

**Homestead and Inland Townships
Joint Planning Committee Workshop
Homestead Township Hall
11508 Honor Highway
Honor, MI 49640
March 4, 2008 at 7:00P.M.**

Members Present: Fred Poynor, Dan Moore, Christy Andersen, Mary Miller, Jessica Wooten, Zelda Gray, Bill Sholten, Roger Hubbell.

Absent: Bruce Andersen.

Other Present: Cathy Demitroff, Paul Beechraft, Cliff Graves, Frank Walterhouse, Ed and Jeffie Jones, Todd Waron, Kathy Ralston, Mary Pitcher, Matt Miller, Andy Loveland, Cindra Moore, Rod Moore, Jim Brownell, Glenn Puit, Mary Geetings, John Okon, Jim Olson, Judith Bosma, Shelley Rosa, Carol Moore, Terry Money, and Alison Michalak.

Chairman Hubbell called the meeting to order at 7:00pm.

Pledge Allegiance was recited.

Zelda a made motion to remove Presentation of Bills from Agenda, Christie seconded motion. Roger asked if there was any discussion, none noted. All Ayes, 1 Nay, 1 Absent, Motion Carried.

Agenda: Additions/Approval. Motion by Mary and seconded by Bill to approve the Agenda as is: All Ayes, 1 Absent, Motion Carried.

Correspondence Received: Chairman Roger Hubbell stated we received 3 Correspondences from the Public.

- Michigan Land Use Institute
- Constance W. Reinhard
- James M. Olson

Introduction of the Commission Members: Chairman Hubbell introduced each Townships Planning Commission member.

- Homestead Township: Fred Poynor, Dan Moore, Jessica Wooten, Zelda Gray, and Bill Sholten.
- Inland Township: Christy Andersen, Mary Miller, Bruce Andersen (absent) and Roger Hubbell.

Background of Planning Commission: Each Planning Commissioned member gave an oral presentation of their background and where they came from.

Introduction of Planner: Chairman Roger Hubbell introduced Planner Roger Williams to the Public.

I'm Roger Williams and I have met some of you before. I retired from the Grand Traverse Planning Board back in 2002 and opened my owned private practice at that time. I've been in private practice for about 5 or 6 years now. When I was with Grand Traverse County, I was involved heavenly with developing Master Plans and County Ordinances not only for the County but for the Townships within the County too. Since starting my private practice, I have worked for Leelanau County, Northport Township, Townships within Grand Traverse County, and the Fife Lake Village. I got over 40 years of experience in this work and was very fortunate to be able work for Homestead/Inland people to establish their own Master Plan and Ordinance Plan.

- The Joint Planning Commission Act is not very old and was adopted by the Legislature in 2003. There is about 7 communities throughout Michigan that now have Joint Planning Commissions. This is something

that's beginning to catch on. I think probably partly due to the Michigan economy on finding ways to economize on different programs and the cost to run them. I'm aware of 2 other efforts that are just under their way. Bear Lake Township, Pleasantville Township, and Bear Lake Village combining their programs into one, and Onekama Township and Village of Onekama have also formed a joint venture. This is something that is catching on and something we will see a lot more of, in the future. In addition to the Joint Planning Commission Act, Michigan has a whole bunch of enabling statutes that Townships that want to develop a plan must follow through the Michigan Statute Township Planning Act. This Act 168 has been around since 1959, and has gone on for many years without changes. In 2001, this act was amended to add coordinated planning into that act with other government agencies that touches the boundaries within your surrounding area. The amended Act requires review of the Master Plan by surrounding Government Agencies before going to a Public Hearing. We've gone through that process. The Plan was approved by the JPC, sent to the 2 Township Boards and approved. The JPC had their Plan also reviewed by their legal counsel to make sure it was proper as in legal terms. Distribution for Governmental Review of Plan was sent to 22 adjoining governmental units, Grand Traverse, Benzie, surrounding Townships, and of those sent, we received 4 back. Those received back have been taken into account and now we are at the public hearing by the citizens of the 2 Townships. The Township has a format that they must follow in developing the plan, which includes certain background studies to done:

