

ISABELLA COUNTY
PLANNING COMMISSION

August 8, 2019

A Regular Meeting of the Isabella County Planning Commission was held on August 8, 2019 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Jeremy Murphy, Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker

MEMBERS ABSENT: Bob Campbell, Nathan Rogers, Kelly Bean, Jerry Neyer

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 7:05 pm.

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

Mr. Murphy requested that the amended agenda be approved as presented.

A motion was made by Mr. Horton supported by Mr. O'Neil to approve the agenda.

Yes: Jeremy Murphy, Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the July 11, 2019 meeting were circulated to the commission prior to the meeting for their review.

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

Yes: Jeremy Murphy, Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals - No meeting

Parks & Recreation – Mr. Murphy reported that the last meeting included a tour of the parks and discussion of a grant for improvements to Coldwater Lake Family Park.

Board of Commissioners – Mr. Horton stated that the Commission reviewed a resolution to update language related to the Civil Rights Act to recognize LGBTQ. Mr. Horton also stated the Jail Ad Hoc committee also held a meeting with Clark Construction and a time line for construction was discussed.

TOWNSHIP CONCERNS

Denver – Jackie Curtis stated that Denver Township has adopted a noise ordinance.

Sherman – Richard Schmidt had nothing to report

PUBLIC COMMENT – none

ZA#19-03 Conditional Map Amendment

Mr. Nieporte reviewed the submitted conditional map amendment and conditions statement offered by Mr. Hershberger to conditionally rezone his property from Agricultural Buffer (AG-3) to General Agricultural (AG-2). Mr. Nieporte reviewed the uses Mr. Hershberger is voluntarily giving up and would gain if the property were conditionally rezoned. Mr. Nieporte also reviewed the history of staff's interaction with Mr. Hershberger and reiterated that there were currently no zoning violations on Mr. Hershberg's property.

Mr. Nieporte summarized letters received from nearby residents with concerns on noise, smoke, traffic, debris, mass housing, and land value. Mr. Nieporte indicated that most of the concerns are ones which would be addressed at site plan review if needed.

Andy Hershberger stated he is wanting the rezoning to be able to provide for his family.

Public Hearing opened 7:22 p.m.

Kim Preston a neighbor across from the property expressed concerns with noise, traffic, smoke from burning scrap and is not in favor of the rezoning. Mrs. Preston further indicated that Mr. Hershberger should have known the process for permitting a saw mill as he previously had one in the state of New York.

Irving Preston a neighbor across from the property expressed concerns with scrap, the removal of by-products and the potential fire hazard.

Public Hearing closed 7:33 p.m.

A motion made by Mr. Horton supported by Mrs. Silker to recommend denial to the County Board of Commissioners map amendment 19-03 (ZA#19-03) as submitted which would conditionally rezone a piece of property from the Agricultural Buffer (AG-3) district to the General Agricultural (AG-2) district.

Mr. Murphy called for discussion.

Mr. Horton reviewed Section 15.08 C 2 and expressed concerns regarding impact to roads by increased truck traffic and concerns of the neighboring residents.

Mr. Murphy called for a roll call vote on the motion.

Yes: Ann Silker
Yes: Jim Horton
Yes: Jeremy Murphy
Yes: Tim O'Neil
Yes: Phillip Vogel

No: None

Motion carried.

ZA#19-04 Map Amendment

Mr. Nieporte reported the applicant is requesting to rezone a portion of the property from Medium Density Residential (R-2) district to the Agricultural Buffer District (AG-3). The affected parcel is approximately 7 acres in size and is split zoned. Mr. Nieporte stated the owner indicated their intent to continue to utilize the parcel as a single family dwelling with no additional impacts to traffic, infrastructure, environment, noise or public safety.

Pete Lorenz spoke on behalf of Pleasant View Farms stating that the parcel size is more closely aligned with those in the Agricultural Buffer District and they would not be changing the characteristic of the area and the rezoning would allow the owners to use and enjoy their property.

