

KMCPC Members:
Neil Sikora - Chair, Joseph Hohler III - Vice Chair, Steven Cook – Secretary,
John Gisler - Commissioner Liaison, Joel Amos, Vince Carahaly,
Martin Janssen, Heather Ricketts, Jon Start, 2 vacancies

KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

MEETING DATE: Thursday, April 7, 2016
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. Members Excused**
- III. Approval of the Agenda**
- IV. Approval of Minutes:**
March 3, 2016 Meeting minutes
- V. Citizens' Time** (for items not on the agenda)
- VI. New Business:**
 - 1. KMCPC term re-appointments: Joel Amos and Steven Cook
 - 2. Two vacancies: staff update
 - 3. Election of officers: Chair, Vice-Chair and Secretary
 - 4. Appointment of Parks Commission liaison
 - 5. Pavilion Twp, Sec 34: Notice of Proposed Railroad Positive Train Control (PTC) 180 ft Lattice Tower – Action Item
- VII. Other Business/discussion**
 - 1. County Master Plan project update and approval to submit RFP
- VIII. Correspondence**
 - 1. Received: Notice to prepare an update to the City of Battle Creek's Master Plan
 - 2. Replacement pages for Zoning Ordinance binders – Brady Twp
- IX. Other**
- X. Adjournment**

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

Next scheduled KMCPC meeting: Thursday, May 5, 2016

Co/City/Vil/Twp	Item Number	Item Name	Date Received	KMCPC Review Date
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
Climax Township	MP-2015-07	Notice of Intent: Climax Township Master Plan	08/18/2015	TBD
Climax Township	MP-2015-07	Climax Township 2035 Master Plan	10/23/2015	11/05/2015
City of Battle Creek	MP-2016-01	Notice of intent: City of Battle Creek Master Plan Update	03/17/2016	TBD

KMCPC Members:
Neil Sikora, Chair
Joseph Hohler III, Vice-Chair
Steven Cook, Secretary
John Gisler, Commissioner Liaison
Joel Amos
Vince Carahaly
Martin Janssen
Heather Ricketts
Jon Start
Vacancy 1
Vacancy 2

Minutes

Kalamazoo Metropolitan County Planning Commission (KMCP) Meeting of Thursday, March 3, 2016

MEMBERS PRESENT: Joel Amos, John Gisler, Vince Carahaly, Steve Cook, Joseph Hohler III, Martin Janssen, Neil Sikora
MEMBERS EXCUSED: Jon Start, Heather Ricketts (and 2 Vacancies)
OTHERS PRESENT: Lotta Jarnefelt, Director of County Planning Dept.

I. Call to Order

Chair Sikora called the meeting to order at 7:02 pm in Room 207A at the Kalamazoo County Administration Building at 201 W. Kalamazoo Ave, Kalamazoo MI 49007.

II. Members Excused

Mr. Start and Ms. Ricketts were excused.

III. Approval of Agenda

Chair Sikora added two items to the agenda under VI. New Business, # 3 and 4:

- Acceptance of resignations of KMCP members Alice Taylor and Virgie Ammerman
- Request for a volunteer to be the KMCP liaison to the Parks Commission

Motion by Mr. Hohler, seconded by Mr. Cook to approve the agenda with changes, motion carried.

IV. Approval of Minutes

The Commission reviewed the minutes of the last regular meeting held on January 8, 2016 (February meeting was cancelled). Motion by Mr. Hohler, seconded by Mr. Amos to approve the minutes, motion carried.

V. Citizens' time

No citizens were present.

VI. New Business

1. Pavilion Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 31; applicants Randy Richardson and Robert Richardson. Staff review-Action Item.

Staff presented a review of the application. The subject area applied for is 67.7 acres, 61 acres of it is in cultivation with prime farmland soils. It is zoned A-1

Agriculture and designated “Low Density Residential” in the Future Land Use Map which was published in 1999. As long as agricultural use is allowed in the Future Land Use category, this application is supported by staff.

It was noted that the Future Land Use Plan should be reviewed as it is 17 years old and some priorities of how the land should be used in the future may have changed.

On a motion made by Mr. Hohler and seconded by Mr. Carahaly, the Planning Commission unanimously voted to support approval of the proposed PA 116 application, with the inclusion of a recommendation to update the Future Land Use Map.

2. Pavilion Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 31; applicant Randy Richardson. Staff review-Action Item.