- Historical Background, Social and Economic Characteristics, Community Facilities Services, Natural Resources and Features, Existing Land Use, and Soils and Wetlands.
- Part of the Review is to also look at trends. So then we looked at; Population and what was the growth trend for past 15 years. Where people are coming from and where they're moving into the Township area. We also looked at Business Area, spend a lot of time looking just at the US 31 corridor of the 2 Townships, and the Businesses that are currently there and locating there. Also took into account that there is about 70 percent of the land area that is owned by the State Forest. This was all taken into account, including public inputs from previous public hearings to project the outcome of the plan for the next 20 years.
- Then Goals were developed based upon the outline of the statute for Natural Resources, Community Development, Transportation, Housing, Agriculture, Business Growth, and Employment.
- The Planning Commission didn't start on a clean slate either. Because the Homestead Township already had developed a Master Plan in 2001, Inland Township had developed a Master Plan in 2002, and those were used for vast information. As well as the Benzie County Master Plan of 2000. So, what we got out of these plans is a good projection for over the next 20 years, give the Planning Commission a good idea of what the Townships will look like over the next 20 years to year 2030. The JPC projected based on that projected growth the population increase of the Townships by 40 percent. Which means that there would be an increase from about 3500 people in the 2 Townships today, to about 5000 people in 2030. Showing an increase of 1500.
- The JPC also anticipated that there would be Business Growth along US 31 and would like to see that Growth occur to an area large enough so that there could be Business Centers developed. Where easy access, parking, appropriated landscaping, lighting, signage and a way to preserve the actual traffic flow on US 31 so not to create numerous curbing actions but to have 1 Curbing to serve numerous Businesses access.
- I think all in all, the balances of the Townships seem to retain low density development. We would like to see the new growth occur where there is already existing growth, and primarily around the Village of Honor, where there is already infrastructure in place. While also keeping a balance of the Township in character and attractiveness for development and a place where people prefer to work and live in.
- So what the master plan is trying to do; is keep a balance between open space preservation, rural preservation, and development prosperity for the Townships to create new jobs and businesses that may want to locate here into the future.
- The main way the JPC is going to implement this Master Plan is with a Zoning Ordinance. We will be working with the Michigan Department of Transportation Access Management along the US 31 corridor, working with the Village of Honor, and Benzie County as they revamp with their plan. We will also work with the associated Townships around the Homestead and Inland area for any other issues that may arise. Ultimately we will develop a plan so that the 2 Township boards can use that for budgeting purposes and give them a guideline to follow on the vision of the Master Plan too. Thank you.

Open Public Hearing: Chairman Hubbell gave the ground rules for public hearing:

Speaking Time: All speakers are asked to give their name and residence. This and their statements/comments will be entered into public record (meeting minutes). Should there be a number of speakers wishing to voice similar opinions, an option for a longer presentation may be more appropriate for the group and one or more speaker may talk within that time frame. Group Presentation: 15 Minutes and Individual Presentation: 3 Minutes.

Board Response: This is an "input" option: the members will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the Board. Comments should be addressed to the Chair not individual board members. Would like to open the Public Hearing now. Time is 7:52pm.

Cliff Graves: Benzie County Planning Commission. First of all I love to talk to you for responding to the inputs you got from the Benzie County Planning Commission. I saw in your, what I believe to be agreement to summons suggestions put forth or some light of the exhibition. I think, I would suggest that it might be less confusing if you were to incorporate some of those suggestions into you're Zoning Ordinance and that they be considered into the plan too, that way in the future the Plan and Zoning Ordinance would come into much more agreement. Also appreciate the comments that Mr. Williams stated earlier, about curb cuts and management of our corridors. I'm not so sure, I saw that in the plan, but I appreciated it hearing it in his comments. Thank you.

