

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

KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

MEETING DATE: Thursday, November 5, 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:**
October 1, 2015 Meeting minutes
- III. Citizens' Time** (for items not on the agenda)
- IV. New Business:**
 - 1. Climax Township: Review of Master Plan
 - 2. Comstock Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 14 and 13; applicant Nathan Mollberg. Staff review-Action Item
- V. Other Business/discussion**
 - 1. Commission Vacancy due to Resignation of Herman Smith
- VI. Report from Parks Commission**
- VII. Correspondence:**
- VIII. Other**
- IX. Adjournment**

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

Next Scheduled KMCPC Meeting: Thursday, December 3, 2015

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

Minutes

Kalamazoo Metropolitan County Planning Commission Meeting of Thursday, October 1, 2015

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

I. Call to Order

Chair Sikora called the meeting to order at 7:00 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 September 3, 2015. On a motion made by Mr. Hohler and seconded by Mr. Start, the Commission approved the minutes from the meeting. Chair Sikora thanked Chris Bessert for taking the minutes.

III. Citizens' time

No citizens were present.

IV. New Business

1. Brady Township: Request for review of Farmland and Open Space Preservation Act of 1974 (known as PA 116) application PA 116, Case Nr PA2015-2, in section 16; applicant Randy Richardson. Staff review-Action Item.

Staff presented a review of the PA116 application. Property is well suited for agricultural use based on soils and surrounding rural land use. However, based on the Future Land Use Map in Brady Township's Master Plan of December 1, 2009, the subject property is designated "Residential." This causes a conflict with the requested agricultural PA 116 designation. Also, some members saw the 90-year time span requested in the application as excessive, making potential needs to adjust the land use a challenge before the 90 years is up.

ON A MOTION MADE by Mr. Gisler and DULY SECONDED by Mr. Cook, the Planning Commission UNANIMOUSLY RECOMMENDED APPROVAL of the proposed PA 116 application, pending Brady Township's consideration of the staff's recommendation to align the Future Land Use Map designation to match the planned PA 116 defined agricultural use, and consider a lesser term than the 90 years applied for.

2. Report from Placemaking Strategy Development workshop on May 14, 2015 by Mr. Carahaly: The 3-hour workshop was arranged by MSU, Land Policy Institute, MSHDA, MSU Extension and Michigan Municipal league. Mr. Carahaly reviewed major points about information provided at the workshop relating to changes in population, employment, housing preferences etc that pertains to the concept of Placemaking. He will look into availability of hand-outs in electronic form for KMCCPC members, as the hand-outs contained a wealth of data.

V. Other Business/Discussion

Update on potential Kalamazoo County Master Plan.

Ms. Jarnefelt reported that the \$30,000 requested for a County master plan has been recommended by County administration for approval, but the 2016 County budget has not been finalized yet. Ms. Jarnefelt presented the idea of a County Master Plan to the township Supervisors at the Supervisors' meeting on August 19, and the idea was received well. Interim County Administrator Mr. Faul was present at the Supervisors' meeting and expressed his support for the project as well. Once funding has been approved, next steps will be to form a steering committee or work group, and start reviewing options for a consultant.

VI. Report from Parks Commission liaison Ms. Ammerman:

Ms. Ammerman was not present, no report.

VII. Correspondence

1. Climax Township: Notice of Intent regarding new Master Plan was received.
2. Kalamazoo Township: Email forwarded by Township Supervisor Ron Reid about installing and replacing telecommunications antenna on top of water tower. It is a request for information about potential effect of project on nearby historic sites. Ms. Jarnefelt communicated with Mr. Reid, and the Township had not identified any issues with historic properties in the vicinity of the water tower. The notice to KMCCPC was informational only.

VIII. Other

Mr. Start mentioned the Regional Prosperity Initiative (RPI) as an example of a regional planning incentive that is making participants get out of their silos and improving communication between the educational community, economic development, local government etc. Effective communication between businesses and schools is essential to better meet the demands of the job market.

IX. Adjournment

The meeting was adjourned at 8:00 pm.

Respectfully submitted, L. Jarnefelt
Next scheduled KMCCPC Meeting is Thursday, November 5, 2015.



Southcentral Michigan Planning Council

300 South Westnedge Ave · Kalamazoo, Michigan 49007

Phone: (269) 386-0409 · FAX: (269) 343-3308 · Email: adams@upjohn.org

November 5, 2015

Neil Sikora, Chair
Kalamazoo County Metropolitan Planning Commission
201 W Kalamazoo Ave
Kalamazoo MI, 49007

RE: Review of the proposed Climax Township Master Plan Review

Staff of the Southcentral Michigan Planning Council reviewed the recent draft of the Climax Township Master Plan. The review is based on the statutory requirement and best practices established by the planning community. Each section will contain an overview of the statutorily required elements of a master plan and then brief recommendations for improvements (if applicable).

Require Elements (chapters) of a Plan:

- **Introduction & Overview**

The Climax Township Master Plan contains an introduction that briefly outlines the planning process and history of the Township. The plan is focused on shaping the Township up to the year 2035; modern planning practice focuses more on outcomes rather than dates. I.e. if the Township has a desire to grow by 500 residents, the plan would make allocations for that growth regardless of the timeframe in which it occurs. This line of thinking allows the community to set priorities and design outcomes without the constraints of timelines.

