

BENZIE COUNTY PLANNING COMMISSION
SEPTEMBER 11, 2008
MINUTES

MEMBERS PRESENT: Ralston, Tanner, Moorman, Damm, Ross, Pitcher, Roberts
STAFF PRESENT: Neiger, Seger, Flynn
OTHERS PRESENT: Bill Johnson, Frank Walterhouse, Cathy Demitroff, Roger Williams, Ann Bourne, Roger Hubbell, Donald Smeltzer, Mary Miller, Michael Foust, Ted Curran, Sharon May and several other citizens.

I. CALL THE MEETING TO ORDER Secretary Ralston called the meeting to order at 7:00 p.m. and asked for a moment of silence in memory of the attacks on the World Trade Center and the Pentagon.

II. APPROVAL OF THE AGENDA. Add election of officers as the first business item. Add C to new business A Letter of Support for the DNR Acquisition of the Ellis and Townsend parcels as Item C under New Business. Add Zoning Administrators report after the Directors Report. Add Mondays meeting follow up and new actions items as Item D under New Business, Tanner states he is going to ask the Board of Commissioners to remove a member of the Planning Commission and make a recommendation to the Board on the budget. **Motion** by Tanner seconded by Pitcher to approve the agenda as amended. Ayes: All Nays: None
Motion Carried.

III. ELECTION OF OFFICERS **Nomination** by Pitcher seconded by Damm to elect Kathy Ralston for Chair. Tanner **nominates** Moorman who declines. Moorman points out these elections are only until the first of the year. Damm promotes Ralston. Ross agrees and asks Ralston if she has time? Ralston acknowledges the business and comments that she's inexperienced, and would be more comfortable as Vice-chair. Discussion on other possible nominations. More motions that were not supported. More nominations declined. Tanner moves for an unanimous vote. Ayes: All Nays: None **Nomination** by Damm seconded by Pitcher to elect Katherine Ross as Vice-Chair. Aye: All Nays: None **Nomination** by Damm supported by Tanner to elect Roberts for Secretary Aye: all Nay: None **All nominations Carried.**

IV. APPROVAL OF THE MINUTES OF
SEPT AUG. ^{CF} 6, 2008 Tanner states he has concerns. **Motion** by Moorman seconded by Pitcher to approve as submitted. Ayes all Nays: None **Motion Carried**

SEPT AUG. ^{CF} 14, 2008 **Motion** by Ross seconded by Pitcher to approve as submitted. Tanner asks if Planning Commission Ordinance has been sent to the County Board. He states that he had talked to Cliff about the # of members, what they represent and that his discussion isn't reflected in the minutes, even though he wasn't there. There was discussion on when the proposed ordinance was discussed and the action taken by the Planning Commission. There was no comment on whether Tanner's comments to Graves had been discussed. Discussion on determining the number of Planning Commission members and how that can be changed. **Ayes: Ralston, Moorman, Damm, Ross, Pitcher, Roberts**
Nay: Tanner 6 Aye 1 Nay Motion Carried.

V. PUBLIC INPUT Eric VanDussen comments that even though the agenda says this public input item is limited to items on the agenda, the law doesn't state that. He suggests the Planning Commission contact the Record Eagle to comment on the new budget. He states he thinks it was a conspiracy. He asks when Mary Pitcher became aware that this was going to happen and he believes that Seger was informed prior to the announcement as well. He asks for a motion to reiterate that the Planning Commission opposes the elimination of the Planning Director. Smeltzer comments on communication stating there was a notice on the board that there was going to be a meeting on Sept 3, 2008 and he came to talk to the Planning Commission and there was no meeting. He asks that when meetings are canceled that the posting be corrected. Roger Hubbell thanks the Planning Commission for putting them on the agenda and if the Planning Commission has questions, to ask him or Roger Williams.

VI. COMMITTEE REPORTS

A. ZONING ORDINANCE UNDATE COMMITTEE REPORT No report. Tanner comments that he heard Graves resigned and asked if that was true, for the public's sake.

B. UPDATING COMPREHENSIVE PLAN Neiger reports there was a Comprehensive Plan Update Committee (CPUC) meeting, where they reviewed the process and procedure on the proposed Interlochen/Thompsonville Trail, talked about broadband and getting that into the planning document, and gave an update on overall process and procedure they are working on. Damm reported on meeting with Manistee ISG and discussed how they put in a broadband system and on a talk with Ross who joined a committee. She commented that she had spoken at an EDC meetings and reports that Art Jeannot (Honor State Bank) is going to volunteer his tech guy to help us and she will be meeting with him soon.

