

ISABELLA COUNTY
PLANNING COMMISSION

April 20, 2017

A Regular Meeting of the Isabella County Planning Commission was held on April 20, 2017 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O'Neil

MEMBERS ABSENT: Nancy White, Jim Horton, Kelly Bean, Ann Silker

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

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

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

Mr. Murphy requested that the agenda be approved with an amended addition of #11 Union Township amendments review.

A motion was made by Mr. O'Neil supported by Mr. Vogel to approve the amended agenda.

Yes: Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O'Neil

No: None

Motion carried

PREVIOUS MINUTES

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

A motion was made by Mr. Gilchrist supported by Mr. O'Neil to approve the minutes as presented.

Yes: Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O'Neil

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel stated that Zoning Board met and approved a Variance #17-02 a request for a variance to construct an accessory building with a front yard setback of 20 ft. where 50 ft. is require.

Parks & Recreation – Mr. Murphy reported that the Parks meeting went over the new bike trail running from Lansing to Mackinaw City. And there will be a section of trail constructed from Shepherd to Mt. Pleasant in the future plans.

Board of Commissioners – None

TOWNSHIP CONCERNS

Denver – none

Gilmore - none

PUBLIC COMMENT – None

SUP#17-01 Verizon Wireless Site – “Tower Lake” – Gilmore Township

Mr. Johnson stated that an application was received by our office from Andrew Webber on behalf of Verizon Wireless which included a site plan. The property the tower is located upon does contain a residence and the proposed location for the tower is within 500 feet of the existing residential use. In February of 2017, Verizon Wireless did receive a variance (#17-01) for the reduction of this distance. After review of the criteria in Section 12.05 (H) of the ordinance the application appears to be complete and meet the criteria of the ordinance.

Robert LaBell spoke on behalf of Verizon Wireless. He explained the location of Tower Lake Tower in regards to the coverage and how it will work with the Littlefield Lake cell tower to help reduce the load of calls which will come from that area.

Public Hearing opened 7:16 pm

Public Hearing closed 7:16 pm

Board discussion took place.

A motion was made by Mr. O’Neil supported by Mr. Gilchrist to approve Special Use Permit Number 17-01 which was submitted by Andrew Webber on behalf of Verizon Wireless, to allow for a new wireless communications tower in the General Agricultural (AG-2) district with the stipulation that the applicant proved a copy of approvals from the FAA, FCC, MDOT and any other applicable state or federal acts, and evidence from the FAA that the tower meets all safety requirements for public and private airports in or within 4 miles of Isabella County. The approval is based upon the fact that all ordinance requirements appear to have been met.

Yes Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O’Neil

No: None

Motion carried

Discussion – Countywide Map Amendments

Mr. Nieporte reviewed a potential map amendment for 2 areas in Isabella Township. A request for a public hearing was made.

Motion was made by Mr. Vogel supported by Mr. O'Neil to set a Public Hearing for June 8, 2017 at 7:00 p.m. in room 225 of the Isabella County Building.

Yes Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O'Neil

No: None

Motion carried

Mr. Nieporte reviewed a potential map amendment for 3 areas in Sherman Township. A request for a public hearing was made.

Motion was made by Mr. Vogel supported by Mr. O'Neil to set a Public Hearing for June 8, 2017 at 7:00 p.m. in room 225 of the Isabella County Building.

Yes Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O'Neil

No: None

Motion carried

Discussion – Wind Energy Conservation Systems (Wind Turbines)

Mr. Nieporte reviewed a hand out showing the changes being proposed to the ordinance in regards to Wind Energy Conservation Systems. Mr. Nieporte indicated these changes have been reviewed by the County Attorney. A request was made for a motion to set a public hearing.

Motion was made by Mr. O'Neil supported by Mr. Vogel to set a Public Hearing for June 8, 2017 meeting.

Yes Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O'Neil

No: None

Motion carried

Union Township Map Amendment Review

Union Township forwarded two map amendments to the Isabella County Planning Commission for review.

Staff noted that the first amendment was from an Industrial District to a Residential district and the Union Township Planning Commission made a recommendation to their board to deny the request based upon the request not being consistent with the Township's master plan.

Staff reported that the second amendment was a request to rezone a property from the Mobile Home District to a Business district. The Union Township Planning Commission made a recommendation to their board to approve

the request.

The board had no comment on these amendments.

Mr. Nieporte stated that staff will forward to Union Township a letter stating that the Commission has reviewed the amendment and has no comments.

PUBLIC COMMENT – None

STAFF COMMENTS – None

PLANNING COMMISSIONER'S COMMENTS – None

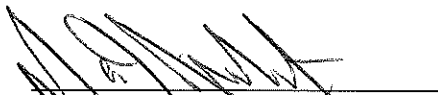
ADJOURNMENT

A motion was made by Mr. Gilchrist to adjourn the meeting seconded by Mr. Vogel at 8:00 p.m.

Yes Jeremy Murphy, Phillip Vogel, Gordon Gilchrist, Bob Campbell, Tim O'Neil

No: None

Motion carried



Nancy White, Secretary

Kim Kennedy, Recording Secretary