Staff presented a review of the application. The subject area applied for is 35.6 acres, 27.1 acres of it is in cultivation with prime farmland soils. It is zoned R-2 residential, Singel Family and designated “Low Density Residential” in the Future Land Use Map which was published in 1999. As long as agricultural use is allowed in the Future Land Use category, this application is supported by staff.

It was noted that the Future Land Use Plan should be reviewed as it is 17 years old and some priorities of how the land should be used in the future may have changed. Also, the township should review the appropriateness of the zoning, as R-2 Residential, Single Family may not be the appropriate zoning for a parcel that will be in a PA116 agreement.

On a motion made by Mr. Hohler and seconded by Mr. Carahaly, the Planning Commission unanimously voted to support approval of the proposed PA 116 application, with the inclusion of a recommendation to update the Future Land Use Map and review the zoning designation.

3. Acceptance of resignations of KMCPC members Alice Taylor and Virgie Ammerman.

Both Ms. Taylor and Ms. Ammerman have had changes in their schedules, are unable to attend the KMCPC meetings and have therefore resigned. Mr. Hohler motioned and Mr. Janssen seconded to accept their resignations. Motion carried.

4. Request for a volunteer to be the KMCPC liaison to the Parks Commission.

Chair Sikora asked the members to consider being the liaison for the Parks Commission, as the post is vacated after Ms. Ammerman’s resignation. The item was tabled until the next meeting, and/or to a time when the two KMCPC vacancies have been filled and a volunteer can be assigned.

VII. Other Business/discussion

1. County Master Plan update. The County Master Plan pre-planning committee consisting of Neil Sikora, Steve Cook, Heather Ricketts, Vince Carahaly and Lotta Jarnefelt has met 3 times to review other counties' Master Plans, tables of contents, goals and objectives, and RFPs to get ideas on how to proceed. The next step is preparing a RFP to select a consultant to help with guidance through the Master Plan process and producing the Plan. The group's scheduled meetings are at 9 am on the Tuesday before the KMCPC regular meetings.

VIII. Report from Parks Commission liaison:

Ms. Ammerman has resigned, no report.

IX. Correspondence

Received: Notice of Public Hearing on February 8, 2016 for Climax Twp 2035 Master Plan (reviewed by KMCPC in November 2015).

X. Other

1. Chair Sikora asked Mr. Carahaly to give an update from the SMPC (Southcentral Michigan Planning Council) meeting and suggested to make it a part of the routine updates on the KMCPC agenda. Mr. Carahaly reported that Barry County has separated from SMPC and joined the Planning Region to the north (Grand Rapids area), leaving the 4 remaining SMPC members the counties of Kalamazoo, Calhoun, Branch and St. Joseph. He also reported that an internal investigation had been started regarding the activities of the former Director of the organization, who served a long time before the SMPC was reorganized in 2012.

XI. Adjournment

The meeting was adjourned at 8:15 pm.

Respectfully submitted by L. Jarnefelt.
Next scheduled KMCPC Meeting is Thursday, April 7, 2016.

KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

KALAMAZOO COUNTY PLANNING STAFF REVIEW

KMCPC meeting 04/07/2016

**Positive Train Control /PTC Lattice Tower
Pavilion Twp Sec 34**

LOCATION

The subject site is south of the railroad that runs southwesterly through the southern part of the County in section 34 of Pavilion Township. The tower will be located on the railroad right-of-way at railroad milepost 157.23 approx. 0.21 mile southwest of the intersection of E S Ave and S 32nd St.

ANALYSIS

Public notice received regarding the Canadian National Railway (CN) and GTC Spectrum Corporation (GTC) proposing to install a 180 ft lattice tower within the right-of-way of the CN subsidiary, Wisconsin Central Ltd, in Kalamazoo County. The structure is part of the railroad's Positive Train Control (PTC) System, mandated by US Congress to enhance train safety on all Class 1 railways in the US.

The tower will be installed near the tracks within the previously-disturbed railroad right-of-way. Attached are maps of the location, an overview map and a close-up map, in addition to an aerial image from the County 2013 aerials. Also enclosed a photo of how the tower will look like.

This process requires 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 by email to Pavilion township supervisor Pat White with encouragement for him to forward it to the local Planning Commission, and to contact the County Planning Department with any concerns.