1. COMMITTEE STATUS REPORT None, part of the other reports.

2. NEW GOVERNMENT COMMITTEE UPDATE Neiger reports that he spent a lot of time last month, getting the appointments (from the units of government), the committee had a meeting with Karen Roberts and Steve Fouche, who led a focus group, which was fun and involved getting to know each other and some discussion on different issues. He reports that Roberts will be framing a set of questions for a survey. Neiger reports the name of the committee is called the government committee and it should evolve into something like the MTA. Damm comments that they feel that it's very important that we get input from many ~~people~~ **population segments**^{CF}. Moorman comments that 3 people from Colfax now think that if the budget goes through there won't be a committee. Asks what happens next. Neiger reports that if the budget totals 15,000 the Planning Commission will have to prioritize what they can do. He suggests that Steve Fouche might be able to facilitate that process. He also comments that the Government Committee is also meant to be the final review committee.

3. GAS/OIL/WIND/LEASING EDUCATION SESSION Neiger reports on a meeting where the topic of the many new wells going in, with pooling, pipelines and possible a pipeline to connect with a line in Manistee County was discussed. He states there are several companies doing drilling. He also reports that in the 1990's Manistee/Benzie/Ogemaw Counties met with focus groups and determined that citizens needed to be educated. He comments that the original educator is gone but there is a new one who is just getting started.

He states he had hoped to have something in Sept or Oct and would have scheduled it at the school. Tanner comments that they talked about it at the Extension Advisory Council. Neiger asks the Planning Commission to not forget about it if he is gone, and informs them that Steve Fouche is connected with S. Tally who will be doing the presentation. Discussion on how this will be promoted. Neiger states probably newspaper advertisements, flyers in the shopping centers and other retail stores and definitely e-mail blasts.

4. NEW CITIZENS ADVISORY COMMITTEE This should be the Government Committee and was already reported on.

5. IMPLEMENTATION OF INTERGOVERNMENTAL STRATEGIES Ralston reports the committee is meeting tomorrow and she is on the agenda for the next County Board meeting. They are just finishing the formulation of the committee, and are looking forward to talking to the MTA and working on a history and overview. She reports that the intergovernmental white paper goals are very similar to what they are coming up with. She announced proposed dates for the next Summit are Feb. 19, 21, or 25, 2009. She reports that a Saturday meeting has been suggested. There is a need to focus on communication and mediation, and asks for suggestions on venue/topics, etc. Ross suggests the school.

a. Report of Subcommittee Activities Covered in Government Committee report.

C. Grand Vision Pitcher reports the Grand Vision Decision is coming up, the Benzie kickoff meeting is scheduled for October 14, 2008. She comments that they are trying to make them big fun events. Roberts asks if you can't get to this meeting is there a way to participate. Jim Lively comments there will be many places in the county to pick up "scorecards" as well as on-line.

VII. UNFINISHED BUSINESS

A. LAKE TOWNSHIP MASTER PLAN Neiger handed out and reviewed written report. States it's not a master plan, it's a land use plan. This report is just the old report with a little added and it needs work. Ralston asks if he contacted the township and he states he talked to Bob Blank, the chairman of their Planning Commission, and asked if he really intended to use this because it doesn't have all the elements of a real master plan per the new act. There needs to be more analysis, and their current zoning map is not a future land use map. It has to follow the new act, they need to contact their attorney. Pitcher reports that they received a letter from their attorney and they know they have to do more work and she thinks a brief letter should be sent. Motion by Tanner seconded by Ross to have the planner send letter to Lake Township parroting his staff comment, wish them luck and let them know we'll be glad to comment on the next report. Ayes: All Nays: None **Motion Carried**