Kathy Ralston: I live on Homestead Road and I'm a resident of Homestead Township. I'm speaking as a Resident tonight, I do sit on the county planning commission, but I'm here as a Resident of the Township tonight. As far as the plan is concerned, I do agree with the county planning commission submission of their official comments. My question is? What kind of censuses do you feel like you have from the county residences for both of the Townships? I'm aware of that there was 2 Hearings like Mr. Williams said, and that's true. I know that some of you have taken the Citizens Planners Course through Michigan State and the program just goes through it extensively on the different ways on engaging citizens in the actual writing of the plan. I'm also aware beside myself, another Residence did submit some ideas on how to do that, and wanted to form a small task force of people, and bring their work back to the larger group of the planning commission. Another process if you have taken the course, you would have seen these kinds of things come popping up. Another thing to get public inputs is to send out surveys. I'm not sure that surveys were sent out, I'm mean, I didn't get one. As far as just getting public inputs on drafting the plan itself. It just that not everyone likes to stand up and speak in this type of forum. I think that you would get a lot of good inputs from residences, when they can work in small groups, and it's invaluable. Since the Residence are your Boss, and again this is my personal feeling as a Residence, make sure you put that in the minutes. Since there your Boss, it's kind of like you just spend a lot of time working on this project, without really asking inputs from your actual Boss. I mean its like, I recognize the public hearings, but I think that it could have been more valuable with more public inputs. So, I think just as your thinking about approving this plan, you might want think about that, and possible ways to get some different various types of inputs from the residences of both Townships. Thank you.

Mary Pitcher: None.

Jim Olson: I have several views on the August plan that I have seen, and I'm a residence of Homestead Township, and I live on Honor Highway with my Wife, Judith Bosma. The Letter I sent on 15 Sep 2007, would like reflected into the minutes or agenda this evening. I would like that incorporated into your record of this hearing tonight (attached), so I don't have to repeat those comments. I want to emphasize that there been some comments that the fact that I'm an Environmental Lawyer, yes I am an Environmental Lawyer. I'm also an expert land use ordinance for Benzonia, and I worked for a Township just like yours, for some 30 plus years. The letter I submitted to you, I spent 12 hours on it, and I did it as if I was working for you. I said, What would I tell my Township that I work for? I took at it seriously; it wasn't done as an Environmentalist as some people commented on. I'm not sure you thought that or rejected that, but please take that too Heart. I spent a lot of time on that as if I was your Attorney, so you could avoid the mistakes that we could have for future master planning and ordinances. Please pay attention to my comments. I have a question for Roger Williams if I may Sir? Chairman Hubbell answers with a no, comments are made to the Chairman. Mr. Olson--I mean I would ask you and you could ask Mr. Williams the question? Chairman Hubbell said no, after the public hearing. Mr. Olson said, that due process allows us to ask questions, otherwise it would devalue the hearing and you don't want to do that. I would never advise my Township to do that, Mr. Olsen said. Chairman Hubbell said you could ask your question to me. Mr. Olson said, the main part I would like to make tonight is that Homestead Township is special on the sense that there haven't been a lot of changes coming in. I

think you got the right idea on with the Goal section here. I think the only change I would make, is in the Goal Section Chapter 8, after the end where the medium residential housing is and the mixed usage of medium density issues. After the word is encourage adjacent to/or near the village, villages or business centers. That way would you tie it into what Roger Williams referred to earlier tonight on the primary goal. If you don't put it in here, then I can ensure you that there going make you do all that, including mixed uses all over your Township. You got to be careful of your words. I would say make that an adjective, and you would have dealt with that problem. Thank you. Chairman Hubbell ask Jim Olsen what his question was, but stated he probably won't get an answer right now. Jim was wondering what changes were made to the plan, since the plan was circulated back in August?