The introduction could have explained the process a little better as well as taken the time to outline why the township is updating their master plan – even if it is just to fulfill the state requirement. Nonetheless, this section of the plan mostly fulfills the statutory requirements.

Typically, I like to structure an Introduction and Overview like this:

- Introduction
 - About the Planning Commission (*needs improvement*)
 - About the plan (*in section 1*)
- Overall Plan
 - Community wide goals (*addressed in section 5*)
 - How the Municipality work with other governments (*could not find any discussion on this topic, the Township should add some discussion about this topic to the plan*)
- Facts about the community
 - History (*addressed in section 1*)
 - Geography/topography and soils (*addressed in section 2*)
 - Demographic data (*addressed in section 3* – The data in this section is generally outdated, more up-to-date data from the American Community Survey is recommended. If the Township has an issue with the American Community Survey methodology, they should denote their objections*)

**The data in this section is generally outdated, more up-to-date data from the American Community Survey is recommended. If the Township has an issue with the American Community Survey methodology, they should denote their objections. There was no discussion on property values, income of*

the residents, commercial activity, education levels, occupations among several other common topic to master plan; the plan could easily included these items.

This plan places Public Input and Community Goals in a separate Chapter (Chapter 5). I typically include those items in the introduction, thus I will review them here. The input process was briefly described; the readers of the plan would benefit from an explanation of the efforts used to garner input and the methodology used in the survey. I feel as if several logical leaps are made, of which many readers may not have the ability to follow.

- **Land use plan**

This plan addresses the two parts typically contained in a land use plan (existing and future land uses) in three chapters (existing in section 4 and future in sections 6/7). The existing land use section also includes community facilities. The section is adequate but could have expounded on the existing conditions in neighboring jurisdiction and how they may (or may not) have influenced the existing land uses. Furthermore, a discussion of how neighboring land uses, the history of the Township, and soils could influence future land uses would have improved the future land use section (section 6).

According to the planning enabling statute, land use plan should consist of a map, classifications (zoning), and allocations of land (within reason) for:

- Agriculture
- Residences (with varying degrees of density, if needed)
- Commerce (retail, office, etc)
- Industry
- Recreation, tourism, resorts
- Public use (gov, schools, etc) and transportation facilities
- Soil conservation
- Open space, Forests/Woodlots & wildlife refuges
- Other uses and special purposes

In the future land use plan, this plan adequately addresses many of the required items; including all of the items that are reasonable to the Township. It also does well to explain each land use and how the Township could apply them. The maps also fulfill the statutory requirement. I would have liked to see a discussion on how other elements of the plan connect with, and influence, the future land use plan to make a more cohesive master plan.

- **Infrastructure**

A brief inventory and discussion of the infrastructure was included in section 2. This discussion was generally good and meets the state requirements. I would have like to see a like to see a more regional view of infrastructure since many folks frequently travel outside the township. Also, key elements of infrastructure are absent from the discussion (highways, airports, passenger rail, etc).

- **Redevelopment**

This topic was not covered in the master plan. The Township could have used this section to outline existing blight and/or underutilized properties in the Township as well as strategies in which they could have improved those properties. It would have been easy to include a map of Michigan Department of Environment Quality identified contaminated sites.

- **Zoning**

Zoning was included in the land use discussions (sections 4, 6, and 7).

- **Implementation Strategies**

The implementation section outlined a few strategies in which the Township could implement the plan. Unfortunately, the strategies are general and lack a specific connection to the goals in Section 5 (except for the open space goal). Each of the goals outlined in Section 5 should have a set of strategies that the Township could employ to accomplish those goals. This section is typically the “work plan” for a municipality, without specific actions, the value of the plan is diminished. A master plan should leave the reader with three general impressions, a sense of the community (introduction, community profile, existing conditions, existing land uses), where the community is going (goals, future land use), and how the community will arrive at its destination (implementation). A weak implementation plan does not give the community the specific directions to arrive at its desired destination.

The plan misses out on many opportunities to address unique issues in the Township through strategic planning and implementation strategies. It also misses out on setting forth a cohesive strategic vision for the Township. Finally, the plan completely lacks a regional perspective. While the plan meets most of the statutory requirements it could have amounted to much more.

