp	Item Number	Item Name	Date Received	KMCPC Review Date
Kalamazoo Charter Twp	2013-1	Notice of Intent to Plan – minor amendments to Master Plan re: zoning	06/19/2013	10/03/2013
Portage City	2013-2	Notice of Intent to Update Comprehensive Plan	08/19/2013	10/03/2013
Richland Twp	2013-3	Land Use Plan (Master Plan) Amendment	09/20/2013	10/03/2013
Van Buren County	MP 2014-1	Master Plan 2013-2017 Amendment	12//09/2013	02/06/2014
Texas Twp	MP 2014-2	Master Plan Amendment	02/18/2014	03/06/2014
Comstock Twp	MP 2014-3	Master Plan Amendment	04/14/2014	05/01/2014
Cass County	MP 2014-4	Master Plan for Cass County	02/28/2014	05/01/2014
Vicksburg Village	MP 2014-5	Notice of Intent to Update the Village of Vicksburg Master Plan	04/23/2014	02/05/2015
Texas Twp	MP 2014-6	Master Plan Update (5-year)	04/18/2014	06/05/2014
Portage City	MP 2014-7	Master Plan Update	05/02/2014	06/05/2014
Kalamazoo Twp	MP 2014-8	Master Plan Update	05/02/2014	06/05/2014
Leroy Twp, Calhoun County	MP-2014-9	Master Plan Update	04/29/2014	06/05/2014
Schoolcraft Township	MP-2014-10	Proposed Amendment to Future Land Use Map (Master Plan Map 8)	06/10/2014	07/17/2014
Alamo Twp	MP-2014-11	Alamo Township Land Use Plan 2013 Review (1998 Land Use Plan amended 2003 and 2010) <i>Notice of intent received 12/02/2010.</i>	08/22/2014	09/04/2014
Comstock Twp	MP-2015-01	Notice of Intent: Comstock Master Plan Update	12/18/2014	TBD
Ross Twp	MP-2015-02	Master Plan Future Land Use map amendment	12/01/2014	01/08/2015 (mtg cancelled)
Village of Richland	MP-2015-03	Master Plan Future Land Use map amendment	01/27/2015	02/05/2015
Schoolcraft Twp	2015-04	Future Land Use Plan Map Amendment	04/20/2015	05/07/2015
City of Kalamazoo	MP-2015-05	Notice of Intent: City of Kalamazoo Master Plan Update	07/06/2015	TBD
Richland Township	MP-2015-06	2035 Master Plan (Master Plan Update)	06/23/2015	08/06/2015

KMPC Members:
Neil Sikora, Chair
Joseph Hohler III, Vice-Chair
Steven Cook, Secretary
John Gisler, Commissioner Liaison
Joel Amos
Vince Carahaly
Martin Janssen
Jack Mekemson
Heather Ricketts
Herman Smith
Jon Start

Minutes

Kalamazoo Metropolitan County Planning Commission Meeting of Thursday, May 7, 2015

MEMBERS PRESENT: Joel Amos, Vince Carahaly, John Gisler, Joseph Hohler III, Jon Start,
Herman Smith
MEMBERS EXCUSED: Martin Janssen, Jack Mekemson, Steven Cook, Heather Ricketts, Neil
Sikora
OTHERS PRESENT: Lotta Jarnefelt

I. Call to Order

Vice Chair Hohler called the meeting to order at 7:04 pm in Room 207A at the Kalamazoo County Administration Building at 201 W. Kalamazoo Ave, Kalamazoo MI 49007.

II. Approval of Minutes

The Commission reviewed the minutes of the last regular meeting held on April 2, 2015. On a motion made by Mr. Smith and seconded by Mr. Amos, the Commission approved the minutes from the meeting.

III. Citizens' time

There were no citizens present.

IV. New Business

1. Schoolcraft twp: Future Land Use Plan Map Amendment. Staff review - Action Item.

Ms. Jarnefelt presented a staff review of the Map amendment application.

The subject property consists of three parcels in the southwest ¼ of section 13 in Schoolcraft Twp, located between the railroad and E W Ave. It is approximately 64 acres total. The request is for the property to be changed from a Rural Preservation to an Industrial classification in the Future Land Use Map.