April 1, 2016

Lotta Jarnefelt, Director
Department of Planning and Community Development
201 W Kalamazoo Avenue
Kalamazoo, MI 49007

RE: Notice of Historical Review for Railroad Communications Structure within the Jurisdiction of Kalamazoo County, Michigan

Dear Director Jarnefelt,

This letter is to inform you of the action described below and to provide you with an opportunity to comment on possible impacts to Historic Properties in the vicinity of the structure.

Canadian National Railway (CN) and GTC Spectrum Corporation is proposing to install a 180-foot lattice tower within the right-of-way of CN subsidiary, Wisconsin Central Ltd, in Kalamazoo County. The tower will be located on the railroad right-of-way east of Portage at railroad milepost 157.23 approximately 0.21 mile southwest of the intersection of South Avenue E and S 32nd Street. The structure is part of the railroad's Positive Train Control System. The tower will be installed near the tracks within the previously-disturbed railroad right-of-way. See the attached map for the proposed tower location.

Golder Associates Inc. is conducting the cultural resources investigations necessary for regulatory compliance of the structure. These investigations are conducted in accordance with the Federal Communication Commission's *Nationwide Programmatic Agreement For Review of Effects on Historic Properties For Certain Undertakings Approved by the FCC*. These processes require notification of local government; public notification is being provided through an advertisement in a local periodical.

Should you have any comments regarding potential effects on Historic Properties, please contact me at akappen@golder.com or at the address listed below.

Sincerely,

A handwritten signature in blue ink that reads "Angela Kappen".

Angela Kappen
Cultural Resources Specialist

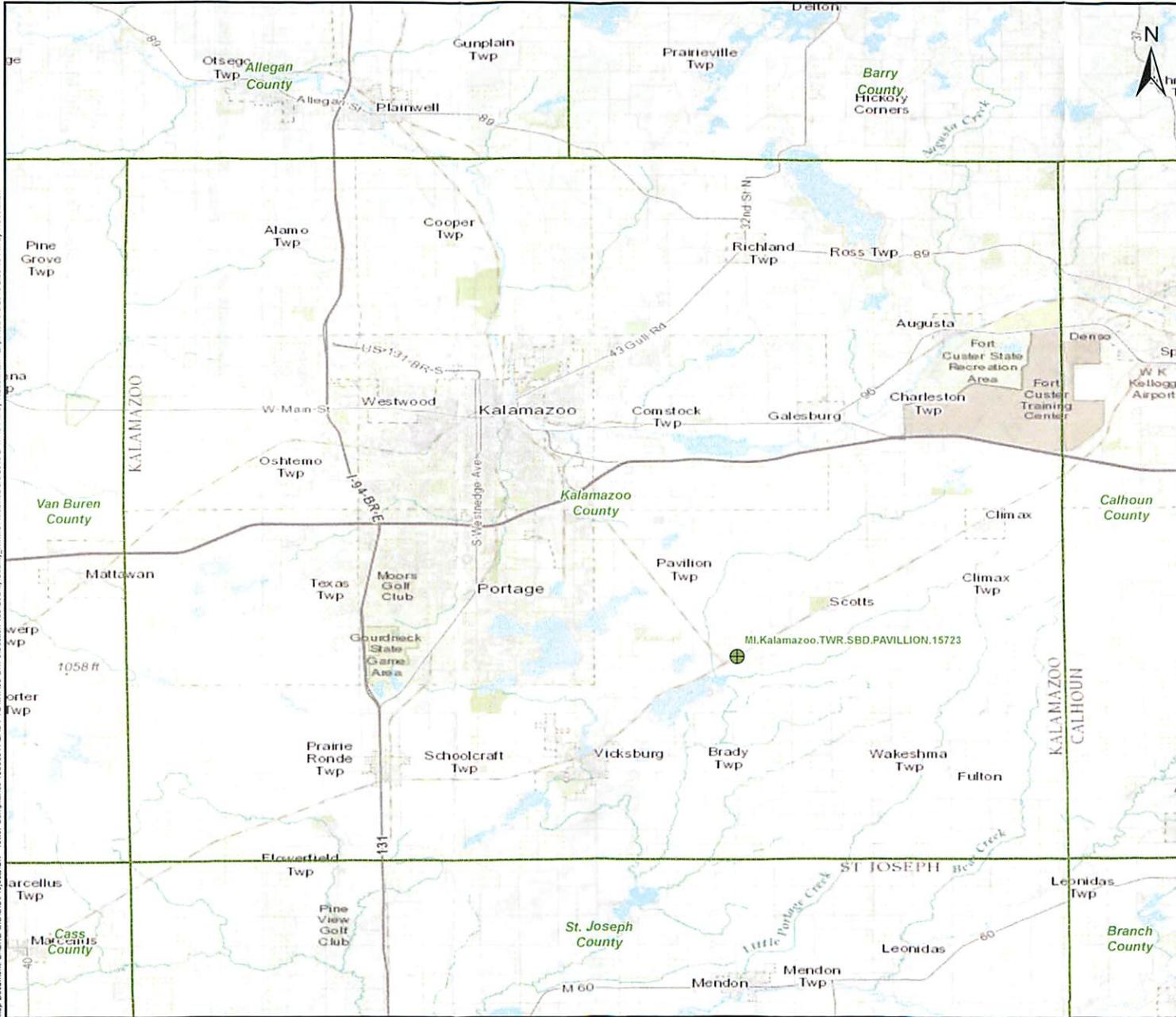
Golder Associates Inc.
N27W23960 Paul Road
Suite 210
Pewaukee, WI 53072 USA

