



301 East Main Street
Lowell, Michigan 49331
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PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA
FOR THE REGULAR MEETING OF
MONDAY, MARCH 13, 2017 AT 7:00 P.M.
AT THE
LOWELL CITY HALL
CITY COUNCIL CHAMBERS
SECOND FLOOR
301 EAST MAIN STREET

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. February 13, 2017 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS
 - a. Zoning Ordinance Revisions – Chapter 4
 - b. Zoning Ordinance Revisions – Chapter 17
 - c. Discussion regarding West Michigan Regional Planning Commission (WMRPC)
6. NEW BUSINESS
 - a.
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, FEBRUARY 13, 2017, AT 7:00 P.M.

1. **CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL.**

The Meeting was called to order at 7:00 p.m. by Chair Barker and the Pledge of Allegiance was recited.

Present: Commissioners Marty Chambers, Jim Salzwedel, James Zandstra, and Chair Barker.

Absent: Commissioners David Cadwallader, John Gerard, and Alan Teelander

Also Present: City Clerk Susan Ullery, City Manager Mike Burns and Williams and Works Planner Andy Moore.

2. **EXCUSE OF ABSENCES**

IT WAS MOVED BY SALZWEDEL and seconded by ZANDSTRA to excuse the absences of Commissioners Gerard, Cadwallader, and Teelander.

YES: 4. NO: 0. ABSTAIN: 0. ABSENT: 3. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY CHAMBERS and seconded by SALZWEDEL to approve the agenda as written.

Chair Barker suggested moving item "a" under "New Business" "King Milling – Site Plan Review" in front of "Old Business".

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

4. **APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.**

IT WAS MOVED BY BARKER and seconded by ZANDSTRA that the minutes of the January 9, 2017 regular meeting be approved as written.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

5. **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.**

Jim Hodges of 422 N. Jefferson spoke in favor of the King Milling project.

Audra Main of 119 Lincoln Lake requested permission to move into the lower level of her business at this address. Andy Moore of Williams and Works stated the property is currently zoned C3 General Business, which does not allow for any residential use. He provided possible options, noting three different zoning districts border the property.

By general consensus, the Commission suggested Main fill out an application for rezoning the property to Single or Two Family Residential (R2). If such an application is submitted, a public hearing would be held and then the Planning Commission would make a recommendation to the City Council.

6. NEW BUSINESS.

a. King Milling-Site Plan Review

Paul Henderson of Roosien & Associates and Jim Doyle of King Milling submitted an application for a site plan review for the construction of two grain bins and a drier, located on parcels 149 S. Hudson and 140 S. Broadway.

Henderson stated the site is mostly gravel and the floors of the bins would be raised above the 100-year flood elevation. Chair Barker asked if this would eliminate the water problem. Moore stated this can be addressed as the project moves forward. Henderson noted this would all be indicated on the plans when they apply for a building permit.

Henderson commented on the landscaping requirements. They have one additional canopy tree than necessary but asked for an exception on the shrub requirement. Chair Barker asked about the additional trees on the south side.

Henderson explained because they are building in the floodplain, they are filling in a floodplain. Because of that, they need to compensate for this elsewhere. A proposal was made to do the excavation on city park property.

Barker questioned the setback on the northern bin of 19.4 feet, noting the 20 foot setback and requested this be moved.

Barker requested both the fire and police departments be notified of all site plans.

IT WAS MOVED BY CHAMBERS and seconded by SALZWEDEL to approve the site plan contingent upon DEQ approval as well as the following recommendations:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The site plan shall at all times comply with city, county, state and other applicable regulations.
4. Factors and procedures relating to the proposed compensating cut at Stony Lakeside Park shall be reviewed and approved by the City Engineer, Attorney and Zoning Enforcement Officer prior to any earthwork or other related activities.
5. The northerly grain bin shall be moved south so as to comply with the required 20' setback requirement.
6. All proposed site lighting shall be fully cut-off in compliance with the Zoning Ordinance.
7. The applicant shall submit structural detail to demonstrate that the site is adequately flood proofed in accordance with Section 14.04 (B) (1) of the Zoning Ordinance.

8. Update a landscaping plan that shows landscaping to the south between the existing tree line and the Lowell Arts building on the same property.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

7. **OLD BUSINESS.**

- a. Zoning Ordinance Revisions – Chapter 4.

