

**Homestead and Inland Townships  
Joint Planning Committee Workshop  
Homestead Township Hall  
11508 Honor Highway  
Honor, MI 49640  
May 22, 2007 at 7:00P.M.**

Meeting called to order at 7:03p.m. by Chair Blake Brooks.

**Members Present:** Zelda Gray, Fred Poynor, Christy Andersen, Roger Hubbell, Amanda Deemer, Jessica Wooten, Blake Brooks, Bruce Andersen and Mary Miller at 7:45.

**Absent:** none

**Others present:** Cathy Demitroff, Marilyn Wareham, Jerry Bush, Pat Sullivan, Eric VanDussen, Kathy Ralston, Jim Dulzo and Cliff Graves.

Blake Brooks called roll call of officers.

Christy Andersen made a motion to approve the May 1st meeting minutes. Bruce Andersen supported the motion. All Ayes Motion carried

Zelda Gray reported that Homestead Township denied signing the County's agreement or paying them. She presented the proposed budget to the Board along with meeting minutes. The Board made no comment.

Mary Miller presented the Inland Board with meeting minutes.

Marilyn Wareham stated a payment voucher is needed to pay the Commissioners the per diem. She will make one up for the Commission to review and present to the respective Boards for payment approvals.

The Commission felt a little more lead-time on drafts of the Master Plan would be beneficial. Mr. Williams said he would try to get it to them so they have a week to go over it.

Mr Williams stated Mary Miller sent him a page by page listing of possible corrections and changes to go over with the Commission. The first item is "How do we want the name: Homestead Inland Master Plan or Homestead – Inland Master Plan?" The Commission voted to call it Homestead Inland Master Plan.

Mr. Williams requested the Commission to carry a camera with them while driving the Townships. He would like to include some pictures of unique places and items within both Townships.

The Commission feels the Townships histories need to be done separately.

At this point Mr. Williams and the Commission went over possible changes and corrections needing to be done on the Master Plan draft. All discussed how to take the goals and construct them into the future land use recommendations.

It is needed to look at the County Master Plan to check growth areas; Honor, Reynolds Road, US 31 corridor, etc... Maps for the current period are needed. Maps showing where we are today. It was discussed to have the Commission do a physical (windshield) survey. These maps would show residential, commercial, light industrial, farm, forestry, etc... areas. The same maps could be used for the basis of future land use. Jim Dulzo suggested using Google maps. A motion was made by Blake Brooks to follow Roger Williams suggestion allowing him to work on acquiring the maps and to do windshield surveys. Bruce Andersen supported the motion. All ayes Separate maps are needed for soils and wetlands.

Christy Andersen spoke with Sara at the Council of Governments. They have the same mapping program as Christy

already received. She needs the maps in Auto Cad programming. Blake Brooks made a motion to purchase maps from John at Crystal Surveying for a cost not to exceed \$100.00 per township map. Bruce Andersen supported the motion. All Ayes. It was suggested the Army Corp of Engineers might have a wetlands map that we can get.

**New Business:**

Blake Brooks requested Cathy Demitroff to get a copy of the Benzie County Planning Commission meeting minutes for him. Cathy will e-mail Dave Neiger giving him Blake's e-mail address and ask him to forward them on to Blake.

Mr. Brooks discussed a possible time frame of having the July 17th meeting being a more open format to receive more public in-put on the plan. It may have to wait until the August 21st meeting but can finalize the date at the June 19th meeting.

Blake Brooks gave out a summary and comparison sheet of attorney fees and services. Christy will verify information from Graham, Elsenheimer, Wendling and Zakim P.C. There were questions as to whether they wanted to do the ordinance also. It was not included in their letter.

**Public In-Put:**

Jim Dulzo 556 Case Road, Beulah – Voice concerns over mixed up in the meeting schedule. Cathy assured him the schedule is correct now. He stated he is an employee of the Land Institute but is representing himself at this meeting. He encourages public in-put in this process. He would like to see Honor part of the joint planning commission. Mr Dulzo questioned this way of doing things. Oakland County was listed as an example. He feels new things are coming that could help in the plan. Some of these things are mixed use zoning, urban boundaries, busy busing for a designed transit system and affordable housing. He spoke on the possibility of transfer of development rights as a way to preserve farmland.

Eric VanDussen – Inland - Eric asked if Inland made a formal response to the Counties request to pay them for zoning. The request was denied by the Inland Board.

Cliff Graves – BC Planning Commission – Mr. Graves stated he is impressed with the work that has been done. He encouraged the Commission to continue looking at the US 31 corridor. He also feels that wireless towers should be an infrastructure as they affect everyone. He requested this be included in the planning.

Closed public input

The next meeting of the Planning Commission on June 19, 2007 at the Homestead Town Hall at 7:00p.m.

Meeting adjourned at 9:04p.m.

Submitted by

Cathy Demitroff