The subject area is zoned as RR-Rural Residential on the Zoning map effective 08/29/2012. Sometime between 2003 and 2012, the zoning was changed. An older version of the zoning map, effective 08/24/2003, shows the subject property as Manufacturing Industrial District. Soils are mainly not considered prime farmland soils.

The Future Land Use Map amendment request is to support the applicant's related request to rezone the property from the existing RR-Rural Residential to the LI-Local Industrial District zone.

The Future Land Use Map of the Village of Vicksburg shows the areas surrounding the subject property as Industrial and Residential to the north, Enterprise Development to the east (the Fox Paper mill), Public/Quasi-public to the south (the wet area) and Contemporary Residential also to the south.

The property to the east of the subject area is the abandoned Fox Paper Mill, which is a brownfield and in the process of potentially being developed.

ON A MOTION MADE by Mr. Amos and DULY SECONDED by Mr. Carahaly, the Planning Commission UNANIMOUSLY RECOMMENDED APPROVAL of the proposed amendment to the Future Land Use Plan map and determined that it is CONSISTENT with the planning and zoning of the neighboring governmental units in Kalamazoo County.

V. Other Business/discussion

1. Discuss creating a Kalamazoo County Master Plan.

Ms. Jarnefelt mentioned that a request for Capital Improvement Program funding for 2016 had been submitted by the Planning Department to cover part of the cost of producing a County Master Plan. The idea of producing a Master Plan has been discussed in the KMCPC meetings, but any plans to create a Master Plan are tentative. Allegan County's scenario was discussed. Grand Traverse County's approach to a Master Plan was seen as a good approach. A focus on inventory of countywide resources and a compilation of existing local plans is recommended. Informal discussions about plan to continue. Reaching out to local units was recommended before any formal decisions are made. An outline of a table of contents, how the Master Plan would be helpful and GIS opportunities were also discussed.

VI. Report from Parks Commission liaison Mr. Amos:

Mr. Amos gave a brief update on items discussed at the Parks Commission meeting that afternoon. Reported that the extension of trails had been discussed and bids were accepted for new livestock barn at the Expo center. Also issues with people doing metal detecting in the County parks was discussed.

VII. Correspondence

1. Ms. Jarnefelt noted that the Notice about the June 1, 2015 public hearing regarding the Schoolcraft Township Future Land Use Plan map amendment was received after the KMCPC May 7 agenda had been emailed.

VIII. Other

It was reported that Mr. Mekemson has had serious health issues. A card will be sent to him by Ms. Jarnefelt in the name of the KMCPC members.

IX. Adjournment

The meeting was adjourned at 8:10 pm.

Respectfully submitted, L. Jarnefelt

Next scheduled KMCPC Meeting is Thursday, June 4, 2015.

KALAMAZOO COUNTY PLANNING STAFF REVIEW
Richland Township 2035 Master Plan Update
Case No. MP 2015-6 – August 6, 2015 KMCPC review

RICHLAND TOWNSHIP MASTER PLAN UPDATE

Richland Township master plan process follows the standard planning process with the required public hearing and adoption procedures, but the township has also undertaken it as a 3-year process in order to gain as much public input as possible. Changing issues often lead to plan modifications, in this case the results of the public survey, focus on non-motorized transportation and change in the ownership of the golf course. Also state guidelines for agriculture have changed since the planning process started. The plan states that ultimately, the plan serves as the foundation for zoning and seeks to balance out the preservation of open space and agriculture with the demands for new residential and business development.

POPULATION UPDATE

The population of Richland Township in the 2010 Census was 7,580. The 2000 population was 6,489; the population grew by 17% in 10 years. By comparison, the State population fell by nearly 1% from 2000 to 2010. Compared to population changes in the surrounding townships, Richland township appears to be one of the more attractive places for new development potential.

GOALS & OBJECTIVES

The goals and objectives define the direction based on the cumulative analysis of the prior plan elements. The elements are the *Demographic Profile*, *Geographic profile*, *Existing Land Use*, *Development Trends* and the *Community Survey*. These transition to the *Future Land Use* element of the plan, and ten objectives then become the proposed actions in the *Implementation*, the final element of the plan.