The Commission continued further review of Chapter 4.

8. **NEW BUSINESS.**

- a. Memo provided from Andy Moore regarding the Medical Marijuana Act.

Chair Barker suggested the Commission meet with the City Council, Lowell Police Department and City Manager regarding the issues. City Manager Burns stated an attorney from Dickenson and Wright will be at the next Council meeting to explain the new law which allows dispensaries; however municipalities can opt out of this.

- b. Zoning Ordinance Revisions – Chapter 17.

Chapter 17 was tabled.

- c. Discussion regarding West Michigan Regional Planning Commission (WMRPC).

City Clerk Susan Ullery provided information regarding the possibility of joining WMRPC.

9. **STAFF REPORT**

City Clerk Susan Ullery noted homes continue to be built in Highland Hill. City Manager Burns also explained the Michigan Economic Development Corporation has a program called “Redevelopment Community Ready Program”. He and Ullery will begin training for this program in the spring.

10. **COMMISSIONERS REMARKS**

Commissioner Chambers advised that he would like to, as a group, put a letter together in support of the Showboat and send it to the DEQ. Chair Barker also suggested it be sent to Senator Dave Hildenbrand.

By general consensus, the Commission agreed.

IT WAS MOVED BY SALZWEDEL and seconded by CHAMBERS to adjourn at 8:22 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan S. Ullery, City Clerk

SECTION 4.26. - LANDSCAPING

The intent of this section is to establish minimum standards for the design, installation, and maintenance of landscaping along public streets, between uses, on the interior of sites and within parking lots. Landscaping is viewed as a critical element contributing to the aesthetics and quality of development and redevelopment within the City of Lowell.

The standards of this Article are also intended to screen headlights to reduce glare, integrate various elements of a site, help ensure compatibility between land uses, minimize negative impacts of storm-water runoff, minimize noise, air and visual pollution, and promote the preservation of healthy, desirable trees.

The landscape standards of this Section are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of their property.

- A. Exemptions. Individual single-family dwellings, two-family dwellings, home occupations, agricultural uses and other uses not requiring site plan review are not subject to the provisions of this Section. When a site plan is required pursuant to Article 16, landscaping shall be incorporated into the site and a landscape plan shall be submitted in conjunction with the site plan. The landscape plan shall clearly describe the location, type, size, height, and spacing of plant materials.
- B. Modification of Requirements. The City may modify requirements of this Section when it finds circumstances that warrant a change in the requirements of this section, or in finding that existing landscaping or screening, or existing conditions on the site, will be preserved and would meet the intent of this section.
- C. Installation. Wherever this Ordinance requires landscaping, it shall be planted within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials which may be supplemented with other plantings. The Zoning Enforcement Officer may allow a postponement of installation of up to six (6) months upon request of an applicant based on seasonal weather conditions, but all landscaping must be installed within one (1) year of issuance of a certificate of occupancy. Whenever possible, selection of plant and tree species and minimum installation sizes shall conform to the guidelines and recommendations of the Lowell Arbor Board.
- D. Maintenance. Landscaped areas and plant materials required by this Ordinance shall be kept free from refuse and debris. Plant materials, including lawn areas, shall be maintained in a healthy condition and be neat and orderly in appearance. If any plant material required by this Ordinance dies or becomes diseased, it shall be replaced within six (6) months of written notice from the Zoning Enforcement Officer, or within an extended time period as specified in said notice.
- E. Specific Landscaping Requirements.
 - 1. Buffers between Uses. For non-residential uses abutting or adjacent to a residential zoning district and/or a residential use, there shall be provided and maintained on those

sides a wall or wooden privacy fence six (6) feet in height, or between six (6) feet and eight (8) feet in height in industrial districts, or a landscaped buffer or berm, at least partially comprised of evergreen trees, sufficient to provide adequate screening between uses for the purpose of protecting the quality and integrity of the residential district and/or use.

