

ISABELLA COUNTY
PLANNING
COMMISSION

October 12, 2017

A Regular Meeting of the Isabella County Planning Commission was held on October 12, 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, Ann Silker, Jeremy Murphy

MEMBERS ABSENT: Gordon Gilchrist

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 as presented.

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

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

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the September 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 Mr. Vogel to approve the minutes as presented.

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel informed the board that the ZBA approved one variance application for Roger Meyers in Nottawa Township.

Parks & Recreation – Mr. Murphy reported that at the last meeting they went over planned improvements for Coldwater Lake Family Park's new play scape.

Board of Commissioners – Mr. Horton stated that the Board has approved the FY 2018 budgets. He also informed the Board that the County Board of Commissioners has adopted an ordinance requiring a septic inspection before a home is transferred to a new owner.

TOWNSHIP CONCERNS

Denver – None
Gilmore – None
Sherman – None

PUBLIC COMMENT – None

Special Use Permit #17-03 Louis Proton – Mini Warehouse - Sherman Township

Mr. Johnson explained that an application was received by Mr. Louis Proton. The applicant has submitted a special use permit to establish a mini-warehouse for the purpose of boat and RV storage located at 2460 N. School Rd, Weidman in Sherman Township, Section 24.

Mr. Proton is requesting to establish the boat and RV storage on the rear of his 11 acre parcel. The original site plan submitted by Mr. Proton included a 14 ft berm in place of fencing. After speaking with Mr. Proton about the berm, Mt. Proton decided to alter the plan and has submitted an amended site plan with the storage area surrounded by a 6 ft high chain link fence.

Mr. Johnson stated that Mr. Proton owns a contract landscaping business and would like to store bulk materials such as mulch and stone on the large concrete area indicated on the site plan. The materials would be separated by concrete k-rails. This type of contractor storage is permitted by right within the Industrial District. Lastly, Mr. Proton is proposing to utilize the building on the west end of the property as an office to meet with clients and provide for limited retail space.

Board discussion occurred.

Public hearing opened 7:10 pm

Public hearing closed 7:10 pm

A Motion was made by Mr. Murphy supported by Mr. O'Neil to approve Special Use Permit 17-03 submitted by Louis Proton to establish a mini-warehouse for the purpose of boat and RV storage in the Light Industrial District along with outdoor storage of contractor materials, the approval is based on the fact that Mr. Proton is meeting the review criteria in Section 12.03.

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

No: None

Motion carries.

Special Use Permit #17-04 Apex Clean Energy – Anemometer Tower - Isabella Township

Mr. Nieporte informed the Board that an application was received with a site plan and comments by Apex Clean Energy for a special use permit to establish a 196.85 ft anemometer tower. The property is located at 5000 block of E. Vernon Rd. Isabella Township, Section 1

As indicated on the site plan, the proposed tower would be established near the southwest corner of the property. Apex has indicated to staff that this anemometer tower, sometimes referred to as meteorological tower, or MET tower, is temporary and if approved they anticipate the tower to be completely removed within 5 years.

Mr. Nieporte explained that the proposed tower would not have an access road. Apex has indicated to staff that one or two pickups would be used for delivering the tower to the site and setup typically takes one to two days. All monitoring of the tower is done remotely and the tower would have no interconnectivity or need for electricity, a small solar panel and onsite batteries would power the meteorological equipment. Apex has also informed staff the tower will be of monopole design with attached guy wires. Fencing and visibility sleeves on the guy wires will be used.

Mr. Nieporte stated that if the planning commission is going to make an approval, staff would recommend the following stipulations be incorporated into a motion.

1. The applicant will comply with all requirements of the Isabella County Zoning Ordinance including federal, state and local permits, and shall not broadcast a signal that causes interference with other communication systems.
2. The decommissioning plan for the anemometer tower and all associated components is such that it shall be removed within five (5) years of the date of permit issuance, unless otherwise approved by the planning commission.

Mr. Nieporte also informed the board that staff had received a letter in opposition to wind energy in Isabella County and a letter from the land owner in favor of the proposed special use permit.

Public hearing opened 7:16 pm

Ms. Andrea Laney spoke of her concerns for her property value decreasing and that there is not a decommissioning plan.

Mr. Nieporte stated that staff's opinion on a temporary structure is that the decommission plan will be for the applicant to remove the tower and all associated components within 5 years.

Public hearing closed 7:19 pm

Board discussion occurred.

A Motion was made by Mrs. White supported by Mr. Horton to approve Special Use Permit 17-04 (SUP#17-04) submitted by Apex Clean Energy to establish an anemometer tower in the Restrictive Agricultural District with the stipulation the applicant comply with all requirements of the Isabella County Zoning Ordinance including federal, state, and local permits, and shall not broadcast a signal that causes interference with other communications systems and the decommissioning plan for the anemometer tower and all associated components is such that it shall be removed within 5 years of the date of permit issuance. The approval is based on the fact that the request meets Section 12.03 of the Isabella County Zoning Ordinance.

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

No: None

Motion carries.