The goals themselves are familiar from many master plans: preserve and protect natural features and open land, support agriculture, provide a range of housing alternatives, provide for a mix of commercial development, and new ‘light’ or service oriented industrial development.

FUTURE LAND USE PLAN

The Future Land Use Plan, or Proposed 2035 Land Use Plan as it is called in this plan, shows the township mainly in the Agricultural land use category, with some residential development in a wide swath along the Gull Road axis and around Gull Lake. Closer to the intersection of Gull Road and G Avenue (the southern boundary of the Township) there is some Industrial and Commercial land use designations. Some Medium Density Residential land use is scattered through the Low Density Residential areas to the north, east and south of the Village of Richland, as well as in the southwestern most corner of the Township

NEIGHBORING COMMUNITIES

The neighboring communities are Ross Twp to the east, Comstock Twp to the south and Cooper Twp to the west. Barry County’s Prairieville Township borders the township to the north except for a half a mile stretch in the northwestern corner that borders Barry County’s Delton Twp.

Future Land Use maps were not available for Ross Twp and Cooper Twp, but reviewing the Generalized County Zoning map on the County mapping website shows compatible agricultural and residential zoning along the borders of Richland township and these two townships.

Comstock Twp Future Land use map shows mainly compatible land use categories with Richland Twp. Along G Avenue between 28th and 31st Street, the future land use in Richland Twp is Industrial and on the south side in Comstock Twp it is Agricultural and Low Density Residential. Richland Twp does have a strip of Recreation/Open space land use along the north side of G Ave to act as an apparent buffer for this situation.

A Future Land Use map could not be located for Prairieville Twp to the north, but their Zoning map shows compatible Agricultural and Residential Zoning along the border with Richland Twp.

One area of concern is the overlapping of Planned Industrial land use and the Northerly Wellhead Protection Limits. In the text of the plan, it is made clear that the wellhead protection area should be designated as Recreation/Open Space to preserve the area (page VII-1, Recreation/Open Space, Objective 1.) This concern should be forwarded to the Richland Twp Planning Commission for review/edit.

RECOMMENDATION

The Richland Township 2035 Master Plan will provide a guide to planning and zoning in Richland Township. Based on the above comments and review, staff recommends the requested Township Master Plan be considered CONSISTENT with the planning and zoning of the neighboring units of government on the condition that the concern of the wellhead protection area gets addressed by the Richland Township Planning Commission.

Staff's letter reporting the recommendation from KMCPC to the township will include this question.

KALAMAZOO COUNTY PLANNING STAFF REVIEW – 08/06/2015
Positive Train Control /PTC monopole review

LOCATION

The subject area is the railroad and its right-of-way in Kalamazoo County that runs diagonally across in a northeast-southwesterly direction starting from Climax Village and through parts of the townships of Climax, Pavilion, Brady, Schoolcraft and Prairie Ronde

ANALYSIS

Public notice received regarding the Canadian National Railway (CN) subsidiary, GTC Spectrum Corporation (GTC) planning to install 11 new 60-ft tall folding monopoles within the right-of-way of GTC Railroad. The monopoles are part of the implementation of the new PTC (Positive Train Control), mandated by US Congress to enhance train safety on all Class 1 railways in the US. The poles are similar to telephone poles, with equipment on them to help control various aspects of safety and speed of the trains.

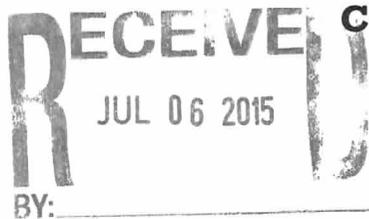
Maps of each location, two overview maps of all 11 pole locations and sample photos of the poles were provided by Golder Associates, the consultant for this project. The monopoles will be installed within the previously-disturbed railroad right-of-way.

These processes require notification of local government. Public notification is provided through an advertisement in a local periodical.

The KMCPC's comments regarding potential effects on Historic Properties is requested as required by the Advisory Council on Historic Preservation.

CONCLUSION

Based on a review of the proposed project, staff has no knowledge of adverse effects on Historic Properties. Notification was forwarded to each local township supervisor and the Clerk of Village of Climax with encouragement to contact either the County Planning Department or Golder Associates with any concerns.



