

ISABELLA COUNTY  
PLANNING COMMISSION

September 13, 2018

A Regular Meeting of the Isabella County Planning Commission was held on September 13, 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, Jerry Neyer, Ann Silker

MEMBERS ABSENT: Jeremy Murphy, Kelly Bean, Bob Campbell, Nathan Rogers

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. O'Neil at 7:00 pm.

The Pledge of Allegiance was recited by the commission.

**APPROVAL OF AGENDA**

Staff distributed an amended agenda to the commission.

Mr. O'Neil requested that the amended agenda be approved as presented.

A motion was made by Mr. Horton supported by Mr. Vogel to approve the amended agenda.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jerry Neyer, Ann Silker

No: None

Motion carried

**PREVIOUS MINUTES**

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

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

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jerry Neyer, Ann Silker

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Vogel reported that the Zoning Board heard three variance, 1 in Nottawa, 2 in Vernon all three were approved.

Parks & Recreation – None

Board of Commissioners – Mr. Horton reported that the Board of Commissioners will be voting to approve a 21 million dollar balanced budget.

## **TOWNSHIP CONCERNS**

Denver – None

Gilmore – None

Sherman – None

## **PUBLIC COMMENT –**

Opened at 7:04 p.m.

Mr. Terry Meier distributed a printed handout to the commission. Helen Meier read the printed handout which contained information on wind energy in Huron County and asked for a group of various individuals be formed to study the County's zoning ordinance.

Closed at 7:11 p.m.

## **SUP#18-03 Group Child Care Home**

Mr. Johnson stated that an application was received by Deborah Rhinehart for a special use permit to establish a Group Child Care home. It was reported that Mrs. Rhinehart previously operated a group child care home, discontinued for a few years and is seeking the special land use to re-establish the group child care home.

Mr. Johnson noted that based on the information provided by Mrs. Rhinehart, there was another group child care home with 1,500 ft of Mrs. Rhinehart. Staff informed the commission that the state law states that if they are meeting all the state requirements the commission *shall* approve the special land use. In Mrs. Rhinehart's case, she does not meet all the state law requirements having another group child care home within 1,500 feet, therefore the planning commission *may* approve the special land use.

Mr. Johnson reported the applicant is meeting all the Isabella County Ordinance requirements and she has requested to begin the special land use at 6:00 a.m. to allow for parents to drop children off.

The commission discussed the request.

Public hearing opened 7:17 pm

Public hearing closed 7:17 pm

A motion was made by Mr. Horton supported by Mr. Vogel to approve Special Use Permit 18-03 (SUP#18-03) which was submitted by Deborah Rhinehart, to establish a Group Child Care Home in the Agricultural Buffer (AG-3) district with the stipulation that the applicant can operate business starting a 6:00 am.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jerry Neyer, Ann Silker

No: None

Motion carries.

#### **Farmland Agreement – Fowler, Coe Township**

Mr. Johnson stated Darryl and Pamela Fowler have submitted an application to the Farmland and Open Space Preservation Program (PA116) in Coe Township. The application is for 40 acres in Section 36. The application and maps are attached for your review. The property is currently being used for agricultural purposes and is zoned for and planned as Agricultural by Coe Township.

The application appears to be complete and the applicant is applying for property to be in PA116 for 55 years.

Mr. Johnson stated that staff will forward a letter to the County Clerk indicating the board had reviewed the farmland agreement and had no comments.

#### **Union Township Map Amendment**

Mr. Johnson reported the office received a map amendment from Union Township. At their previous meeting the Union Township Planning Commission voted to recommend an approval to their board the property be rezoned from AG to R2-A based on the fact it is consistent with the current uses, master plan and future land use plan.

Mr. Johnson indicated to the commission that staff will forward a letter back to Union Township stating the County planning commission had reviewed the rezoning request and had no comments.

**PUBLIC COMMENT** - None

**STAFF COMMENTS** – None

**PLANNING COMMISSIONER'S COMMENTS**

Mr. Horton inquired about ordinances in regard to short term rentals.

Mr. Nieporte stated that short term rentals maybe be an issue at Township. He stated he would look into short term rentals and report back at a later date.

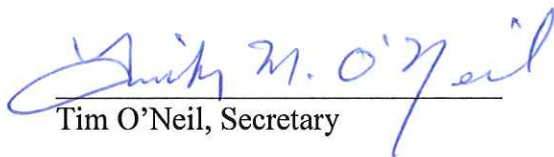
### **ADJOURNMENT**

A motion was made by Mr. Horton to adjourn the meeting seconded by Mr. Neyer at 7:26 p.m.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Jerry Neyer, Ann Silker

No: None

Motion carried

  
Tim O'Neil, Secretary