Special Use Permit #17-05 Apex Clean Energy – Anemometer Tower - Isabella Township

Mr. Nieporte informed the Board that an application was received with a site plan and comments by Apex Clean for a special use permit to establish a 196.85 ft anemometer tower. The site is 40 acres on the corner of E. Denver Rd. and N. Lincoln Rd. 1989 E. Denver Rd., Rosebush, Isabella Township, Section 5.

As indicated on the site plan the proposed tower would be established near the northwest corner of the property. Apex has indicated to staff that this anemometer tower, sometimes referred to as meteorological tower, or MET tower, is temporary and if approved they anticipate the tower to be completely removed within 5 years.

Mr. Nieporte explained that the proposed tower would not have an access road. Apex has indicated to staff that one or two pickups would be used for delivering the tower to the site and setup typically takes one to two days. All monitoring of the tower is done remotely and the tower would have no interconnectivity or need for electricity, a small solar panel and onsite batteries would power the

meteorological equipment. Apex has also informed staff the tower will be of monopole design with attached guy wires. Fencing and visibility sleeves on the guy wires will be used.

Mr. Nieporte stated that if the planning commission is going to make an approval, staff would recommend the following stipulations be incorporated into a motion.

1. The applicant will comply with all requirements of the Isabella County Zoning Ordinance including federal, state and local permits, and shall not broadcast a signal that causes interference with other communication systems.
2. The decommissioning plan for the anemometer tower and all associated components is such that it shall be removed within five (5) years of the date of permit issuance, unless otherwise approved by the planning commission.

Mr. Nieporte also informed the board that staff had received a letter in opposition to wind energy in Isabella County and a letter from the land owner in favor of the proposed special use permit.

Public hearing opened 7:24 pm

Public hearing closed 7:24 pm

Board discussion occurred.

A Motion was made by Mrs. White supported by Mr. Murphy to approve Special Use Permit 17-05 (SUP#17-05) submitted by Apex Clean Energy to establish an anemometer tower in the Restrictive Agricultural District with the stipulation the applicant comply with all requirements of the Isabella County Zoning Ordinance including federal, state, and local permits, and shall not broadcast a signal that causes interference with other communications systems and the decommissioning plan for the anemometer tower and all associated components is such that it shall be removed within 5 years of the date of permit issuance, unless otherwise approved by the planning commission. The approval is based on the fact that the request meets Section 12.03 of the Isabella County Zoning Ordinance.

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

No: None

Motion carries.

Special Use Permit #17-06 Apex Clean Energy – Anemometer Tower - Nottawa Township

Mr. Nieporte informed the Board that an application was received with a site plan and comments by Apex Clean for a special use permit to establish a 196.85 ft anemometer tower. The site is 79 acres near the corner of W. Rosebush Rd. and N. Nottawa Rd. in the 4000 block of N. Nottawa Rd. Nottawa Township, Section 11.

As indicated on the site plan the proposed tower would be established near the southwest corner of the property. Apex has indicated to staff that this anemometer tower, sometimes referred to as meteorological tower, or MET tower, is temporary and if approved they anticipate the tower to be completely removed within 5 years.

Mr. Nieporte explained that the proposed tower would not have an access road. Apex has indicated to staff that one or two pickups would be used for delivering the tower to the site and setup typically takes one to two days. All monitoring of the tower is done remotely and the tower would have no interconnectivity or need for electricity, a small solar panel and onsite batteries would power the meteorological equipment. Apex has also informed staff the tower will be of monopole design with attached guy wires. Fencing and visibility sleeves on the guy wires will be used.

Mr. Nieporte stated that if the planning commission is going to make an approval, staff would recommend the following stipulations be incorporated into a motion.

1. The applicant will comply with all requirements of the Isabella County Zoning Ordinance including federal, state and local permits, and shall not broadcast a signal that causes interference with other communication systems.
2. The decommissioning plan for the anemometer tower and all associated components is such that it shall be removed within five (5) years of the date of permit issuance, unless otherwise approved by the planning commission.

Mr. Nieporte also informed the board that staff had received a letter in opposition to wind energy in Isabella County and a letter from the land owner in favor of the proposed special use permit.

Public hearing opened 7:27 pm

Public hearing closed 7:27 pm

Board discussion occurred

A Motion was made by Mrs. White supported by Mrs. Silker to approve Special Use Permit 17-06 (SUP#17-06) submitted by Apex Clean Energy to establish an anemometer tower in the Restrictive Agricultural District with the stipulation the applicant comply with all requirements of the Isabella County Zoning Ordinance including federal, state, and local permits, and shall not broadcast a signal that causes interference with other communications systems and the decommissioning plan for the anemometer tower and all associated components is such that it shall be removed within 5 years of the date of permit issuance, unless otherwise approved by the planning commission. The approval is based on the fact that the request meets Section 12.03 of the Isabella County Zoning Ordinance.

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

No: None

Motion carries.

Special Use Permit #17-07 Apex Clean Energy – Anemometer Tower - Nottawa Township

Mr. Nieporte informed the Board that an application was received with a site plan and comments by Apex Clean for a special use permit to establish a 196.85 ft anemometer tower. The site is 119 acres near the corner of Beal City Rd. and N. Meridian Rd. in the 1000 block of N. Meridian Rd. Nottawa Township, Section 25.