Glenn Puit: I'm Glenn Puit from the Michigan Land Institute, and I would like to thank you for the opportunity you giving to me, to talk with you. Very important you understand that, as well as I fully respect your rights to do this, and actually I have come to admire you for your involvement in local government, and I thank each and every one of you for doing so. You may or may not be aware, that we have wrote a couple of stories on our web site, in commenting on those stories, it could be perceived as somewhat critical about your master plan. I want you to know, there not meant to be personal criticism in anyway, nor shape, or form. I respect your position on the planning commission. We offer these criticisms for what we think are the best interest of the Township. We fully respect the Township desire in economic growth, but with that said we have to point out to you a couple significant flaws in this master plan. One is the commercialization on US 31. When you drive into Interlochen, or drive through some of the Townships in Grand Traverse County, they have already sprawled out. The way you have designed your Commercial area on US 31, is kind of asking for that same sprawl. There's strip Malls and Auto based business that when traveling back and forth, that we are very concerned about it, and there are very reasonable solutions to this. You could center your Commercial into pacific Nodes, limit your Commercials so that all that traffic is designated into restricted area, and I think that would be very beneficial to the Townships in the long haul. Secondly, another major concern is the Medium Density Residential. If you have read our stories on line, you would find out that there is a lot of experts on planning and zoning, they will tell you that this Medium Density Residential is the worst thing that you can do. Specifically, it's going to chew up your land, and I'm not talking about a 1 or 2 years from now, but several years from now. It may become a real possibility, that you may come into this Township, and not recognize it as a rural Township. Coming from a rural area, I know how important that is to you. To close, we definitely would encourage you to consider some alternatives to this. There are legitimate planning and zoning alternatives that allow for economic development, and for conservation to open space, and don't rely on Medium Density Residential. Specifically, I think the residents should be most concern on; about the Idea on if you do Medium Density Residential, pretty much every expert I talked to, will tell you that your going to see an increase in taxes over the long haul. Because it will cost you more money for your county and local services to be provided. With that, I really appreciated your time, Thank you.

Mary Geetings: None.

Cindra Moore: Would like to reserve my speech until later.

Shelley Rosa: None.

Terry Money: I live on Valley Road and I'm a life-long resident of Homestead Township. I didn't plan on speaking tonight, until Cliff referred to someone over there as an expert, then we heard an expert over here, and you know that an Expert is just a drip of water under pressure, so forget about expert. I'm glad to see the people come here tonight, the ones that do live here and who don't live here. I have read Jim Olson's letter and it had a lot of good information in it. I'm a little nervous sometimes; when I see the 3 County Planning Commissioners over there, and if I was you, I would be a little nervous too, because their County Planner is now in a broom closet in the basement of the Government Center. I t doesn't look like they treat planners very well, so I would be very careful if you don't want to be in a broom closet somewhere. I'm a little bit nervous when everybody wants to say what you can do with or can't do with your land. This makes me more nervous than anything else. I'm not totally aware of the situation, I just think that when people start telling you where you can and what you can do with your property sounds a little bit like, sneaky. I know the government doesn't want to be sneaky. Know do I want us to look like Garfield Township, absolutely not. But where a little bit different makeup then Garfield Township. When you look at the both Townships around us, there is a lot of State Land, and unless we get the wrong Governor in, we should still always have that State Land. Thank You.

Carol Moore: None

Rod Moore: I'm Rod Moore of Covey Rd, Honor, and I'm a life long Resident of Homestead Township. I would just like to say, I support the Joint Commission here and I think it's a wonderful thing were doing here, and I like the idea of local government. I look forward of doing business with you people. I been in front of the County Board before, and I kind of felt that when everyone there was making the decision on my property, they were from Crystal Lake Township or some place else. I look forward to working with you. Thank you.

Ed Jones: Ed Jones of Riverside Drive in Honor. I'm presently a Trustee in Honor, and past Zoning Administrator for Homestead Township. The only thing I have to say is; I read the planning plan and I'm kind of upset about it. It gives me the impression that the Village of Honor decided not go with Homestead Township with their plan because we rejected it. That should be recorded, and the Commission and the Public should know that wasn't the case. We have our own Zoning, planning commission, and we decided not to go with the County also. So, I want to make sure that impression is not with you, we did support it or were not for or against it.

Jeffie Jones: I reside at Riverside Drive and I'm currently the President of the Village of Honor. We have been property owners over 16 years, and have now resided here for 14 years, and have been quite long visitors to the area forever and ever. Anyway, I just wanted to comment, that when we (the Village of Honor) received our copy of the draft plan back in September, that it was made aware and available to all residents of Honor. It was available in the office, or could be reviewed at the office, if anyone wanted to look at it. To my knowledge, no one came in to look at it, or did we receive any comments for it or against it. Just reiterating about our declining participation in the community.

Frank Walterhouse: I live on Valley Road. The last year or year and a half, I seen the planning commission in work, and I would like to congratulate you people on the hard work you have done, and with the coming out of a nice plan. I think it's a very nice service the 2 Townships has done well, you done a fantastic job, Thank you.

