

ISABELLA COUNTY
PLANNING COMMISSION

June 13, 2019

A Regular Meeting of the Isabella County Planning Commission was held on June 13, 2019 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Tim O'Neil, Phillip Vogel, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers, Jim Horton, Ann Silker

MEMBERS ABSENT: 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 as presented.

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

Yes: Tim O'Neil, Phillip Vogel, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers, Jim Horton, Ann Silker

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the May 9, 2019 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, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers, Jim Horton, Ann Silker

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals - none

Parks & Recreation – none

Board of Commissioners – Mr. Horton stated that the Commission is searching for a project manager and a potential location for the new Jail. The Commission is also working on the 2020 budget.

TOWNSHIP CONCERNS

Denver – Jackie Curtis nothing to report

Sherman – Richard Schmidt nothing to report

Rolland – Dan Shaw nothing to report

PUBLIC COMMENT – None

SUP#19-02 Shaun Graham

Mr. Johnson reported that an application for a special use was submitted by Shaun Graham. The applicant is requesting a special use permit to use an existing building as a contractor storage building. Mr. Johnson stated that the Zoning Board of Appeals in 2003 made an interpretation that a use such as this is similar to Excavation and Transportation Services.

Mr. Nieporte reiterated to the commission that the Zoning Board of Appeals is the interpretive body and interpretations are taken to the ZBA when specific uses are not listed in the Zoning Ordinance.

Mr. Johnson stated that the original building was permitted and constructed in 2015 for personal storage and after growth in the company the contractor is desiring to move the business in to the storage building. The applicant is also proposing to construct an 18 ft wide lean-to on the north side of the building for additional storage of equipment.

Mr. Johnson reported that the applicant indicated in the narrative there is minimal traffic to the property and is not open to the public. Mr. Johnson noted there currently is dense vegetation between the building and adjoining residences and recommends that if the commission is going to make an approval a stipulation be made that the vegetation remain to meet the ordinance requirement in Section 12.05.

Public Hearing Opened at 7:09 p.m.

Public Hearing Closed at 7:09 p.m.

A Motion was made by Mr. Neyer and seconded by Mrs. Silker to approve special use permit 19-02 (SUP#19-02) as submitted by Shaun Graham with the stipulation that the applicant maintain the existing vegetation as screening between the building and adjacent residences.

Mr. Bean called for discussion.

The commission discussed the proposal and found that all requirements in Section 12.03 have been met.

Mr. Bean called for a vote on the motion.

Yes: Tim O'Neil, Phillip Vogel, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers, Jim Horton, Ann Silker

No: None

Motion carries.

ZA#19-02 Map Amendment

Mr. Johnson reported that Jason Raleigh of AR Engineering has applied to zone and rezone property in the Village of Blanchard to General Commercial (C-1). The applicant is requesting to rezone a piece of property from Medium Density Residential (R-2) district to the General Commercial (C-1) district and zone the recently vacated alley to General Commercial (C-1).

An attached narrative discusses the developer's intent to combine several properties for future development of a retail store. The narrative also discusses the question of the site being capable of development and compatibility of surrounding uses.

Mr. Johnson reviewed the current zoning and future land use maps for the commission and pointed out that this request is adjacent to commercially zoned property and the majority of current commercial uses are nearby and within a few blocks. Mr. Johnson also presented a letter in support of the request from Diane Clark 239 Main St. directly to the west of the proposed development.

Mr. Jason Raleigh discussed the intent to combine several properties including the ones proposed to be rezoned, to gain frontage to Main St. making it a developable property. He also stated the preliminary plan is to focus development on the Main St. frontage leaving the rear area for storm management and septic systems.

Mr. Campbell asked if there were any site contamination concerns.

Mr. Raleigh stated that developer will go through processes to ensure state law compliance.

Public Hearing Opened at 7:21 p.m.

Dan Shaw, Rolland Township Supervisor, read a letter addressed to the planning commission from Mike Schmidt. The letter outlined justification for the development and was in favor of the rezoning. Mr. Shaw further indicated that the information in the letter was not the position of the Rolland Township Board.

Nancy Flom expressed concerns about change, storm water drains, water wells and was not in favor of the request. She asked about the criteria for making decisions on Variances.

Mr. Nieporte clarified the Zoning Board of Appeals is the board that hears variance requests not the Planning Commission.

Gloria Smith was not in favor of the request and expressed concerns about change, streets, storm drains and parking.