Tel: 262-347-0561 Fax: 262-347-0505 www.golder.com

Golder Associates: Operations in Africa, Asia, Australasia, Europe, North America and South America
Golder, Golder Associates and the GA globe design are trademarks of Golder Associates Corporation



Map Document: E:\EID\GIS\Projects\CN - Tower Compliance\1238041\BAU\PTC\MTA05\GRP\Section 108\County\County_1.mxd / Modified: 3/9/2016 2:47:40 PM by RColveman / Exported: 3/9/2016 2:53:16 PM by RColveman



Map Overview



This map summarizes county-level locations and status of proposed PTC monopole locations. Designations of Excluded and Non-Excluded locations follow the definitions and processes set forth in the *Program Commitment to Tailor the Federal Communications Commission's Section 104 Review for Undertakings Involving the Construction of Positive Train Control Wayside Poles and Infrastructure* (Program Comment) effective May 19, 2014.

Excluded and Non-Excluded locations will be submitted to TCNS per the procedures described in the FCC's *Batching Guidance for TCNS and E106 Submissions Under the Positive Train Control Program Comment June 6 2014 and Positive Train Control Program Comment Questions and Answers* (updated June 13, 2014).

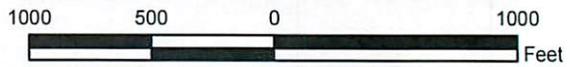
LEGEND

-  Tower Location
-  County Boundary

REFERENCES

- 1.) Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
- 2.) COORDINATE SYSTEM: GCS WGS 1984
- 3.) Some coordinates based on field survey when available. Tower locations are based on CN modeled coordinates when field survey is not available.

PROJECT	MTA05 GRP3	
TITLE	Tower Locations in Kalamazoo County, MI Mt Clemens Subdivision	
	PROJECT NO: 1238041	
	DESIGN	MPI 8 Mar 2016
	GS	RC 8 Mar 2016
	CHECK	MPI 8 Mar 2016
	REVIEW	MPI 8 Mar 2016
		



Legend

-  Tower Location
-  Visual APE (0.5 Mile Radius)
-  USGS 24k Topo Map Boundary

REFERENCE

Coordinate System: USA Contiguous Equidistant Conic.
 Sources: USGS Raster Topographic maps :1:24 000. ESRI: USGS 24k Topo Map Boundaries.

PROJECT	MTA05 GRP3	
SUBDIVISION	SOUTHBEND	
TITLE	TWR.SBD.PAVILLION.15723 USGS Topographic Map	
	PROJECT No.	123-88041
	DESIGN	KL 8 Mar. 2016
	GIS	RC 8 Mar. 2016
	CHECK	KDT 8 Mar. 2016
	REVIEW	JBM 8 Mar. 2016
		

Positive Train Control System Tower in Pavilion Twp Sec 34

KMCPC Review 4/7/2016



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damage, all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties with access or use of data provided. Map Created: 4/1/2016

Image Date 04/16/2013
Orientation North
User Information Lotta Jarnefelt, Kalamazoo County,
MI