2. Front Yard Landscaping. In the C-1, C-3, I-L and I districts, front yard landscaping is required as specified below:

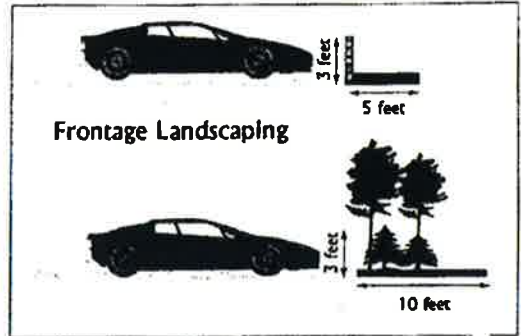
- a. Landscaping shall consist of a minimum of one (1) canopy tree and three (3) deciduous shrubs for each thirty (30) feet of lot width.
- b. ~~Upon approval of the City, equivalent landscaping may be located in areas other than the front yard and the street side of a corner lot.~~ Additional front yard landscaping is encouraged and may be required by the City where it is found that such additional landscaping would further the intent of this section.

3. Parking Lot Landscaping.

- a. Changes to existing parking lots. The Zoning Enforcement Officer shall review landscaping plans for major changes to an existing parking lot. Major changes to parking lots shall comply with the landscaping requirements of this section unless modifications are approved by the Planning Commission or Zoning Enforcement Officer as permitted by this Section:
 - 1) Replacement or alteration of existing drainage elevations or structures affecting more than fifty (50) percent of the existing parking lot.
 - 2) For any expansion or addition of a parking lot equal to or greater than twenty-five (25) percent of the area of the existing parking lot, the expanded area shall comply with the landscaping requirements of this Section.
 - 3) Reconstruction of the parking lot, including the removal of existing pavement and drainage structures, which affects more than twenty-five (25) percent of the existing parking lot. Instances in which a parking lot is to be resurfaced and no other modifications to the parking lot or drainage patterns are proposed shall not constitute "reconstruction" for the purposes of this subsection.
 - 4) Any other change which, in the opinion of the zoning enforcement officer, constitutes a major change. The phased expansion or replacement of parking lots and/or surfaces in order to circumvent the requirements of this section is prohibited.
 - 5) The Zoning Enforcement Officer may waive the requirements of this Section if it is determined that the parking lot landscaping requirements of this Section would unreasonably reduce the number of spaces within the parking lot. The Zoning Enforcement Officer may refer any parking lot replacement or expansion to the Planning Commission for a decision.

- b. Frontage landscaping. Where any parking area abuts or faces a public street, landscaping shall be required between the parking area and the street right-of-way. Such landscaping shall consist of, at a minimum, one (1) of the following:

- 1) A strip of land at least five (5) feet in width as well as a solid screen of a hedge, fence or decorative wall, or any combination thereof, which measures at least three (3) feet in height; or
- 2) A strip of land at least ten (10) feet in width containing at least one (1) canopy tree and three (3) deciduous shrubs for each thirty (30) feet of lot width.



The required strip of land specified in items 1 and 2 above shall also be covered with grass or other approved ground cover.

- c. Interior parking lot landscaping. In addition to frontage landscaping, parking lots shall also contain landscaping within the interior of the parking lots as specified below:
- 1) Interior landscaping shall be provided for any parking area containing twenty (20) or more parking spaces.
 - 2) The interior of the parking lot shall be considered as any point from the outside boundary of the parking area.
 - 3) The interior area of any parking lot shall incorporate planting islands at a minimum ratio of one (1) island per each twenty (20) parking spaces, or part thereof.
 - 4) Each planting island shall be at least ninety (90) square feet in area with a minimum horizontal dimension of nine (9) feet.
 - 5) Landscaped islands shall be dispersed evenly throughout the entire area of the parking lot in order to break up large expanses of pavement and may shall be used to separate pedestrian areas, maneuvering areas, and drives whenever possible.
 - 6) A minimum of one (1) approved canopy tree shall be provided for each planting island, with the balance of the island covered with grass, or approved shrubs or ground cover.
 - 7) Fifty (50) percent of the required trees shall be installed in the interior of the parking area and fifty (50) percent on the perimeter. The required trees shall be in addition to those which may otherwise be required by this section.

CHAPTER 17. - SPECIAL LAND USES

SECTION 17.01. - SCOPE.

This section provides a set of procedures and standards for special uses of land or structures which, because of their unique characteristics, require special consideration in relation to the welfare of adjacent properties and the community as a whole. The regulations and standards, herein, are designed to allow, on one hand, practical latitude for the applicant, but at the same time maintain adequate provision for the protection of the health, safety, convenience, and general welfare of the city. For purposes of this ordinance, all special land uses within the various districts are subject to the conditions and standards of this chapter. In addition, the following uses shall conform to the specific standards cited in section 17.04, as applicable.