B. MANISTEE COUNTY MASTER PLAN Neiger handed out and reviewed his written report, commenting that we're looking for consistency with the county plan. He pointed out the line of their north boundary, uses, transportation corridors, adjacent govt. units, consistency with those master plans. He finds consistency in all aspects. The only area that might be a problem is the area south of Thompsonville which hasn't built out yet. It will be several years before they get to that point. Roberts is unclear about the comment on the new economy. There was some discussion on the "New Economy" and what it is. Neiger reports

that some of the planners around Manistee think they can do more and are looking at getting someone to give a presentation and point them in a direction the new economy needs to go. The environmental aspect was second to jobs and economic development. Tanner attended 2 sessions where that was discussed. He observes that our community has done very well in realizing that it will become our bread and butter. He also thinks it's Lansing's way of saying "you're on your own". Neiger asks for a motion to convey to Manistee. More discussion on what the "new economy is". **Motion** by Tanner seconded by Ross to send a letter to Manistee County reflecting the Planner's comments. Ayes: All Nays: None **Motion Carried**

C. INTERLOCHE-THOMPSONVILLE TRAIL CONNECTION UPDATE Neiger reports the only new item is that Todd Neese confirmed that he was ready to write a grant to the trust fund, and he found a 2 mile section from Kaleva to just south of the Benzie County line so it's moving very fast. He reports that he has been trying to get a telephone conference set up to find out what sections of the trail need to be purchased (primarily the on the Webber property). Neiger comments that one purpose of the teleconference would be to get Moorman or Scott Gest to talk to Mr. Webber. Roberts asks what would happen if there was a need to have the railroads back. Ross – there's a provision. The right of way is preserved. Discussion that part of that trail has been privately purchased. Damm comments that trails are a very good way to lay fiber for broadband. Neiger comments that if he is not here he will try to work through the Parks and Recreation Commission, which is where the issue belongs, and it should help relations between the Betsie Valley Trail group and Parks and Recreation Commission

VIII. NEW BUSINESS

A. HOMESTEAD/INLAND ZONING ORDINANCE RECOMMENDATION Dave reports that Roger Williams provided him with a disk, that Roger Hubbell provided a letter with changes. Neiger reviewed them and found them nearly compatible, commented on concerns with master plan and it's commercial areas. He reviewed his handed out staff analysis, and commented that he was speaking to the Homestead and Inland Township Officials, one of his top topics is that the Turtle Lake Overlay wasn't included, but he heard they might look at the **overly overlay**^{cf} later, it references the new economy and environment in that the environment becomes more important in terms of tourism. He comments that they need to look at preservation of open space, natural resources especially the Platte River Watershed, and adds that the conservation district wrote that plan. Discussed the 25' greenbelt and how the wetlands vary, some things need a larger setback. Comparing the zoning ordinance, commenting that it looks like urban sprawl. And was due to past poor zoning that created the area. It would be a better planning objective to move commercial to one or possibly two intersections and to look for higher end commercial. There **beeds needs**^{cf} to be the ability to modify or vary things when they need it, especially private road conditions. He talked about the fire departments concerns and the resulting of the 16'wide/16' height requirements. Neiger asks if the Planning Commission has any other concerns. Tanner (referencing sec 3.11) urges all governmental entities sharing the Platte River Watershed to come up with a plan to add another level of protection. The 25' setback would be a minimum, he suggests looking at the Natural River Program and create a county joint venture with other governmental entities to protect the watershed. Neiger also comments that Sec. 2.55 private roads, should be numbered 2.25. He asks for a motion to send a letter of approval w his comments. **Motion** by Damm supported by Moorman directing Neiger to send Homestead/Inland Townships a letter with his comments included. Pitcher asks if this is considered form based zoning? Roger

Williams replies: No. She asks if they intend to address the Turtle Lake Overlay District. Roger Hubbell says as soon as they bring it to them they will address the issue. Ayes: All Nays: None **Motion Carried.**

Pitcher excused at 8:16 p.m.

B. ASSIGN PLATTE LAKES AREA MANAGEMENT PLAN ZONING ORDINANCE AMENDMENT TO THE ZONING ORDINANCE REWRITE COMMITTEE. Flynn reports that a letter was received from Will Swickie asking that this be made an issue. Tanner and Neiger discussed general regulations for all waterbodies, and previous efforts on a countywide ordinance. **Motion** Moorman seconded by Roberts to refer the issue to the ZORC for review. Ayes: All Nays: None **Motion Carried**

