

ISABELLA COUNTY
PLANNING
COMMISSION

March 9, 2017

A Regular Meeting of the Isabella County Planning Commission was held on March 9, 2017 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel, Kelly Bean, Gordon Gilchrist, Ann Silker, Bob Campbell

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, Director
Ray Johnson, Zoning Administrator
Kim Kennedy, Recording Secretary

The meeting was called to order by Mr. Bean at 7:00 pm.

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

Mr. Bean requested that the agenda be approved with amended addition of #9 Discussion – Countywide Map Amendments and # 10 Discussion – Wind Turbines.

A motion was made by Mr. Murphy supported by Mrs. Silker to approve the amended agenda.

Yes: Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel, Kelly Bean, Gordon Gilchrist, Ann Silker, Bob Campbell

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the February 2017 regular meeting were circulated to the commission prior to the meeting for their review.

A motion was made by Mr. Gilchrist supported by Mrs. Silker to approve the minutes as presented.

Yes Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel, Kelly Bean, Gordon Gilchrist, Ann Silker, Bob Campbell

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel stated that Zoning Board met and approved a variance for Verizon Wireless location in Gilmore Township requesting a communications tower to be constructed 318 feet from a residential use where 500 feet is required and 2.5 miles from an existing communications tower where 3 miles is required.

Parks & Recreation – Mr. Murphy reported that the Parks are off to an early season with campers already staying at the Deerfield Nature Park.

Board of Commissioners – Mr. Horton reported that the Board of Commissioners approved Zoning Amendment #17-01 - Electronic Message Boards and Zoning Amendment #17-02 – Agricultural Tourism, Agriculturally Related Products, Cider Mills, Wineries and U-Pick Operations, and Indoor/Outdoor Entertainment Facilities.

Mr. Horton also informed the board that the E.coli committee meet with the Central Michigan Health Department to propose a Transfer of Title requirement for home septic systems and it is being reviewed by the attorney.

TOWNSHIP CONCERNS

Denver – Jackie Curtis informed the Board that there will be a presentation in regards to the E.coli given March 21 1:00 pm at the Commission on Aging.

Gilmore - Tom Gibbs had nothing to report.

PUBLIC COMMENT – None

SPR#17-03 Generally Recognized Retail Business/North Country Metals

Mr. Johnson stated an application was received by Mr. Victor Graber which included a site plan outlining his desire to establish a retail business with limited custom trim manufacturing. The site is approximately 11 acres, near the intersection of N. Isabella Rd. and Pere Marquette Rd. He noted that while this property is split zoned between C-1 and AG-1, all of the activities in the site plan are taking place in the C-1 district.

Mr. Johnson informed the Board that the manufacturing will only encompass approximately 10 % of the total floor area. The remainder of the floor area will be office space for the business and retail sales of accessories to the custom trim. There are no new buildings proposed at this time and the retail business will only be taking place in the eastern-most building.

Board discussion took place.

A motion was made by Mrs. White supported by Mr. Murphy to approve Site Plan Review Number 17-03 submitted by Victor Graber in the General Commercial (C-1) district with the stipulation that the applicant provide a copy of the deed to the property and install a double row of staggered evergreen trees on the east property line, minimum of 3ft in height, 10 ft on center beginning at the right of way then continuing north for 300 feet. The approval is based upon the fact that all ordinance requirements appear to have been met.

Yes Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel, Kelly Bean, Gordon Gilchrist, Ann Silker, Bob Campbell

No: None

Motion carried

Discussion – Countywide Map Amendments

Mr. Nieporte reviewed 6 potential map amendments, 4 of these are located in Sherman Township and will be reviewed with Mr. Bob Thompson, Sherman Township Supervisor. These 6 map amendments with legal descriptions will be presented again at a future meeting to be set for public hearing.

Discussion – Wind Turbines

Mr. Nieporte reviewed a hand out showing the changes being proposed to the ordinance in regards to Wind Energy Conservation Systems. This text amendment will be presented again, following a review by the County Attorney, at a future meeting to be set for a public hearing.

PUBLIC COMMENT –

Mr. Tom Gibbs asked if the proposed map amendments would change the way a property is taxed.

Mr. Nieporte replied that taxes are based upon the use on the property and not the zoning classification.

STAFF COMMENTS –

Mr. Nieporte informed the board that staff has received a final copy of the master plan for the City of Clare and it is on file in our office. Mr. Nieporte also reminded everyone of the upcoming planning and zoning essentials training to be held in May and asked everyone to confirm their attendance with Mr. Johnson.

PLANNING COMMISSIONER'S COMMENTS – None

ADJOURNMENT

A motion was made by Mrs. White to adjourn the meeting seconded by Mr. Gilchrist at 7:54 p.m.

Yes Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel, Kelly Bean, Gordon Gilchrist, Ann Silker, Bob Campbell

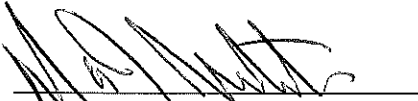
No: None

Motion carried

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A handwritten signature in black ink, appearing to read 'Nancy White', written over a horizontal line.

Nancy White, Secretary

Kim Kennedy, Recording Secretary