Andy Loveland: None.

Jim Brownell: We have been only in this area since when the land was given to us by Ulysses Grant, which dates back a few years. I recently retired from the Military, Corpus Christi, Texas. I've been out of town for a little while, but that doesn't mean I haven't had a residence here. My parents just recently died here, and I still have a piece of the Farm on Haze Road in Homestead Township. I would kind of like to have access to this plan that were discussing. I happen to be driving by here, and I saw that the lights were on and a lot of cars out front, and that's why I stopped in to see what was going on, and maybe something I could take part in. I kind of agree with Mr. Money, and that I don't like permission to do what I want to do with own land. Instead of someone else telling me what size, shape, color my house has to be, and where I can pound the nails in or where I can't, and how thick the footing has to be, and if I can built it out of logs or built it out of tar paper, it shouldn't really matter a whole lot, that I have that opportunity and permission as long as it's my own land. I should be able to use it as I see such. I am an advocate of DEQ and I do respect some things. I'm also a Licensed Master Plumber and Master Mechanical Contractor licensed in the State of Michigan. I've pretty much said what I wanted to say. I would want access to this plan, because I would like to cruise it myself.

Cindra Moore: I'm Cindra Moore and live in Homestead Township. About a year and a half ago, when I was trying to understand what local government was all about, I came to most of the meetings, usually 6/8 meetings a year. I was usually the only person here. When I was here a year and a half ago, I was with 2 other people and we were trying see what was going on in the county and our township as far as development goes. Cathy, Township Supervisor mentioned that we needed to look into possibly a new way of going in our township. I said how do you do that, and she said you vote on it. So I and the other 2 people voted to look at it, not knowing much about government. I thought ok lets take a look at it. So, just from that little vote of 3 people at the Homestead Township Meeting, all this has happened, and I'm just wondering if it's just as easy to vote and stop looking at it? Thank you.

Chairman Hubbell asked if there are any more speakers? JPC Member Bill Sholten ask Chairman Hubbell if anybody, particularly Jim Olson had any additional comments that we would be interested at extending time in this hearing. Chairman Hubbell agreed.

Jim Olson: Being a Lawyer I should know better than that. I would rather you take the time to except the changes, maybe you already made some changes. I would just reiterate what was in my original letter and I know that some changes are present. I think the concerns is making sure that the Goals are protected in the plan and are pretty much outlined in my letter. I appreciate you for bring that up. Thank you.

Glen Puit: I respect everyone opinion. Please listen, the reason I'm standing here is what I think I'm saying is in the best interested for everyone in your Township. In no way of shape or form, would I try to dictate to you what type of house or how you can develop your land. I think it is reasonable to understand that there are different ways of zoning and planning that will allow you to do what you want to do with your land, but still advocate for a conservation to open space, and will allow you to avoid of becoming a bedroom community of Traverse City. I don't think anybody here want that. There also a couple of other things I just want to mention, briefly. As you know, I don't think there is any hurry to ratify this. I mean where in a downsize part of the Construction Industry, and you have a little bit of time for some alternate opinions, and if you look at our current letter were offering to bring in Rod Cortwright, a Retired Director of Charlevoix County of Michigan State Extension Office. He's not from the Michigan Land Institute, and he's not from some politically affiliated group somewhere else, he's from Michigan State University. He will tell you that this Conservation Design idea that I floated by you, is the smartest thing that you can do. Also this is something that will not prohibit you from giving up your land, or selling it off, or developing it the way you want. Simply, it advocates a lot of preservation for open space and would be very smart to look at. We will bring him in here and let you hear from him, and put the bill for any cost or anything thing else that you want to hear from, or if you want to bring in other experts. Finally, the Grand Vision is going on right now, and I'm sure your all familiar with it. It is a regional planning process, and it's been extremely successful, and it gives local residence a chance to inquiry on how they want to see their Townships and County develop. And Finally, on Kathy's public inputs. I think it's really nice to see all the folks here talking about this. But I have sat through this, and I do have to agree with Kathy on one regard, I have sat through a few of your meetings and unfortunately as we all know, maybe me and one other person are only here. I think it would be wise, to consider what we have talked about by survey, or another form of out reach to get a little more input from your residents. Again, we respect what everyone has to say, Thank you, for the extra time.

