

ISABELLA COUNTY  
PLANNING COMMISSION

August 9, 2018

A Regular Meeting of the Isabella County Planning Commission was held on August 9, 2018 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Tim O'Neil, Phillip Vogel, Jim Horton, Jeremy Murphy, Kelly Bean, Bob Campbell, Jerry Neyer, Nathan Rogers, Ann Silker

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Timothy A. Nieporte, Community Development 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 as presented.

A motion was made by Mr. Neyer supported by Mr. Rogers to approve the agenda.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jeremy Murphy, Kelly Bean, Bob Campbell, Jerry Neyer, Nathan Rogers, Ann Silker

No: None

Motion carried

**PREVIOUS MINUTES**

Minutes of the June 2018 regular meeting were circulated to the commission prior to the meeting for their review.

Staff noted to the commission a correction to the previously distributed minutes and handed out corrected minutes.

A motion was made by Mrs. Silker supported by Mr. Vogel to approve the amended minutes.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jeremy Murphy, Kelly Bean, Bob Campbell, Jerry Neyer, Nathan Rogers, Ann Silker

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Vogel reported that the Zoning Board heard one variance located at Coldwater Lake and that it was denied.

Parks & Recreation – Mr. Murphy reported the Parks meeting was over the upcoming millage renewal which passed on August 7<sup>th</sup>.

Board of Commissioners – Mr. Horton recapped the elections results and that the board was working on a 21 million dollar budget for the upcoming year.

## **TOWNSHIP CONCERNS**

Denver – None

Gilmore – Mr. Gibbs noted there is a new Township Supervisor.

Isabella – None

## **PUBLIC COMMENT – None**

### **SPR#18-03 Bryan House**

Mr. Nieporte informed the commission an application was received by Bryan House which included a site plan depicting the location of the proposed private road, and a survey of three parcels to be serviced by the private road, if approved. The site is on E. Denver Rd., between N Crawford and N. Mission Rd. Mr. Nieporte also reviewed a letter in the application from the County Road Commission which states the entrance of the driveway onto E. Denver Rd. is adequate for the current number of homes the driveway services came in with the application.

Mr. Nieporte reminded the commission this is a site plan review application and it the application appears to be complete and meet the requirements in the ordinance.

A motion was made by Mr. Neyer supported by Mr. O'Neil to approve Site Plan Review 18-03 (SPR#18-03) submitted by Bryan House with the stipulations that he provide a signed sworn statement certifying the private road has been constructed in accordance with the Isabella County Zoning Ordinance, adhere to the Uniform House Numbering Ordinance for private road names, install signage and provide a copy of a recorded road maintenance agreement as required by the zoning ordinance.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jeremy Murphy, Kelly Bean, Bob Campbell, Jerry Neyer, Nathan Rogers, Ann Silker

No: None

Motion carries.

**SUP#18-02 James Gretka**

Mr. Nieporte stated that an application was received by James Gretka which included a site plan depicting the location of the proposed dwelling addition and written comments on the general requirements for all special land uses (Section 12.03).

Mr. Nieporte explained this property is currently zoned General Commercial, the ordinance requires a special land use permit in order to expand an existing single family dwelling. As you can see from the application, Mr. Gretka wishes to expand the garage which is attached to the home. Both to the north and south of Mr. Gretka's home are other single family dwellings.

Mr. Nieporte noted one item for discussion is the ordinance makes the setback and lot coverage requirements the planning commission's responsibility to establish. Mr. Nieporte reported the proposed setback and lot coverage is consistent with the Commercial and Medium Density Residential zoning districts.

Public hearing opened 7:13 pm

Public hearing closed 7:13 pm

A motion was made by Mrs. Silker supported by Mr. Bean to approve Special Use Permit 18-02 (SUP#18-02) submitted by James Gretka for the expansion of a single family dwelling in the general commercial district approving the setback and lot coverage on the site plan.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jeremy Murphy, Kelly Bean, Bob Campbell, Jerry Neyer, Nathan Rogers, Ann Silker

No: None

Motion carries.

**PUBLIC COMMENT - None**

**STAFF COMMENTS – None**

**PLANNING COMMISSIONER'S COMMENTS**

Mr. Rogers inquired about the blight on the south side of Clare.

Mr. Nieporte stated that when we get complaints, we work to resolve them. Some can take up to 8-9 inspections to resolve.

Mr. Horton commented on the issues with assessments of apartments in Union Township.

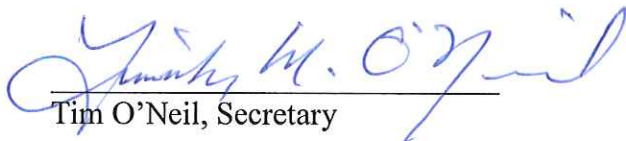
## ADJOURNMENT

A motion was made by Mr. O'Neil to adjourn the meeting seconded by Mr. Bean at 7:19 p.m.

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton, Kelly Bean, Bob Campbell, Nathan Rogers, Jerry Neyer

No: None

Motion carried



Tim O'Neil, Secretary