Nicole Arcy owner of Pleasant View Farms stated that they would like to be able to have hobby farm and utilize the full 7 acres.

Public Hearing opened 7:44 p.m.

Eric Arcy owner of the parcel thanked board for their review.

Public Hearing closed 7:45 p.m.

A motion was made by Mrs. Silker and supported by Mr. Vogel to recommend approval to the County Board of Commissioners Map Amendment 19-04 (ZA#19-04) as submitted to rezone a portion of a piece of property from the Medium Density Residential (R-2) district to the

Agricultural Buffer (AG-3) district .

Mr. Murphy called for discussion.

Mr. Vogel commented on the parcel improvements to date and stated the rezoning would have no impact to surrounding neighbors.

Mr. Murphy stated the parcel is adjacent to AG-3 land currently and has the characteristics of Agricultural land.

Mr. Murphy called for a vote on the motion.

Yes: Jeremy Murphy, Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker

No: None

Motion carried.

Farmland Agreement (PA116) – Jerry and Susan Travis Join Trust – Lincoln Township

Mr. Nieporte informed the Board that Mr. Travis and Ms. Travis have submitted an application to the Farmland and Open Space Preservation Program (PA116) in Lincoln Township. The application is for 102.70 acres in Section 21 for 22 years. The property is currently being used for agricultural purposes and is zoned for and planned as Agricultural by the County.

Mr. Nieporte stated that application appears to be complete and staff will forward a letter back to the County Clerk's Office advising them of the review.

Union Township Map Amendment

Mr. Nieporte stated that the community development office received a map amendment for review from Union Township. The Union Township planning commission voted at their July 16, 2019 meeting to recommend the Union Township board the re-zoning request be approve. The request was submitted to rezone two parcels on Rosewood Dr. between Crosslanes St. and E. Broadway St. from Multiple Family Residential (R3-A) to Office Service (OS) district. The proposed map amendment is represented in the attached survey, provided by Union Township and Community Development Staff has provided an overview map to the location of the requested map amendment.

The Union Township Future Land Use Map calls for various commercial development in this area. The nearby properties are currently zoned and being used for residential, commercial and office service uses.

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

PUBLIC COMMENT –

Helen Meier commented on the sale of Apex project to DTE. Mrs. Meier further asked if the site plan changes from one turbine type to another turbine type required the planning commission to revisit the special land use application.

Mr. Nieporte advised that it did not.

Terry Meier commented on Planning Commission and Board of Commissioner's minutes on the County website. Mr. Meier indicated that they were not on the website.

Mr. Horton indicated that the County Board minutes are on the website as he just reviewed some of them this week.

Mr. Nieporte also provided how to navigate to the planning commission minutes and agendas from his mobile device.

STAFF COMMENTS –

Mr. Nieporte informed the board that the Community Development office has received a final copy of the Lake Isabella master plan and will file the plan in the Community Development Department office.

Mr. Nieporte confirmed the special meetings schedule with the Board for site plan review of the WECS project. He stated the meeting dates are currently scheduled for August 28, 2019, September 23, 2019, and October 23 2019 to be held at 7:00 pm in Room 320 of the Isabella County Building.

PLANNING COMMISSIONER'S COMMENTS –

Mr. Horton inquired about Planning Commission By-laws contain a limitation per topic to public comment.

Mr. Nieporte stated he didn't have a copy of the By-laws on hand and it would be something he would have to review separately.

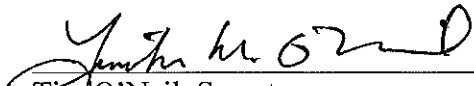
ADJOURNMENT

A motion was made by Mr. Horton supported by Mr. Vogel to adjourn the meeting at 8:05 pm

Yes: Jeremy Murphy, Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker

No: None

Motion carried


Tim O'Neil, Secretary