Carol Moore. I would like to thank the Board for all their hours and time committed. I feel that I'm for Homestead and Inland Townships taking back their planning and zoning plan/ordinances. Thank you.

Jeffie Jones: I just want to say the same thing as Ms. Moore said. There are a lot of people in here who are involved in government and you know how difficult it is to take the steps that you have taken, and to get people involved the way you have on getting the information out there. I applaud you for that. On Surveys, well we have done them in the Village of Honor and you get minimum response. But it is a good idea. Thank you.

Paul Beechraft: I'm Paul Beechraft of Inland Township and I'm here as a Resident not as a Supervisor of Inland Township. I want to thank you guys for your endless hours that you have put into it. On the fact of attending meetings, we have done surveys at Inland Township and we get very little input back. Another thing is, people need to get involve, know what is going on around them, and come to the meetings to see what is going on. I'm not sure how may come to Homestead meeting, but at Inland Township were lucky to get 5 people to show up. You know at some point people have got to have answers on what they do and don't want. We hear what Mr., Money said, about what were told to do with our land and also the gentleman up front too. I think that as a public official we must look at and be glad that the 2 Townships, before I was Supervisor, looked at this and decided to go this way. Thank you.

Frank Walterhouse: On surveys, in 1998 the Transportation Authorities sent out 5000 survey letters and received 137 letters back. I don't believe in surveys, if people got something to say, they can come to the public hearing. Thank you.

Cathy Demitroff: I'm Cathy Demitroff, Supervisor Homestead Township. I would like to thank you for the job you have done, I have missed very few of your meetings and I know how hard you all have worked. Thank you.

Kathy Ralston: I want to say that I mentioned 3 different things. I heard a lot about surveys, but I talked about small groups where people like to talk more and it's just a different way of giving input, not just surveys only.

Jim Brownell: I have a quick question, how many people constitute a forum for this group and I hear a lot about

Surveys. I don't want to confuse survey with surveying, which is one is measuring land and the other is tally votes or opinions. I don't want to get confused between the two. When were saying were surveying what are we doing, measuring land or are we counting potential votes? Chairman Hubbell response was opinions.

Ed Jones: It is very difficult for people who won't come to meetings or volunteer. In the Village were lucky if we can get enough people just to have a meeting.

Close Public Hearing: Chairman Hubbell one more chance before closing hearing. Public Hearing closed at 7:52pm.

Board go Around:

Christie: thank everyone, no other comments.

Jessica: I just want to thank everyone for coming out here tonight. I want you to know that I personally don't take this lightly, and I feel are job up here is to find the balance between the citizens rights, and the needs of society. We are here because we love this area and have invested in this area. In no way do we ever want to see a commercial strip mall from one end of the Township to the other. We care deeply about this place, we've taken a lot of criticism but we also have gotten a lot of support and we do appreciate it. I do appreciate the criticism, because it does point out issues that needed to be pointed out. Thank you everyone for coming out.

Zelda: I would also like to thank everyone for coming.

Bill: I would like to also thank you.

Mary: We would like to thank everyone for coming out. I know it is difficult, you have families and commitments at home and it takes a lot of time. We would love to have as many as you could to come to all our meetings and we would like to have the inputs it may look like were not interested or turned you off, but that is not the case everyone of us up here has been writing notes, even if were not nodding our heads. We hear what your saying and like everyone else we live here we love it here, we want to do the best for all of us that we can possible do. Thank you

Dan: I would also say thank you and hope to see you at the next meeting.

Fred: I would say if you want to have some input, volunteer.

Roger: I would like to thank you for all coming and your comments. As members said, we may not act like were not listening but there is a power source up here, we appreciate it. We wish more of you would have been with us this past year and it's good to see 3 from the County Planning Commission here. We appreciate it.

Adjourn: Motion by Zelda and seconded by Bill, all Ayes, 1 Absent, Motion Carried.

Meeting adjourned at 8:03pm

Submitted by

Dan Moore

JPC Secretary 1 Atch Letter from Jim Olson