

ISABELLA COUNTY
PLANNING
COMMISSION

September 14, 2017

A Regular Meeting of the Isabella County Planning Commission was held on September 14, 2017 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Tim O'Neil, Phillip Vogel, Jim Horton, Kelly Bean, Nancy White, Bob Campbell

MEMBERS ABSENT: Gordon Gilchrist, Ann Silker, Jeremy Murphy

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. 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 amendments adding #10 Union Township Master Plan Update.

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

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Kelly Bean, Nancy White, Bob Campbell

No: None

Motion carried

PREVIOUS MINUTES

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

A motion was made by Mr. Horton supported by Mr. Vogel to approve the minutes as presented.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Kelly Bean, Nancy White, Bob Campbell

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel informed the board that the ZBA approved two variance applications at the last meeting.

Parks & Recreation – None

Board of Commissioners – Mr. Horton stated that the Board is currently working on budgets and believes they will adopt one at their next meeting. He also informed the Board that a vote was taken at the last meeting of the Central Michigan Community Health Dept. to allow Isabella County to seek approval of point of sale inspections by the health department.

TOWNSHIP CONCERNS

Denver – None

Gilmore – None

Sherman – None

PUBLIC COMMENT – None

SPR#17-09 Maeder Brothers Quality Wood Pellets Inc.

An application was received by Mrs. Christie Densmore which included a site plan and supplemental page detailing the circumstances surrounding the application.

Maeder Brothers Quality Wood Pellets is requesting to rebuild a storage building used for processing of wood chips and for storage of pellets and other equipment. This building would replace one of similar size which was destroyed in a fire earlier this year. The new building will be in the same location and includes an attached electrical room and roof extension to house a conveyor for loading/unloading.

Board discussion occurred.

A Motion was made by Mr. White supported by Mr. Horton to approve Site Plan Review 17-09 (SPR#17-09) submitted by Christi Densmore on behalf of Maeder Brothers Wood Pellets Inc. to replace a structure in the same location with the stipulation the applicant shall abide by all state building code requirements relating to fire safety.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Kelly Bean, Nancy White, Bob Campbell

No: None

Motion carries.

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 approximately 3.44 acres of land from one and two family residential to the office service district. The property adjacent to the proposed is an office district to the south and a multi-family district to the East in the City of Mt. Pleasant. The requested re-zoning is located on the north east corner of E. Bellows and S. Isabella Rd.

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.

Union Township Master Plan Update

Mr. Nieporte informed the board that the office has received a draft copy of a master plan update from Union Township. Upon review by staff it appears the future land use is consistent with the County's plan to the north and south of the township. Staff had no other comments or issues with the master plan.

The planning commission had no comments on the master plan update. Mr. Nieporte informed the board that staff will forward a letter to Union Township indicating the planning commission had no comments.

Farmland Agreement – River Ridge Farms, Inc., Rolland Township

Mr. Johnson stated that two applications have been received by River Ridge Farms, Inc. to the Farmland and Open Space Preservation Program (PA116) in Rolland Township. The first application is for 40 acres, the second is for 220 acres. Both are in Section 20 and are for 10 years. All three properties in the two applications are zoned and planned for Agricultural. Staff would note that on the second application the area applied for is 220 acres while the legal description describes the land as 240 acres. The applications appear to be complete.

Mr. Johnson stated that staff will forward a letter to the County Clerk indicating the board had reviewed the farmland agreement and will note the difference in acres on the application and the legal description.

PUBLIC COMMENT – None

STAFF COMMENTS – Mr. Nieporte commented that the Coe Township Board has approved a special use permit for 37-39 wind turbines within Coe Township.

Mr. Nieporte commented that the Isabella County Board of Commissioners have approved the text amendments relating to Mineral Extraction Industries and Solar Farms.

Mr. Nieporte commented that the rezoning request from medium density residential to general agriculture in Sections 10 and 11 in Isabella Township that was tabled at the June meeting will be on the agenda at a future meeting.

PLANNING COMMISSIONER'S COMMENTS – None

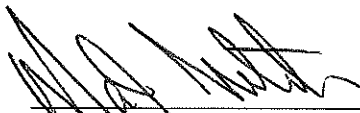
ADJOURNMENT

A motion was made by Mr. Horton to adjourn the meeting seconded by Mrs. White at 7:40 p.m.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Kelly Bean, Nancy White, Bob Campbell

No: None

Motion carried



Nancy White, Secretary