C. LETTER OF SUPPORT FOR THE ACQUISITION OF THE ELLIS AND TOWNSHEND PARCELS. Tanner reports that the DNR is interested in purchasing these two parcels by the Natural Resources Trust Fund and explains the DNR's position of consolidating their holdings into contiguous parcels and selling off parcels that are not. **Motion** by Tanner supported by Moorman that the Planning Commission write a letter in support for acquisition of the Ellis and Townsend property by the MDNR for it's outstanding recreational and natural qualities, the Ellis property is Betsie River water front property and is contiguous to other State land as is the Townsend property. We therefore support the MDNR's Natural Resources Trust Fund Application request for funds to purchase the property from the NRTF Board. Roberts asks if this would this then take those properties out of a zoning district and put them into G, or could they be put back into a different zoning district. Neiger states these two parcels are in Weldon Township so we have no zoning authority anyway. There was some discussion on the parcels and other possible acquisitions. Ayes: All Nays: None **Motion Carried**

D. FOLLOW UP TO MONDAY (SEPTEMBER 8, 2008) MEETING AND NEW ACTION ITEMS. Tanner observes he didn't intend that Graves resign from the Planning Commission, but he did have concerns about how things were done, but he is ok with that. Reading from his notes Tanner made the following statements: "After Chuck Clarke stated that Cliff Graves supported the position that the Planner be removed from the budget and the use of consultants was "OK'd" it was implied that that then was the position of the Benzie County Planning Commission. The Vice Chair (Mary Pitcher) then made no effort to correct that misrepresentation of the Benzie County Planning Commission and furthered that misrepresentation by supporting the cuts to the Benzie County Planning Commission budget, in the County budget process. This then damaged substantially and perhaps irreparably the ability of this body, the Benzie County Planning Commission to conduct it's statutory responsibilities to the people of Benzie County. **Motion** by Tanner seconded by Moorman to recommend to the Benzie County Board of Commissioners that Mary Pitcher having abused her position as Vice Chair of the Benzie County Planning Commission by misrepresenting the positions of the Benzie County Planning Commission, constituting misfeasance, malfeasance and nonfeasance as defined in PA 33 of 2008 and nonperformance of duty and or misconduct pursuant to PA 282 of 1945, Sec. 2(5) therefore request the Benzie County Board of Commissioners conduct, at its earliest convenience, a hearing the purpose of which shall be to remove Mary Pitcher from the Benzie County Planning Commission. Ross asks that if Graves was ok with the budget, was it Pitcher's responsibility to report otherwise to the County Board? Tanner says yes. There was more discussion on the RFQ, submitted by Seger that was not

supported and then changed and was supported. She states it should have been very clear what the Planning Commission was expecting to happen. Roberts comments that while that was true of the of the ten thousand dollars and we were clear about narrowing the request to review of zoning ordinance, the 15 thousand dollars the budget committee recommends for the Planning Commission was never commented on. Moorman agrees it was never discussed by the Planning Commission. It was stated that Graves and Pitcher knew beforehand what was going to happen to staff and if the Planning Commission knew about it, it might have changed things. Tanner read definitions of misfeasance, malfeasance and nonfeasance and states that he would have made the same motion for Graves if he hadn't resigned. More discussion on Pitcher and Graves prior knowledge and what affect that would have on the Planning Commission.

Chairman Ralston called a recess at 8:42

Chairman Ralston reconvened the meeting at: 8:54

More discussion on no prior knowledge of the County Board's proposed budgets, and what information Pitcher & Graves should have shared. **Roll Call: Ross: aye Tanner: aye Damm: aye Roberts: aye Moorman: aye Ralston: aye Motion Carried.**

Tanner read the following: "This position has also been further expounded by the County Zoning Administrator at every opportunity [poisoning the atmosphere, to me in person and at other meetings that many of you have attended in our community and furthering the "Crisis of Confidence" in our County Officials and most importantly this Planning Commission as we can no longer afford to operate in this manner and since we are merely talking about budget issues would suggest that we also give a vote of no confidence in Mr. Craig Seger and forward that to the Board of Commissioners and further make yet another recommendation that they zero out in the county budget the salaries associated with Zoning and Zoning Enforcement and return the planning budget to functional levels". **Motion** by Tanner for a vote of no confidence in Mr. Craig Seger, Zoning Administrator seconded by Moorman. Chairman Ralston invites Seger to speak. Seger asks what grounds Tanner says for his perpetuation position that Neiger be fired and we use consultants. Seger asks if Tanner attended those meetings. Tanner states that Seger told him. Tanner states he doesn't want to work with Seger, he finds him erosive, and backstabbing in his view. He further states "I do not have confidence in Seger". Tanner called Seger a weasel. Seger asks Moorman, why he has no confidence. Moorman states he supported the motion for discussion, his problem is that at the ZORC meetings Seger was always in opposition to Neiger. He doesn't share Tanners views, but Moorman continues, he has asked County Commissioners why, if Neiger is so bad, didn't they fire him before. He states the process is horrendous, he commented on job descriptions and still nothing got better. Seger states he stopped fighting a long time ago. Seger asks Roberts if she believes this – she responds she won't be interrogated. Damm states the same, she won't be interrogated. Roberts comments that Seger has accomplished a lot but it's painful to sit in meetings with him and Neiger. Ralston, one of the reasons it's painful is because Seger has accomplished a lot, but it is clear that Dave was being excluded from site plan review. Flynn states he was sent copies of all applications by her. It was commented that Seger doesn't answer Dave's questions. Seger says the work can get done, the Planning Commissioners can have peace and develop maturity as Planning Commissioners if they want. More discussion on Seger's conflict with Neiger. Damm states he is disruptive and his leadership promotes difficulty. Tanner states he has heard the Planning Commission is not productive