(Ord. No. 95-06, § 1, 12-27-95)

SECTION 17.02. - APPLICATION AND REVIEW PROCEDURES.

- A. Required Information. An application for special land use approval shall be submitted through the zoning enforcement officer. Each application shall be accompanied by:
1. The payment of a fee as established by the city council;
 2. A completed application form, as provided by the city;
 3. Complete site plans pursuant to as-specified in Chapter 18; and
 4. A written statement indicating compliance with section 17.03, A., and the applicable provisions of section 17.04.
- B. Applications. Applications for a special land use shall be ~~submitted~~submitted to the zoning enforcement officer at least ~~thirty-two~~thirty-two (3021) days prior to the next regular planning commission meeting. Upon receiving all materials required in Section 17.02(A), The application and accompanying materials shall be forwarded to the planning commission at its next scheduled meeting for a public hearing.
- C. Public Hearing Required. The planning commission shall hold a public hearing on the application, providing the notice of such hearing in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006, as amended.
- D. Planning Commission Review and Decision. Following the public hearing, The planning commission shall ~~then~~ review the application materials, comments received at the public hearing -and such-any other information related to the application-available to it through the public hearing or from any other sources, including recommendations or reports from the city planner, engineer, or other party, and shall approve, approve with conditions, or deny the request for special land use approval. In arriving at its decision, the Planning Commission shall refer to and be guided by those standards set forth in this Chapter and any other standards in this Ordinance that are applicable to the proposed special land use. The Planning Commission shall and-incorporate the basis for the decision and any conditions which should be imposed into its decision.
- E. Issuance of a Special Land Use Permit. A special land use permit shall be issued by the zoning enforcement officer upon approval of the special land use by the Planning Commission. The special land use permit shall list all the conditions of approval stipulated by the Planning Commission. The zoning enforcement officer shall forward a copy of the

special land use permit to the applicant and the City Clerk. A site plan submitted as an attachment to a special land use application may be considered and reviewed in conjunction with said special land use application and shall be processed according to the procedures of Chapter 18.

F. Appeals. No decision or condition related to a special land use application shall be taken to the Board of Zoning Appeals.

G. Amendments. Amendments to a special land use permit shall be handled in the same manner as the initial special land use application. Minor non-substantive changes to a site plan may be made to an existing special land use permit with the approval of the Zoning Administrator.

B-H. Transfers. The special land use permit, with any and all associated benefits, conditions and required security may be transferred to a new owner upon the sale or transfer of the property in question. The prior owner, upon transferring the special land use permit, shall advise the zoning enforcement officer of said transfer in order to insure the continued validity of the permit and compliance with the terms and conditions of the approved permit.

C-I. Reapplication. No petition for special land use approval, which has been disapproved, shall be resubmitted for a period of one (1) year from the date of disapproval, except as may be permitted after learning of new and significant facts or conditions which might result in favorable action upon resubmission.

D-J. Expiration. A special land use approved pursuant to this chapter shall be valid for one (1) year from the date of approval. Each development shall be under construction and proceeding meaningfully toward completion within one (1) year after the date of approval of the special land use, except as noted below.

1. The planning commission may grant one (1) six (6) month extension of such time period, provided the applicant requests the extension prior to the date of the expiration of the special land use approval.
2. The extension shall be approved if the applicant presents reasonable evidence to the effect that said development has encountered unforeseen difficulties beyond the control of the applicant, and the project will proceed within the extension period.
3. If neither of the above provisions are fulfilled or the six (6) month extension has expired prior to construction, the special land use approval shall be null and void.

K. Abandonment. Any permitted special land use shall be considered abandoned, and such use shall not be resumed thereafter, if any of the following conditions apply:

1. The owner declares or otherwise makes evident an intent to discontinue such use.
2. When the use has been replaced by a different use.
3. If the use has been abandoned for more than one (1) year, and the zoning enforcement officer finds that one or more of the following conditions exist:
 - a. Utilities, such as water, gas and electricity to the property, have been disconnected.
 - b. The property, Buildings, and grounds, have fallen into disrepair.
 - c. Signs or other indications of the existence of the use have been removed.

d. Removal of equipment or fixtures that are necessary for the operation of the special land use.

e. Other actions, which in the opinion of the zoning enforcement officer constitute an intention of the part of the property owner or lessee to abandon the use.

