

**Calhoun County Metropolitan Planning Commission**  
**Minutes**  
**June 24, 2013**

Present: Comrs. Daniel Kesselring, Robert Bolton, Larry Rizer, Blaine VanSickle, Kelli Scott, Terence Lunger and Rebecca Rocho. Staff: Planning Consultant Jennifer Bomba and Executive Assistant/Deputy Clerk Chris McComb.

Excused: Suzanne Ebricht

1. The June 24, 2013 Planning Commission Meeting was called to order at 4:00 p.m.
2. Roll was called by the Deputy Clerk.
3. Approval of Agenda

“Moved Kesselring, supported by Rizer to approve the June 24, 2013 Planning Commission agenda as presented.”

On a voice vote, Motion **CARRIED**.

4. Public Comment

There was none.

5. Approval of March 25, 2013 Meeting Minutes

“Moved Lunger, supported by VanSickle to approve the March 25, 2013 Planning Commission meeting minutes as presented.”

On a voice vote, Motion **CARRIED**.

6. Communication

There was none.

7. New Business

- a. Proposal to Sell County-Owned Property Located in Marengo Township, Section 32-33

Planning Consultant Bomba presented a series of maps showing the subject property and surrounding area. She explained the property was south and east of Wilder Creek, was a portion of 200 acres of county owned property and was being sold as approximately 20 acres. The Marengo Township Master Plan and Zoning Map identify the property as a combination of agricultural and open space. This is consistent with the County Land Use Plan. She stated that agricultural use of the property is not feasible because of the presence of wetlands. She noted that Wilder Creek is a natural boundary in many instances. Bomba noted the county could still consider the remaining county-owned acreage for future

trail opportunities. The sale of the property would secure a conservation easement prohibiting any future development on the 20 acre parcel. Sale of the property would also allow for the capture of property tax dollars. She stated that the Planning Department recommends for sale of the property. Bomba noted that the Planning Commission's recommendation would be forwarded to the Board of Commissioners for final action on the matter.

Member Rizor asked the purchase price of the property.

Corporation Counsel Lindsey stated the purchase price was \$24,000. He explained that bids were accepted for the property, they received five and this was the highest.

Member Rizor stated he believed the county should postpone the vote to give the public and specifically the trailway organization time to investigate possible alternatives.

Corporation Counsel Lindsey stated Administration tried to look at every angle before the bid was put out and he did not see a viable reason to postpone the sale.

Member VanSickle stated the Board of Commissioners had known about this sale, it had been postponed and they were in favor of putting this property back on the tax rolls.

Matt Davis, Marshall, stated he looked at the soil types around the area and it was questionable if it would perk on the south side. He stated that as a realtor, he determined the market value of the property and in his professional opinion, the bid was fair market value. He stated his client simply wanted to complete his property up to the creek.

“Moved Member VanSickle, supported by Member Scott to recommend approval of the sale of county owned property in Marengo Township, Sections 32-33.”

On a voice vote, Motion **CARRIED**.

8. Township Planning & Zoning Coordination

- a. Any Planning & Zoning Coordination to come before the Commission

Planning Consultant Bomba stated she had no planning or zoning coordination. She stated she had a discussion with the townships and she was expecting some things to come soon. She noted Pennfield was working on their Master Plan, Eckford was working on their Zoning Plan, Lee Township was working on schedule of regulations for their districts and Sheridan was working on their plan update too.

9. Department Report

Planning Consultant Bomba stated she was looking at updating the bylaws because they are outdated and inconsistent with the most recent statute. She stated she would send out a draft showing what items were not up to date.

10. Member Comments

Member Rizor would like to see a map of county owned property so they know what is owned and what is not on the tax roll. He stated he would like to have an assessor give an estimate of fair market value on all of the properties.

Member Kesselring stated he believed the idea of the sale of the property should have come before the Planning Commission before it went up for sale because of the questions raised.

11. Public Comments

There were none.

12. Announcements

The next meeting is scheduled for August 26, 2012 at 4:00 p.m.

13. Adjournment

The June 24, 2013 Calhoun County Planning Commission meeting at 4:56 p.m.

On a voice vote, Motion CARRIED

Respectfully submitted,

Robert Bolton  
Secretary