Community Planning and Development

415 Stockbridge Avenue
Kalamazoo, MI 49001
(269) 337-8026
Fax (269) 337-8513
www.kalamazoocity.org

Planning Contact for the City of Kalamazoo:

June 29, 2015

Rebekah Kik, City Planner

kikr@kalamazoocity.org

(269) 337-8893

In accordance with Michigan Public Act 110 of 2006 and related amendments, when a city is intending to prepare a master plan update, it must notify by first class mail any city, village and township located within or contiguous to the city and also the county planning commission. The notice must occur in advance of the formal planning process of the first public meeting. This same notice must also be sent to any railroad company and public utility that registers for such a notice with the city. The notice of intent to plan should note that the city is beginning a planning process and request cooperation and comments from adjacent communities. The following notice has been posted with the City Clerk's Office of the City of Kalamazoo and at the Kalamazoo Public Library. The notice has also been posted on the city's web site at www.kalamazoocity.org.

NOTICE OF INTENT TO PREPARE A MASTER PLAN UPDATE KALAMAZOO, MICHIGAN

In accordance with the requirements of Michigan's Public Act 110 of 2006 and related amendments, this is to notify you that the City of Kalamazoo, Michigan is initiating the process to complete a Master Plan Update for the City.

The City is asking for your cooperation and assistance in this process. Specifically, we would like to ask for copies of your current Master Plan, or the status of any updating process you may be undertaking, as well as a copy of your current Zoning Ordinance and map. In addition, we would like to know if you have any thoughts, concerns, or issues you feel should be addressed in this effort that would allow us to work more cooperatively with you in land use planning for our area, especially along border areas.

Later in the process, the City will be sending a draft copy of the Plan for your review and comment, as required by the Act. At that time we would appreciate your comments regarding the content of the Plan and how you feel it may affect planning efforts in your community.

The City of Kalamazoo thanks you for your cooperation and assistance. We would also like to take this opportunity to assure you of our cooperation in a similar fashion in any planning efforts you may choose to undertake in the years to come. Please direct any development correspondence or questions to: Rob Bauckham, Senior Development Planner, 415 Stockbridge Avenue, Kalamazoo, MI 49007 or by email at: bauckhamr@kalamazoocity.org.

Date: August 6, 2015
To: KMCP
From: Lotta Jarnefelt
Re: Farmland preservation ordinance notes

There is a group of people who have some interest in having Kalamazoo County pass a Farmland Preservation Ordinance. I have summarized here the items that the group has discussed. Some years ago (maybe 15?) the same effort was not successful and was voted down by the County Board. All Kalamazoo County's neighboring counties have a Farmland Ordinance in place. It has come to the group's attention that there are some major drawbacks in not having an ordinance – the County does not qualify for certain grants and funding that would potentially be available if the ordinance was in place.

As we have gathered information about what it would take to pass and administer an ordinance in Kalamazoo, many questions have come up and many advantages have been noted. The questions will have to be researched and answers found, and the benefits have to be substantiated with facts before the group is ready to propose the idea and have a chance of gaining support.

Here is a sampling of the questions:

- Is the County actually experiencing a loss of valuable farmland? Who conducted the study? Who paid for the Study?
- Is this an undue governmental influence on the private sector development industry? Will the County be seen as anti-development?
- Where will the money come to pay for development rights? General fund? Special voted millage?
- Is this a version of "corporate welfare" to pay a property owner to keep farming land he/she may really have no intention of selling?

Here is a sampling of benefits:

- Potential to get funding from organizations and foundations that support agriculture/environmental issues or other related (instead of passing a millage or asking County or townships for funds)
- No downside to passing ordinance even if there is no funding and limited activity – makes the County qualify for grants (still someone has to administer the program, though)
- Lots of economic benefits to agriculture that needs large land base
- Drives services to urban core that already has the infrastructure and utilities
- American Farmland Trust – website has studies that show how expensive it is to develop agricultural land (for residential use, for instance)
- When farmers get compensation, they tend to reinvest and scale up their operation. The program provides positive stimulation.
- Makes it possible/easier for the next generation to continue farming

Other items that have been discussed include the importance of agribusiness in Kalamazoo County, increased interest in farm tourism and the popularity of access to food grown locally.