E.L. Violations. The planning commission shall have the authority to suspend or revoke any special land use approval after it has been shown that the holder of the approval has failed to comply with any of the applicable requirements of this chapter, other applicable sections of this ordinance, or conditions of the special land use approval. Prior to any action, the planning commission shall conduct a public hearing as required by this chapter. The permit holder shall be provided with a reasonable opportunity to correct the violation(s).

(Ord. No. 95-06, § 1, 12-27-95)

SECTION 17.03. - GENERAL SPECIAL LAND USE REVIEW STANDARDS.

The Planning Commission shall approve a special land use upon finding that the proposed special land use meets all applicable regulations of this Ordinance and complies with each of the of the following standards, in addition to those specific standards in this Chapter that are established for certain uses. The following general standards, in addition to those specific standards established for certain uses, shall be satisfied before the planning commission makes a decision regarding a special land use application.

A. Each application shall be reviewed for the purpose of determining that the proposed special land use meets the following standards and, in addition, that each use of the proposed site will:

1. The proposed special land use shall ~~B~~be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;

4.2. The proposed special land use shall be generally consistent with the City of Lowell Master Plan;

2.3. The proposed special land use shall ~~b~~Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities;

3.4. The proposed special land use shall ~~N~~not create excessive additional requirements at public cost for public facilities and services; and

4.5. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

B. The planning commission may stipulate such additional conditions and safeguards deemed necessary to accomplish the following purposes. Failure to comply with such conditions may result in the revocation of the special land use approval, pursuant to section 17.02, G. Conditions imposed shall be those necessary to:

1. Meet the intent and purpose of the zoning ordinance;

2. Relate to the standards established in the ordinance for the land use or activity under consideration;

3. Insure compliance with those standards;
 4. Protect the general welfare;
 5. Protect individual property rights; and
 6. Ensure that the intent and objectives of this ordinance will be observed.
- C. As a condition of approval of a special land use the planning commission or zoning enforcement officer, whichever is designated as the approving authority, may require a financial guarantee of sufficient sum to assure the installation of those features or components of the approved activity or construction which are considered necessary to protect the health, safety, and welfare of the public and of users or inhabitants of the proposed development. Such features or components, hereafter referred to as "improvements," may include, but shall not be limited to, roadways, curbing, landscaping, fencing, walls, screening, lighting, drainage facilities, sidewalks, driveways, utilities, and similar items. Performance guarantees shall be processed as required in section 22.03, B.

(Ord. No. 95-06, § 1, 12-27-95)

SECTION 17.04. - SITE DESIGN STANDARDS.

The general standards and requirements of section 17.03 are basic to all special land uses. The specific and detailed requirements set forth in this section relate to particular uses and are requirements which must be met by those uses in addition to the foregoing general standards and requirements.

Those uses specified in this ordinance as permitted by right or as special land uses shall be subject to the requirements of the district in which the use is located in addition to all applicable conditions, standards, and regulations as are cited in the following:

- A. Country clubs, golf courses, riding stables, and public and private athletic grounds and parks, and other similar uses, including related uses, such as snack bars or small retail shops selling goods directly related to the primary use.
 1. The use shall be located on property with direct access to a public street.
 2. Any outdoor activity areas shall be set back a minimum of fifty (50) feet from any residential district or use.
 3. Lighting for parking areas or outdoor activity areas shall be shielded to prevent light from spilling onto any residential district or use.
 4. Access driveways shall be located no less than fifty (50) feet from the nearest part of the intersection of any street or any other driveway.
 5. Buildings housing animals, storage equipment, or other similar buildings shall be located at least fifty (50) feet from any lot line.
- B. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and limited retail sales.
 1. Minimum lot area shall be one (1) acre.
 2. Minimum lot width shall be two hundred (200) feet.



301 East Main Street
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Phone (616) 897-8457
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Date: March 9, 2017
TO: City of Lowell Planning Commission
FROM: City Clerk Susan Ullery
RE: West Michigan Regional Planning Commission (WMRPC)

I contacted WMRPC regarding the price for us to join the organization. The cost is based upon population of the City at a cost of 6.5 cents per person. With just under 4,000 residents, it is estimated that the fees would be approximately \$260.00 per year.

It is necessary for the City to have a representative serving on their board as well as a representative serving on the Economic Development Board. Each board holds four to five meetings per year at various locations throughout West Michigan.