and the master plan is not moving along He states we had a master plan and a zoning ordinance ready for the Board of Commissioners and they turned it back. The fault lies with the County Board not this Planning Commission, Planner and even Seger. And he doesn't find it pleasing to work in this atmosphere. Ross comments that she is about peace and would like everybody to get along. She states she had hope in the beginning that these things could be worked through, but twice meetings have been disrupted by arguments and acrimony, (and the anger has to hurt Seger too). She has admired much of what Seger has done but maybe he's taken on too many projects and Seger has worked to undermine Dave's reputation in this community. She states Seger's behavior has been reprehensible and she doesn't trust him.

Roll Call: Moorman: Aye Damm: Aye Ross: Aye Roberts: Nay Ralston: Aye Tanner: Aye 6 –1 Motion Carried

Motion by Tanner for a recommendation of the Benzie County Planning Commission to zero out in the county budget the functions of zoning and zoning enforcement and restore the planning budget to functional levels, supported by Moorman. Damm states that she made a similar motion to the Board of Commissioners that passed. She read "seconded by Walterhouse to have the Board of Commissioners to look again at the zoning budget with input from the Planning Commission and the Planning Commission budget for a budget that can be acceptable. She states it passed with only Kelly and Stobie as nays. Roberts states she thinks that this can be pieced together. It was stated that there are the 15 thousand dollars for a consultant that we're not going to get. It was also stated that all non union employees are getting 2.5% raise. Roberts comments that if they are phasing in the loss of revenue sharing, they might be able to make some adjustments. Tanner states he recommend to the County Board that they zero out the revenue sharing a long time ago. There was discussion on other funds that are available. Tanner reports that at 3 township meetings he attended it was commented that we have a very expensive zoning department. Roberts, states she isn't saying the zoning fund should be zeroed out, but it should be a broader reallocation of funds to restore funds. Neiger states other areas can be looked at and the fund balance is one. In the past the fund balance has been substantial. Tanner also comments that he has explored other intergovernmental zoning options and this is the reason Weldon will never participate in county zoning. Tanner states 15,000 dollars for consulting and 7,000 for the other functions is unreasonable – it's an issue that needs to be revisited. He also comments that it's not lost on the townships that if the zoning administrator's position was posted at the wage that is being paid we would have had many college grads applying. The process didn't inspire any confidence in the townships. Discussion on the County's previous request for the townships to pay for zoning. More discussion on township distrust. Roberts asks for a friendly amendment " to look at other sources in the county budget and take out the part about zeroing out the zoning budget." She states she would like to find a workable way to resolve this. Damm, reminds that we may pass this, but the County Board of Commissioners would have to accept it. Tanner states he is willing to sit down and make it work, but the County Board won't. Ross comments she would rather be constructive rather than combative. Frank Walterhouse (County Commissioner) states you can't start dipping into other fund lines. Discussion on the Parks and Recreation losing the services of Neiger. Roberts, Moorman and Tanner discuss the wording of the motion and Roberts adds a friendly amendment. Tanner reads the motion as amended and there is more discussion.