Respectfully submitted,

Lee Adams, Director
Southcentral Michigan Planning Council



Southcentral Michigan Planning Council

300 South Westnedge Avenue · Kalamazoo, Michigan 49007

Phone: (269) 385-0409 · Fax: (269) 343-3308 · Email: adams@upjohn.org

November 5, 2015

Neil Sikora, Chair

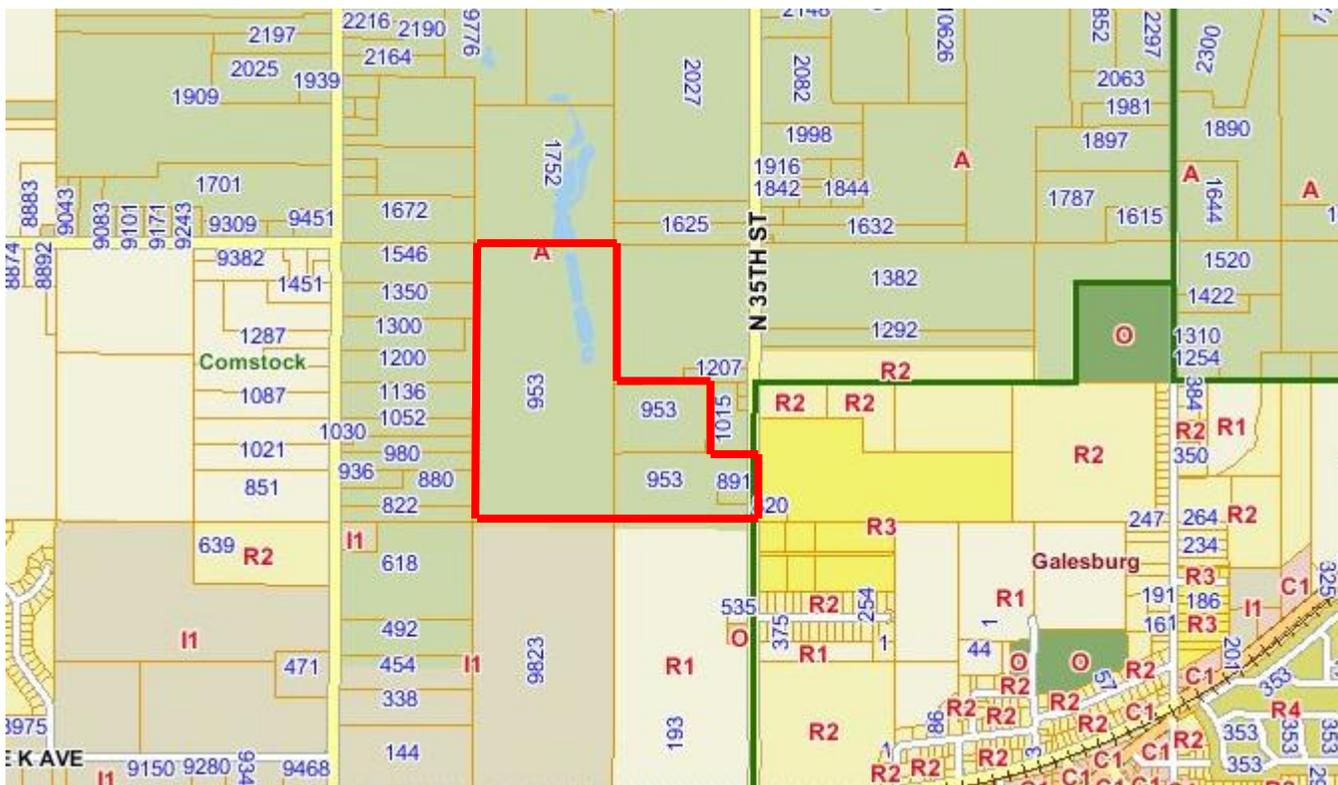
Kalamazoo County Metropolitan Planning Commission

201 W Kalamazoo Ave

Kalamazoo MI, 49007

RE: Review of the PA 116 Farmland and Open Space Preservation Program Application for 953 N 35th St, Comstock Township, Kalamazoo County

Upon careful review of the PA 166 Application I found the following:



The parcels included in the application (the property) are located in southeastern Comstock Township. Much of eastern Comstock Township sparsely populated and used heavily for agricultural purposes. Nonetheless, southeastern Comstock Township is more densely populated and home to more commercial and industrial land uses than other areas in Eastern Comstock Township; the City of Galesburg is lies directly east of the property. While Galesburg is a small city, its population is growing (albeit at a slow pace). In 1990, the city contained 1,875 residents, 1,988 in 2000, 2,009 in 2010, and 2,039 in 2014, according to the U.S. Census and American Community Survey. While the City of Galesburg is not a sprawling municipality, development over a 90 year period could bring about substantial changes to the City. Furthermore, future development pressure on the property is evidence by a housing development constructed in the mid-2000's located to the southwest.

The property is a fair amount of contiguous farmland and undeveloped woodland. Additionally some of the land that surrounds the property is farmland or undeveloped; as such the land to the north and west is zoned agriculture. Unfortunately, the parcels to the west are adjacent to lands zoned residential. Thus, the property is technically bordered by agricultural lands on two sides, but in reality only bordered by agriculture lands to the north and northeast.

It is reasonable to expect that the property will see significant development pressure at some point within the next 90 years. The population in the City of Galesburg is expanding and it could continue to expand westward over time. Furthermore, 35th St directly connects to an I-94 interchange, thus making it attractive to residential, commercial, or industrial development. Nonetheless, one of the parcels (07-14-230-012) is more protected from development as it is home to wetlands and buffered by agriculture lands on three sides. As a whole the property is fairly susceptible to development over time.

Respectfully submitted,

Lee Adams, Director
Southcentral Michigan Planning Council