Representative
Base Station
Lattice Tower



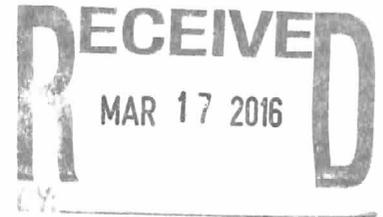
CITY OF BATTLE CREEK
COMMUNITY SERVICES – PLANNING and ZONING

10 N. DIVISION STREET, ROOM 117 • BATTLE CREEK MI 49014
PHONE (269) 966-3318 • FAX (269) 966-3555 • WWW.BATTLECREEKMI.GOV

NOTICE OF INTENT TO PREPARE A MASTER PLAN UPDATE
CITY OF BATTLE CREEK, MICHIGAN

March 11, 2016

Kalamazoo County
201 W. Kalamazoo Ave.
Kalamazoo, MI 49007



In accordance with the requirements of the Michigan Planning Enabling Act of 2008, P.A. 33 of 2008 as amended, this is to notify you that the City of Battle Creek, Michigan is undergoing a process to prepare an update to the City's Master Plan.

Later in the process, the City will be sending a notice of the availability of the draft update for review and comment. This notice will contain a link to the document on the City website at www.battlecreekmi.gov.

At that time, you will have the option of receiving an email copy or a paper copy of the draft plan and the notice will contain instructions on how to request either of these versions. Please contact me via email (cmzuzga@battlecreekmi.gov) or telephone (269-966-3318) with any questions. We look forward to working with you!

Best Regards,

Christine Zuzga, AICP

Planning Manager

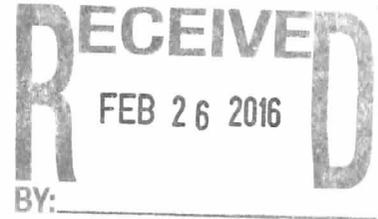
On behalf of the City of Battle Creek Planning Commission

MISSION: TO ENSURE A SAFE, PROSPEROUS AND CULTURALLY ENRICHED COMMUNITY.

VISION: WE ENVISION BATTLE CREEK AS AN EXTRAORDINARY COMMUNITY WHERE PEOPLE
CHOOSE TO LIVE, WORK AND PLAY.

CRAIG A. ROLFE, PLLC
ATTORNEY AT LAW
3018 Oakland Drive, Suite C
KALAMAZOO, MICHIGAN 49008-3998
TELEPHONE (269) 388-4333
FAX (269) 388-4341

February 17, 2016



Tracy Locey, Clerk
Brady Township
P.O. Box 20
Vicksburg, MI 49097

Re: Replacement pages for Zoning Ordinance binders (Ordinance No. 135)

Dear Tracy:

Recently adopted Ordinance No. 135 (effective February 17, 2016) necessitates changing pages in the various Township officials' Zoning Ordinance binders in order to keep those binders current. I have prepared and am enclosing the "master" set of the appropriate replacement pages. Please arrange for the distribution of a photocopied set of these replacement pages, along with a copy of this letter, to each member of the Township Board, each member of the Planning Commission, each member of the Zoning Board of Appeals, the Zoning Administrator, and to any other Township officials with Zoning Ordinance binders.

The people receiving the sets of replacement pages should please follow the following instructions:

1. Remove and discard the existing cover page, and insert the replacement cover page.

Note: if your existing ordinance cover page does not say "Current through Ordinance No. 134, July 2015", you may have not correctly inserted other previous replacement pages to keep your Zoning Ordinance binder current. If you have a problem here, stop and contact the Township Clerk for guidance.

2. Remove and discard existing pages 47-48; and insert replacement pages 47-48.
- *3. Remove and discard existing pages 85-88; and insert replacement pages 85-88.

*These replacement pages have nothing to do with Ordinance No. 135. I am using this opportunity to correct a margining error in Section 15.3, subsection 2.

- *4. Remove and discard existing page 90; and insert replacement page 90.

*This replacement page has nothing to do with Ordinance No. 135. I am using this opportunity to correct a typographical error in the second line of Section 15.4, subsection 1 (correcting "excepts" to be "except").

5. Remove and discard existing pages 94-95; and insert replacement pages 94-95.
6. Remove and discard existing pages 178-180; and insert replacement pages 178-180.

Thank you for your assistance in this regard. Please give me a call if you have any questions.

Sincerely,



Craig A. Rolfe

CAR/slb
Enclosures

cc (w/o enclosures): Randy Smith, Supervisor

P.S.: The distributed sets of replacement pages should have a standard three-hole punch.