EMMET COUNTY PLANNING COMMISSION SPECIAL MEETING  
THURSDAY, JULY 29, 2004  
7:30 P.M.  
COMMISSIONER'S ROOM  
EMMET COUNTY BUILDING  
200 DIVISION STREET  
PETOSKEY, MI 49770  

MINUTES  

MEMBERS PRESENT: J. EBY, Chairman, D. SIMON, K. ALEXANDER, K. DERROHN, J. SCOTT, A. BEHAN, J. JONES  
MEMBERS ABSENT: R. LETZMANN, D. LAUGHBAUM  
STAFF: M. PUTTERS, J. SWINDLEHURST  

I Call to Order and Attendance  
The meeting was called to order by Eby at 7:35 p.m. All members were present except R. Letzmann and D. Laughbaum.  

II Public Hearing - Nolan Property Acquisition - Readmond Township  
The official public hearing was cancelled, but many citizens showed up to share their comments and concerns. Staff announced that the application would not be submitted at this time. Putters presented background information on the Nolan property and the grant proposal process. One woman expressed concerns about the lack of advanced notice regarding the hearing and the grant application in general. Staff offered that time was short.  

Jack Jones explained that this year there were two grant application deadlines: April 1 and August 1. He explained that this is the first year that the Michigan Natural Resources Trust Fund has offered two deadlines. In 2005, the deadline will likely be April 1st.  

Bob Cardinal from Readmond Township would like to see more cooperation between the County and Readmond Township regarding this application in the future. Putters stated that County staff was authorized to file the grant application and time was critical. The DNR grant applications are complicated and there is great competition for the available monies. The grant application is only to purchase land, there is nothing for constructing improvements. It is fully intended to bring Readmond Township into the process. The application is needed to find out if we have an acceptable project.
Jenny Nolan, owner of the proposed property, shared a statement expressing her frustration about the public hearing being cancelled due to opposition from neighbors. She feels that if the neighbors are opposed to having the property turned into a park, that they should buy the property instead and do with it as they see fit.

John Eby asked Bob Cardinal if Readmond Township is pursuing a Purchase of Development Rights program. Cardinal replied that the Township is preparing a Master Plan at this time and PDR will be addressed.

Diana Call, Readmond Township Supervisor, said that Readmond Township already has enough park land to manage, and wants it to be made clear that the proposed Island View Heritage Park would be County-owned and managed.

Denise Simon explained that the Nolan property is listed in the 2004 Emmet County Comprehensive Recreation Plan as a priority land acquisition of the County. Putters commented that MDOT encouraged the County to apply for the grant (TEA-21 Enhancement).

Richard Cobb, representing the Heritage Highway Committee, explained that the Committee was interested in maintaining a wide greenbelt to protect the Tunnel of Trees and having an overlook to view Lake Michigan. The potential for public ownership was discussed, but no formal recommendations were made by the committee.

Louis Kasischke wanted clarification regarding the preliminary site plan for the property. Jennifer Swindlehurst explained that it is a requirement of the grant application that a preliminary site plan be drawn up in order to support improvements in the future. While the grant application includes possible improvements, it can be modified at a later time.

One audience member expressed concern about the timing of the next public hearing on this issue, and reminded the Planning Commission that many people would be out of town during the winter months.

Eby stated that Readmond Township will be consulted before another public hearing is scheduled regarding this grant application, and emphasized that the application has been withdrawn.

### III FR - Forest Recreation Zoning District

Eby gave a summary of the reasons for the proposed Forest Recreation Zoning District. It is the intention to restrict forest land development through zoning. County zoning would take jurisdiction if and when the State sells the land.

Bob Cardinal stated that there is support from Readmond Township. A woman in the audience stated that there is also support from Friendship Township.

Putters read from a December 2003 memo, listing the intent of the FR District. He suggested and read a new item to go into the INTENT section. They were expanded upon in the January 8, 2004 draft. He stated that Livingston County and Pleasantview Township have similar districts and that State of Michigan staff thought it was a good idea. Putters reported that Kathy Abbott feels that a case can be made to support the proposed 40 acre zoning district.
Simon commented that the January 8 memo update was much better than the previous version. Eby explained that the initial concern for site clustering was taken out of the December 2003 draft.

Simon made a motion to amend the Emmet County Zoning Ordinance by adding a new FR Forest Recreation District as presented in the January 8, 2004 Memorandum, including a new item in the INTENT section, as this memo describes the intentions of the proposed district very well, and to set a public hearing to consider the new District. Derrohn supported the motion which passed on the following roll call vote: Yes; Alexander, Derrohn, Eby, Scott, Simon, Jones, Behan. No; none. Absent; Letzmann, Laughbaum.

IV  Public Comments
There were no further public comments.

V  Other Business
Interested members were invited to walk the E. Mitchell property where Realtor Joseph Blachy is proposing a large 133 home subdivision using open space concepts and neo-traditional designs. A hearing on this project as a PUD will be held on August 5, 2004.

VII  Adjournment
Chairman Eby declared the meeting adjourned at 8:35 p.m.

____________________________________  __________________
James Scott, Secretary                Dated