As indicated on the site plan, the proposed tower would be established on the west end of the property. Apex has indicated to staff that this anemometer tower, sometimes referred to as meteorological tower, or MET tower, is temporary and if approved they anticipate the tower to be completely removed within 5 years.

Mr. Nieporte explained that the proposed tower would not have an access road. Apex has indicated to staff that one or two pickups would be used for delivering the tower to the site and setup typically takes one to two days. All monitoring of the tower is done remotely and the tower would have no interconnectivity or need for electricity, a small solar panel and onsite batteries would power the meteorological equipment. Apex has also informed staff the tower will be of monopole design with attached guy wires. Fencing and visibility sleeves on the guy wires will be used.

Mr. Nieporte stated that if the planning commission is going to make an approval, staff would recommend the following stipulations be incorporated into a motion.

1. The applicant will comply with all requirements of the Isabella County Zoning Ordinance including federal, state and local permits, and shall not broadcast a signal that causes interference with other communication systems.
2. The decommissioning plan for the anemometer tower and all associated components is such that it shall be removed within five (5) years of the date of permit issuance, unless otherwise approved by the planning commission.

Mr. Nieporte also informed the board that staff had received a letter in opposition to wind energy in Isabella County and a letter from the land owner in favor of the proposed special use permit.

Public hearing opened 7: 29 pm

Public hearing closed 7:29 pm

Board discussion occurred.

A Motion was made by Mr. Murphy supported by Mr. Horton to approve Special Use Permit 17-07 (SUP#17-07) submitted by Apex Clean Energy to establish an anemometer tower in the Restrictive Agricultural District with the stipulation the applicant comply with all requirements of the Isabella County Zoning Ordinance including federal, state, and local permits, and shall not broadcast a signal that causes interference with other communications systems and the decommissioning plan for the

anemometer tower and all associated components is such that it shall be removed within 5 years of the date of permit issuance, unless otherwise approved by the planning commission. The approval is based on the fact that the request meets Section 12.03 of the Isabella County Zoning Ordinance.

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

No: None

Motion carries.

Special Use Permit #17-08 Apex Clean Energy – Anemometer Tower - Gilmore Township

Mr. Nieporte informed the Board that an application was received for an anemometer tower in Gilmore Township, however an email was received on 10/05/2017 by the applicant asking that this application be removed from consideration at this time.

Map Amendment #17-08 – Section 10 and 11 - Isabella Township

Mr. Nieporte explained that this was a map amendment that was removed from the agenda at the June 2017 meeting to allow staff to work with the Isabella Township and area residents to better explain the justification for rezoning these parcels. Mr. Nieporte stated he received a letter from the Isabella Township Board in support of the industrial development to the north of the rezoning therefore supporting the rezoning of the property from R-2 to AG-2. This amendment would eliminate the split zoned parcels in Sections 10 and 11 and would not adversely affect the uses that are currently taking place on the properties.

Staff presented a letter in opposition of the rezoning submitted by Glenn and Doug Higgins.

Public hearing opened 7:29 pm

Glenn Higgins stated he wants his property to be left alone.

Tom Hrdlovich informed the board he likes his property the way it is and would like it left alone.

Public hearing closed 7:32 pm

Mr. Horton expressed concerns about potential property values and questioned if rezoning the property would be considered a taking.

Mrs. White spoke about potential increase in land value because of current land conditions and clarified what constitutes a taking.

Mr. Bean asked how an R-2 district would restrict neighboring industrial property.

Mr. Nieporte gave clarification on the distance an industrial use is required to be from a residential district.

Mr. Nieporte provided floodplain, wetland and soil condition information related to residential development of the property.

The Board discussed medium density residential lot sizes and potential well and septic placement issues.

Mrs. White asked where the Rosebush sewer stopped.

Mr. Nieporte stated it is likely within the Village of Rosebush and the Village would be the authority which would know for sure where the sewer stopped.

Mr. Bean asked if staff could inquire what the Health Department requirements are for new well and septic systems and suggested staff review the ordinance to see if there are other options besides the rezoning.

Additional Board discussion took place.

A Motion was made by Mrs. White supported by Mrs. Silker to table the amendment until 7:00 p.m. on November 9, 2017 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan 48858 to obtain additional information as follows:

- Seek input regarding R-2 residential development as related to septic and sanitation requirements on the property.
- Review impact of 1000' to all residential districts.
- Seek other options.

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

No: None

Motion carries.

PUBLIC COMMENT – None

STAFF COMMENTS – None

PLANNING COMMISSIONER'S COMMENTS – None

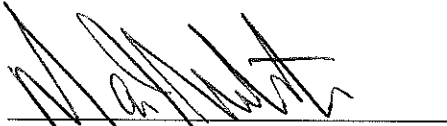
ADJOURNMENT

A motion was made by Mr. Murphy to adjourn the meeting seconded by Mr. Horton at 8:10 p.m.

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

No: None

Motion carried



Nancy White, Secretary