REGION 8 NOTES

A publication of the West Michigan Regional Planning Commission serving
Allegan, Ionia, Kent, Mecosta, Montcalm, Osceola, and Ottawa Counties

March/April 2017

Volume 21, Issue 2

Thank You Members!

Thank you to all of our member communities for supporting the West Michigan Regional Planning Commission (WMRPC). All members have paid their 2017 dues and renewed their support for another year with not only dues, but with representatives who take the time to attend meetings and sit around the regional table to hear about issues and programs, and share information about their communities.

Members include the following:

Allegan County is a long-time member of the WMRPC and chooses to be a countywide member, which means the County's eight cities, two villages, and 24 townships are also members under the County's umbrella membership. Allegan County's representatives on the WMRPC include County Commissioners Tom Jessup and Jim Storey, and Linda Howell representing the private sector.

The City of Big Rapids maintains its membership, along with Mecosta County. Big Rapids' representatives on the WMRPC include City Commissioner Lynn Anderson, Planning Director Mark Sweppenheiser, and John Schmidt representing the private sector and Ferris State University.

The City of Cedar Springs (our smallest member) maintains its membership in the WMRPC as an individual community. City Manager Mike Womack represents the City on the WMRPC.

The City of Grand Rapids maintains its membership in the WMRPC as an individual community. Grand Rapids' representatives on the WMRPC include City Commissioner Joseph Jones and Planning Director Suzanne Schulz. There is room for a private sector representative.

Ionia County is a long-time member of the WMRPC and chooses to be a countywide member, which means the County's three cities, seven villages, and 16 townships are also members under the County's membership. Ionia County's representatives on the WMRPC include County Commissioners David Hodges and Brenda Cowling-Cronk representing the public sector. There is room for a private sector representative.

Mecosta County is a long-time member of the WMRPC and chooses to be a countywide member, which means the County's four villages and 16 townships are also members under the County's umbrella membership (Big Rapids is a member on its own). Mecosta County's representatives on the WMRPC include County Commissioners Ray Steinke and William Routley, County Administrator Paul Bullock, and James Sandy representing the private sector.

Montcalm County is a very active and long-time member of the WMRPC and chooses to be a countywide member, which means the County's three cities, six villages, and 20 townships are also members under the County's membership. Montcalm County's representatives on the WMRPC include County Commissioners John Johansen (this year's WMRPC Chair), and Tom Lindeman, and Rob Spohr representing the private sector and Montcalm Community College.

continued . . .

Region 8 Notes

WEST MICHIGAN REGIONAL PLANNING COMMISSION

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CASCO TOWNSHIP
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Thank You Members *continued*

Osceola County (our smallest county based on population) is a long-time member of the WMRPC and chooses to be a countywide member, which means both cities, the County's four villages, and all 16 townships are also members under the County's umbrella membership. Osceola County's representatives on the WMRPC include County Commissioner Roger Elkins, Dan Massy (the County's Economic Developer), and Morris Langworthy representing the private sector.

Ottawa County is our largest member (population-based) and is a long-time member of the WMRPC and chooses to be a countywide member, which means the six cities, one village, and 17 townships are also members under the county's umbrella membership. Ottawa County's representatives on the WMRPC include County Commissioner Don Disselkoen (past WMRPC Chair), Paul Sachs (Director of Planning & Performance Improvement), and Joyce Kortman representing the private sector and the Ottawa County Road Commission.

The City of Wyoming maintains its membership in the WMRPC as an individual community. Wyoming's representatives on the WMRPC include Mayor Pro-Tem Sam Bolt, Council Member Robert Postema, Planning Director Tim Cochran, and Lillian VanderVeen representing the private sector.

Barry County is currently in the process of becoming a member of the West Michigan Regional Planning Commission in order to align with Michigan's Regional Prosperity boundaries.

Who Isn't a Member? Kent County has not been a member of the West Michigan Regional Planning Commission for 20+ years. This is why Grand Rapids, Wyoming, and Cedar Springs are individual members. While we still provide several services to the non-member communities in Kent County, we charge for other services (like regional reviews and community plans review). Also, we do not include non-member communities in our Comprehensive Economic Development Strategy (CEDS), which is the link to U.S. Economic Development Administration (EDA) grants for public infrastructure improvements. This program has provided tens of millions of dollars to our member communities.