Kevin Smith owner of TG's party store stated he likes competition but wants to ensure ordinance requirements followed.

Kimberly Smith owner of Loafers Glory was not in favor of the request and expressed concerns with water wells and contamination.

Bob Baxter has concerns about change, additional traffic and parking and was not in favor of the request.

Marilyn Richman expressed concerns about change to the community and was not in favor of the request.

Tom Ogletree stated he is neutral on the rezoning request but would like the development to have a store front like others in the neighborhood.

Mike Olson stated he does not want the property rezoned because he doesn't want change.

Mary Ellen Coldwell expressed concerns about local businesses and the change to the character of the community, and is against rezoning.

Jason Raleigh stated the property currently is not adjacent to a developed street and is therefore not currently developable. He stated the developer would coordinate with DEQ and will be in compliance with all applicable laws.

Bob Baxter stated he felt current building could continue to be used by the property owner.

Amy Baker stated she is looking for a home in Blanchard and would not purchase a home if Dollar General was in Blanchard.

Public Hearing Closed at 7:50 p.m.

Mr. Bean called for a motion.

A Motion was made by Mr. Neyer and seconded by Mr. Vogel to recommend approval to the County Board of Commissioners Map Amendment 19-02 (ZA#19-02) as submitted to rezone a piece of property from the Medium Density Residential (R-2) district to the General Commercial (C-1) district and to zone a piece of property to General Commercial (C-1) based on a review of Section 15.08 C 2 of the ordinance.

Mr. Bean called for discussion.

Mrs. Silker reiterated that the commission is not making a decision tonight on any particular company.

Mr. Nieporte stated that was correct, this board is just looking at the rezoning request and must consider compatibility of all uses in the commercial district.

Mr. Horton expressed concerns of an applicant supporting the community.

Mr. Campbell asked who gets ownership of the vacated alley land.

Mr. Nieporte indicated the property is split between adjacent owners, in this case they are the same owner.

Mr. Vogel expressed concerns about the amount of opposition to the request.

Mr. O'Neil asked if a rezoning is something that is required to be approved or could members vote no.

Mr. Nieporte stated the commission is required to hold a public hearing and uphold the master plan and ordinance requirements.

Mr. Bean Called for a roll call vote.

Nathan Rogers: No

Ann Silker: No

Jerry Neyer: Yes

Jim Horton: Yes

Tim O'Neil: No

Bob Campbell: No

Phillip Vogel: Yes

Kelly Bean: No

Motion was denied.

Mr. Rogers asked what the next steps for the rezoning are.

Mr. Nieporte indicated staff would consult the County's attorney regarding the next steps for the rezoning request.

UNION TOWNSHIP MAP AMENDMENT

Mr. Johnson reported on a text amendment submitted by Union Township for review. He stated the amendment provides language for Solar Farms within Union Township. The Township Planning Commission voted to table the amendment until the June meeting. Staff has reviewed the language and sees no concerns and assumes Union Township is working with their Attorney to develop the amendment.

Mr. Johnson stated that a letter would be forwarded back to Union Township advising them of the Planning Commission's review with no comment.

PUBLIC COMMENT – None

STAFF COMMENTS – Mr. Nieporte informed members of the updated by-laws staff sent in their packets and reminded them to keep them in their ordinance binder.

PLANNING COMMISSIONER'S COMMENTS –

Mr. Rogers asked if there was any information on the wind turbines.

Mr. Nieporte stated there was not at this time.

Mr. O'Neil asked if a site plan review would take place for each wind turbine.

Mr. Nieporte informed the board that each turbine will have a site plan review and will need meet all ordinance requirements.

Mr. Rogers asked if the members who had a conflict of interest at the public hearing will have a conflict of interest at during site plan review.

Mr. Nieporte stated it was likely they would be conflicted but staff will be verifying this with the County's attorney.

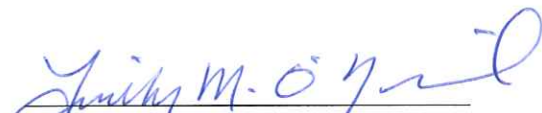
ADJOURNMENT

A motion was made by Mr. Horton supported by Mr. O'Neil to adjourn the meeting at 8:07 pm

Yes: Tim O'Neil, Phillip Vogel, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers, Jim Horton, Ann Silker

No: None

Motion carried


Tim O'Neil, Secretary