

ISABELLA COUNTY
PLANNING COMMISSION

November 9, 2017

A Regular Meeting of the Isabella County Planning Commission was held on November 9, 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, Nancy White, Bob Campbell, Ann Silker, Jeremy Murphy

MEMBERS ABSENT: Gordon Gilchrist, Kelly Bean

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

Staff distributed an amended agenda to the commission. Mr. Murphy requested that the agenda be approved as presented with amendment adding 12, Union Township Map Amendment.

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

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

No: None

Motion carried

PREVIOUS MINUTES

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

Mr. Horton asked his comments from the October meeting relating to the health department vote be corrected.

A motion was made by Mr. Horton supported by Mr. Vogel to approve the minutes with amendments.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Nancy White, Bob Campbell, Ann Silker, Jeremy Murphy
No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals - None

Parks & Recreation – None

Board of Commissioners – Mr. Horton stated that the Board discussed fulfilling obligations set forth by the state with an indigent defense plan. Mr. Horton stated that the CMDHD will present the POS in Roscommon and if approved it takes effect in 45 days.

TOWNSHIP CONCERNS

Denver – None
Gilmore – None
Sherman – None

PUBLIC COMMENT – None

Site Plan Review #17-16 Bandit Industries

Mr. Johnson informed the board an application was received by Lou Jensen/Bandit Industries which included a site plan depicting current buildings on site, available parking, and the location of the proposed building. The applicant is requesting to construct a 160 ft x 160 ft 2 story building for the purpose of a fulfillment center and shipping and receiving. The site is 14.5 acres of a 94 acre complex owned by Bandit Industries. Broomfield Township, Section 36 6750 W. Millbrook Rd.

Mr. Johnson stated that the staff has reviewed the site plan and the proposed building is greater than 100 feet to any property line and beyond 1,000 feet to the low density residential district to the east. Parking at the facility is well beyond the parking requirement in the ordinance. The proposed building is located on the interior of the parcel and staff is of the opinion that adequate screening is currently in place to neighboring residential uses as per the ordinance requirements.

Mr. Johnson also noted that because of the proximity to the airport the applicant will have to file notification with the FAA and requested an approval be stipulated that staff receive a copy of the FAA approval.

A Motion was made by Mrs. White supported by Mr. Horton to approve Site Plan Review 17-16 (SPR#17-16) submitted by Lou Jensen on behalf of Bandit Industries with the stipulation of FAA approval.

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

No: None

Motion carries.

Farmland Agreement – Schumacher, Deerfield Township

James Schumacher and Randy Yunker have submitted an application to the Farmland and Open Space Preservation Program (PA116) in Deerfield Township. The application is for 75.94 acres in Section 11. The application is for 10 years and the property is zoned AG Preservation. The application appears to be complete.

Mr. Nieporte stated that staff will forward a letter to the Deerfield Township Clerk indicating the board had reviewed the farmland agreement and the Board had no concerns

Farmland Agreement – Faber, Coe Township

Edward Faber has submitted an application to the Farmland and Open Space Preservation Program (PA116) in Coe Township. The application is for 104.29 acres in Section 28. The application is for 10 years and the property is zoned and planed for Agricultural. The application appears to be complete.

Mr. Nieporte stated that staff will forward a letter to the Coe Township Clerk indicating the board had reviewed the farmland agreement and the Board had no concerns

Farmland Agreement – Faber, Coe Township

Edward Faber has submitted an application to the Farmland and Open Space Preservation Program (PA116) in Coe Township. The application is for 20 acres in Section 29. The application is for 10 years and the property is zoned and planed for Agricultural. Staff would note that the property appears to have buildings and structures on it, however this is not identified on the application.

Mr. Nieporte stated that staff will forward a letter to the Coe Township Clerk indicating the board had reviewed the farmland agreement and noted the missing information.

Union Township Map Amendment

Mr. Nieporte 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 a parcel located on S Mission north of Millbrook the back side to Ag and front to B5.

Mr. Nieporte stated staff will forward a letter back to Union Township indicating the planning commission had no comments.

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

Mr. Nieporte reviewed the board's decision from October to table Map Amendment #17-08 and that the Board requested that staff research health department requirements for septic systems in the R-2 district, the impact of the 1000' setback from residential property, and any other options.

Mr. Nieporte stated that he had spoken with Steve King, Director CMDHD. Mr. King submitted a letter referencing newly created parcels under one acre in size. He recommend that the CMDHD require municipal sewer or parcels be restricted to one acre.

Mr. Nieporte informed the board that staff found that the 1000' was out of the normal range when compared to Counties and Townships in rural communities. Other ordinances had a range from 50' to 150' from a residential district. The 1000' requirement in Isabella County has been in place since 1989.

A GIS presentation was shown which depicted the difference between a 1000' and 150' setback. Mr. Nieporte stated the 150' setback was chosen because it was the maximum setback of all ordinances reviewed by staff.

Mr. Nieporte presented the board with three options.

1. Take action on ZA#17-08 to rezone the property from R-2 to AG-2.
2. Table ZA#17-08 indefinitely and set a public hearing for the December meeting for a text amendment to reduce the setback from 1000' to 150'.
3. Take action on ZA#17-08 to rezone the property from R-2 to AG-2 and set a public hearing for the December meeting for a text amendment to reduce the setback from 1000' to 150'.

Mr. Nieporte stated that staff's position is for option #2. This leaves the options for land owners to still develop if municipal sewer was extended. This option also encourages all industrially zoned property within the County for further growth.

Mr. Vogel spoke about density and municipal sewer expansion.

Mr. Nieporte stated sewer expansion is between the homeowner and the village.

Mr. Horton thanked staff for using GIS for analysis and for looking into the matter. He questioned what the impact to existing residences would have by changing the setback from 1000' to 150'.

Mr. Nieporte reported that he found no information in the County historical files supporting the 1000' requirement. The 150' setback is more consistent with other rural townships and counties.

Mr. Horton favored the eliminating ZA# 17-08. He expressed concern about existing residents and the setback impact and would like to hear input at a public hearing for the text amendment.

The board consensus was to allow ZA#17-08 to remain on the table indefinitely.

A Motion was made by Mrs. White supported by Mr. O'Neil to set a public hearing for December 14 , 2017 at 7:00 pm in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan to hear comment on changing the industrial setback from 1000' to 150'.

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

No: None

Motion carried

PUBLIC COMMENT

Ilene Scully neighboring property owner is not in favor of the rezoning.

Doug Higgins is not in favor of the rezoning. He expressed concerns about industrial pollution and property owner's rights.

The board clarified to Mr. Higgins and Mrs. Scully that the board did not, and has no future plan at this time to take action on rezoning the property from R-2 to AG-2.

STAFF COMMENTS – None

PLANNING COMMISSIONER'S COMMENTS – Mr. Horton thanked the public for their input.

ADJOURNMENT

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


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

No: None

Motion carried

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Nancy White, Secretary