Vote on the amendment to the main motion: Nays: All Motion fails

Vote on the main motion Roll Call: Tanner: Aye Ross: Nay Roberts: Nay Damm: Nay Moorman: Nay Ralston: Nay 1 –5 Motion Failed

~~Damm reads a proposed motion supported by Ross.^{cf} Discussion on where Damm actually made the motion the first time. Discussion between Damm, Tanner, Moorman on changing that motion^{cf}.~~ **Motion** by Damm seconded by Ross to recommend to the Board of Commissioners to have the County Commission take another look at the Zoning budget proposed by the Planning Commission to see if responsible budget cuts can be made as recommended by the Planning Commission to the County Commission at its next regular meeting or as soon as possible. Tanner ^{states he}^{cf} would support the process of working with the Board of Commissioners and wishes they'd done that all along. Ayes: All Nays: None **Motion Carried^{cf}**

IX. DIRECTOR'S REPORT Neiger reports the previous discussion, the committee status etc. was his report. Most of his time was spent on the government committee. Discussion on what is left in the Planning Dept. budget, Neiger states it will just be per diem and stuff.

X. ZONING ADMINISTRATOR'S REPORT Seger passed out the "Cold Creek and Crystal Lake Watershed Improvements Plan, and welcomes the public to come into the Zoning Dept., to review or to get a copy. He states it is a preliminary report that will help frame solutions for the flooding problems. Tanner comments that this is very good work, one of the positive things Seger has done. Seger reviews his report of summary of tasks completed. Explains his philosophy as: "Through chaos comes order. The good that we all have accomplished together has laid the foundation for a way to move all zoning, planning, and stormwater programs forward in a positive manner. It is necessary in these programs to have creative tension, and some would call this conflict. I call it creative tension because it is necessary for us to work together when we are sculpting our future. You have an opportunity to have a positive, efficient and strong planning program. You will be well cared for. You have an opportunity to create a great planning program. I am ready, willing and able to take on the additional responsibilities to help you achieve your goals".

XI. CORRESPONDENCE None

XII. PRESENTATIONS AND ANNOUNCEMENTS Motion by Tanner supported by Moorman to recall the Planning Commission Ordinance. There was discussion on whether the County Administrator could sit on the Planning Commission or if the intent was to have that happen. Tanner states he talked to Kurt Schindler and he says you "can" have the County Administrator as an ex officio member. Neiger states he worked with Graves and they tried to parrot the act and left it as an option if the Planning Commission wanted it. Tanner comments that Schindler says not to parrot the act, say what you want. Tanner states if we intend to keep the County Administrator in the document to add language that the county administrator may not participate in the process of appointing other planning commissioners and may not participate in negotiations for contractual services outside the Planning Commission. Tanner states he also has problems elsewhere with terms, we need to define our membership and state how many will be on, and that each member be assigned a specific discipline. He states that Schindler states it is the Planning Commission who defines it and it must be very specific. Neiger comments that Graves worked with Attorney Figura and he and Schindler have very opposite views. Neiger comments on the meeting with Schindler several years ago where he (Schindler) offered to write a Planning Commission Ordinance and it never went any further. Tanner comments if you want to have chaos leave it alone. Ayes: All Excused: Pitcher Nays: None **Motion Carried.**

Tanner reports that Parks and Recreation Commission is having a public input session on their Plan on October 22, 2008 at 4:00 p.m in the Commissioner's Room.

XIII. PUBLIC INPUT ITEMS ON OR OFF THE AGENDA Sharon May believes that when the public doesn't get ample notice they go into reaction mode, and thinks that all the Planning Commission pain has been unnecessary and wouldn't be happening if there were a good administrator. She commented about good hiring practices and budgets. Eric Van Dussen asks why the Planning Commission minutes are not being recorded and asks that the meetings be recorded. He also asks that they make a recommendation that the Board of Commissioners get rid of the extra vehicles. Al Brown seconds getting more training for board positions and this is a very big issue. Commenting to Tanner, he states that even though Tanner has stated he doesn't like how other people behave at meetings, he doesn't think Tanner behaved very well tonight. Jim Lively states he feels for the Planning Commissioners, they are dealing with a tough problem. He agrees with Sharon May that these personnel issues need to be resolved and hopes the County Board is looking at this seriously. He encourages everyone to stay engaged in regional planning (The Grand Vision) and hopes they attend the local meeting on Oct. 14 at Benzie Central High School.

XIV. ADJOURN Chairman Ralston adjourned the meeting at 10:13 p.m. The next meeting of the Planning Commission will be a Special Meeting for two public hearings.

Respectfully Submitted:

Karen Roberts, Secretary

Christi Flynn, Recording Secretary