

ISABELLA COUNTY
PLANNING
COMMISSION

August 10, 2017

A Regular Meeting of the Isabella County Planning Commission was held on August 10, 2017 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

MEMBERS ABSENT: Kelly Bean, Nancy White, Gordon Gilchrist, Bob Campbell

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 7:07 pm.

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

Mr. Murphy requested that the agenda be approved with amendments adding #13 Wise Township Text amendment.

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

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

No: None

Motion carried

PREVIOUS MINUTES

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

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

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – None

Parks & Recreation – Mr. Murphy reported that at the last meeting the board discussed the new playscape at Coldwater Lake Family Park and grants.

Board of Commissioners – Mr. Horton stated that the Board is currently working on budgets. He also informed the Board that a public hearing will be held at Clare County District Health Department in regards to the approval of the Point of Sale for Isabella County.

TOWNSHIP CONCERNS

Denver – None

Gilmore – None

Sherman – None

Broomfield - None

PUBLIC COMMENT – None

SUP#17-02 Public and Institutional Use (Amish School)

Mr. Johnson informed the Board that an application was received by Mr. Glen Mast for a special use permit to establish a public or institutional use for the purposes of an Amish School. Included with the application was a site plan which shows the location of the proposed school, separate privies for boys and girls and a barn out front for horses.

After review of the County zoning ordinance, it appears the application is complete and meets all the dimensional and height requirements of the ordinance and all requirements in Section 12.05 GG. Staff has placed a sign on the property and published the request in the Morning Sun as per state law and ordinance requirements. As of the date of this memorandum, no communications have been received for or against this proposal.

Mr. Nieporte read the legal description for the record which was received from Broomfield Township Assessor.

Mr. Horton asked for clarification on the layout of the privies.

Mr. Mast stated that the site plan he submitted shows the correct location of the privies and he is meeting the separation distance required by the health department.

Board discussion occurred.

Public hearing opened 7:16 pm

Public hearing closed 7:17 pm

A motion was made by Mr. O'Neil supported by Mr. Vogel approve Special Use Permit 17-02 (SUP#17-02) submitted by Glen Mast to establish a public and institutional use in the General Agriculture (AG-2) district with the stipulation the applicant shall have signs installed which inform the public of the presence of a school and buggy traffic and the applicant apply for an address for the property

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

No: None

Motion carries.

SPR#17-08 R E Investment

Mr. Johnson stated that an application was received by Mr. Reuben Luthy for a site plan review to construct an empty industrial building to lease not more than 2 units. In 2015 Mr. Luthy purchased the property following the 2014 rezoning of this property from General Agricultural (AG-2) to Light Industrial.

Mr. Johnson explained that in Section 8.06 C of the ordinance requires a building in the industrial district to not be closer than 1000 ft to the boundary of a residential district. The properties to the south of Denver Rd. are currently zoned R-2 (Medium Density Residential). Mr. Luthy has submitted an application to the zoning board of appeals for the August 16, 2017 meeting.

Board discussion occurred.

A motion was made by Mrs. Silker seconded by Mr. O'Neil to approve Site Plan Review 17-03 (SPR#17-03) submitted by Reuben Luthy in the Light Industrial (I-1) district with the stipulation that the applicant obtain a variance for the setback distance to a residential district, the applicant apply for an address, the applicant provide for a 10 ft landscaped buffer area along the full length of S. Mission Rd. and provide for at least one ADA accessible parking space.

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

No: None

Motion carries.

ZA #17-06 Mineral Extraction Industries.

Mr. Nieporte explained that currently the Isabella County Zoning Ordinance only allows for Mineral Extraction Industries to be permitted by Special Land Use in the General Agricultural (AG-2) and Light Industrial (I-1) district. It was brought to staff's attention that this language may be inconsistent with the current state law requirements for mineral extraction industries. Therefore, staff would ask the planning commission to consider an amendment which would expand the special use to include the Restrictive Agricultural (AG-1) and Agricultural Buffer (AG-3) districts.

Board discussion occurred.

Public hearing opened 7:34 pm
Public hearing closed 7:34 pm

A Motion was made by Mr. Horton supported by Mr. O'Neil to recommend Zoning Amendment #17-06 Mineral Extraction Industries to be forward to the Board of Commissioners for approval.

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

No: None

ZA #17-07 Solar Farms

Mr. Nieporte informed the board that currently the Isabella County zoning ordinance does not have language which permits solar farms in the county. Staff would ask the planning commission to consider the language in your packets as a text amendment to the current ordinance. This amendment would allow for solar farms in all non-residential districts as a special land use and provide for specific special use requirements.

Board discussion occurred.

Public hearing opened 7:39 pm
Public hearing closed 7:39 pm

A Motion was made by Mrs. Silker supported by Mr. Vogel to recommend Zoning Amendment #17-07 Solar Farms to be forward to the Board of Commissioners for approval.

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

No: None

Union Township Map Amendment

Mr. Johnson reported that the community development office received a map amendment for review from Union Township. The Union Township planning commission recommended approval to their township board to rezone property on N. Harris St. from an industrial district to a rural residential district. The property is approximately 6 acres in size and abuts the railroad to the east. The Union Township Future Land Use Map designates this property as Industrial and is surrounded on three sides by property owned by

the City of Mt. Pleasant. To the north of the property is a city park and dense residential development and the old state home across N. Harris St. To the south of the property is other commercial/industrial property owned by Coyne Oil.

The planning commission had no comments on this amendment. Mr. Johnson stated staff will forward a letter back to Union Township indicating the planning commission had no comments.

Wise Township Text Amendment

Mr. Johnson reported that the community development office received a text amendment from Wise Township to include language regulating Wind Energy Conservation Systems as a special land use in their zoning ordinance. The township planning commission voted to recommend approval of this language to their board. Staff reviewed the language and it appears to include language similar to the County's regulations with some differences in the details of the specific requirements for Wind Energy Conservation Systems.

The planning commission had no comments on this amendment. Mr. Johnson stated staff will forward a letter back to Wise Township indicating the planning commission had no comments.

PUBLIC COMMENT – None

STAFF COMMENTS – None

PLANNING COMMISSIONER'S COMMENTS – Mr. Horton stated he just received an email from the County Administrator regarding a FEMA disaster recovery office being sited in Mt. Pleasant to continue to assist with recovery efforts relating to the recent flood.

ADJOURNMENT

A motion was made by Mr. Horton to adjourn the meeting seconded by Mrs. Silker at 7:50 p.m.

Yes: Tim O'Neil, Ann Silker, Jeremy Murphy, Phillip Vogel, Jim Horton

No: None

Motion carried

Nancy White, Secretary