

ISABELLA COUNTY
PLANNING COMMISSION

March 14, 2019

A Regular Meeting of the Isabella County Planning Commission was held on March 14, 2019 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Kelly Bean, Bob Campbell

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 agenda to the commission.

Mr. Murphy 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, Jim Horton, Ann Silker, Jeremy Murphy, Nathan Rogers,
Jerry Neyer

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the January 31, 2019 special meeting were circulated to the commission prior to the meeting for their review.

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

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker, Jeremy Murphy, Nathan Rogers,
Jerry Neyer

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel reported that the ZBA elected officers and approved one variance request.

Parks & Recreation – Mr. Murphy reported that the Parks Board met, elected officers and reviewed spring plans.

Board of Commissioners – Mr. Horton reported that the Board met and discussed the county MIDC funding, the Ad Hoc committee discussed new jail facilities, and a wage study was completed and is now with committee.

TOWNSHIP CONCERNS

Denver – Jackie Curtis reported that Denver Township is in the process of drafting a noise ordinance.

Gilmore – None (Reported by Tom Gibbs)

PUBLIC COMMENT – None

Zoning Amendment #19-01 Map Amendment- O’Neil, Nottawa Township

Mr. Johnson informed the commission that Ms. Brooke O’Neil has applied to rezone a parcel in Section 18 of Nottawa Township from Agricultural Buffer (AG-3) to General Commercial (C-1). The affected parcel is approximately 3.12 acres just east of the Village of Weidman. The applicant intendeds to apply for a permit to operate a salon.

Mr. Johnson stated a narrative was provided and appears to address the planning commission’s review criteria found in Section 15.08 (C) with regards to adjacent uses and zoning districts, traffic and visual considerations. He also stated that staff reviewed the County’s master plan and future land use plan. The plan indicates there is a commercial node at this intersection which calls for commercial development and the master plan promotes commercial development in proximity to residential areas like this one.

Public hearing opened 7:10 pm

Public hearing closed 7:10 pm

A motion was made by Mr. Neyer supported by Mr. Vogel to recommend approval to the County Board of Commissioners Map Amendment 19-01 (ZA#19-01) to rezone a piece of property from the Agricultural Buffer (AG-3) district to the General Commercial (C-1) district based upon the fact the application meets the review criteria in Section 15.08 of the ordinance.

Yes: Tim O’Neil, Phillip Vogel, Jim Horton, Ann Silker, Jeremy Murphy, Nathan Rogers,

Jerry Neyer

No: None

Motion carries.

SPR#19-01 Glenn Smith – Nottawa Township

Mr. Johnson stated a site plan review application was received by Glenn Smith to construct a 7,200 ft building for the purpose of storage for oil field equipment. The application included a site plan depicting current buildings on site, available parking, and the location of the proposed building. The site consists of two existing buildings, parking, off-street loading/unloading areas, and established screening along W. Weidman Rd.

Mr. Johnson stated that the application appears to be complete and meet all dimensional requirements of the zoning ordinance including parking and existing screening.

A motion was made by Mr. O’Neil supported by Mr. Rogers to approve Site Plan Review 19-01 (SPR#19-01) as submitted by Glenn Smith based upon the fact the application meets all ordinance requirements.

Yes: Tim O’Neil, Phillip Vogel, Jim Horton, Ann Silker, Jeremy Murphy, Nathan Rogers,
Jerry Neyer

No: None

Motion carries.

SPR#19-03 RE Investment LLC – Isabella Township

Mr. Johnson informed the commission that an application was filed by Mr. Luthy for a site plan review. The applicant is requesting to construct a 16,000 ft² empty industrial building for not more than 4 tenants. The proposed building is in addition to the current industrial building on the property approved by the planning commission in 2017.

Mr. Johnson stated that the proposed building is on the same parcel of an existing industrial building. Section 7.06 in the County Ordinance does permit groupings of buildings and uses as part of a single development. Therefore multiple buildings on the same parcel are permitted. Mr. Johnson has received correspondence from Central Michigan District Health Department that the current well is adequate for use by both buildings. Mr. Luthy indicated that he has applied for a septic system permit for the new building.

Mr. Johnson stated that the application appears to be complete and meet all dimensional requirements of the ordinance.

A motion was made by Mr. Neyer supported by Mr. Horton to approve Site Plan Review 19-03 (SPR#19-03) as submitted by RE Investments LCC based on the fact the application meets all requirements of the ordinance. The approval is contingent upon the following:

1. The applicant shall provide for ADA accessible parking as per the building code.
2. The applicant shall provide staff with a copy of the septic permit issued by the Central Michigan District Health Department.
3. The applicant shall apply for an address from the Community Development Department prior to tenant occupancy.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker, Jeremy Murphy, Nathan Rogers, Jerry Neyer

No: None

Motion carries.

Union Township Map Amendment

McGurik Mini Storage Inc. REZ 2019-01

Mr. Johnson informed the board that the community development office received a map amendment for review from Union Township. The Union Township planning commission voted at their January 15, 2019 meeting to recommend the Union Township board the re-zoning request be approve. The request was submitted to rezone a portion of a parcel near the corner of S. Lincoln Rd and E. Remus Rd. (M-20) from Multiple Family Residential (R3-A) to Highway Business District (B-5). The Union Township Future Land Use Map designates this property as Rural Buffer.

Staff will forward a letter Union Township that the commission has reviewed the rezoning request and had no comments.

Chippewa Township - Draft Master Plan

Mr. Johnson stated that the community development office received a draft copy of a master plan update for Chippewa Township in Isabella County. Upon review by staff it appears the future land use is consistent with Isabella County's future land use for Denver Township to the north of Chippewa Township. Staff has no other comments or concerns with the master plan.

Staff will forward a letter Chippewa Township that the commission had reviewed the draft master plan and had no comments

Farmland Agreement – William and Christine Kalmar, Coe Township

Mr. Johnson reported that William and Christine Kalmar have submitted an application to the Farmland and Open Space Preservation Program (PA116) in Coe Township. The application is

for 71.5 acres in Section 21. The property is currently being used for agricultural purposes and is zoned for and planned as Agricultural by Coe Township.

The application appears to be complete and staff has provided a map of the property with other lands in PA116 which are in proximity.

Mr. Johnson stated that staff will forward a letter to the Coe Township Clerk indicating the commission has reviewed the farmland agreement and has no comments.

Planning Commission Annual Report

Mr. Nieporte reviewed the Planning Commission's Annual Report. The report will be forwarded to the County Board of Commissioners if approved.

A motion was made by Mrs. Silker supported by Mr. Nathan to forward the Planning Commission Annual Report to the County Board of Commissioners.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker, Jeremy Murphy, Nathan Rogers,
Jerry Neyer

No: None

Motion carries.

PUBLIC COMMENT – None

STAFF COMMENTS – Mr. Nieporte informed the board that the office received 2 letters in regards to the Special Use Permit on January 31, 2019. One letter in favor of the special use permit and one in opposition to the special use permit.

Additionally Mr. Nieporte reminded the Board that staff has reviewed the Master Plan and has no major concerns however, staff has several minor areas that should be reviewed. Mr. Nieporte advised that those minor areas of concern can be addressed upon the next major review after the 2020 census.

PLANNING COMMISSIONER'S COMMENTS - None


ADJOURNMENT

A motion was made by Mr. Rogers supported by Mr. Horton to adjourn the meeting at 7:27 p.m.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Ann Silker, Jeremy Murphy, Nathan Rogers,
Jerry Neyer

No: None

Motion carried


Tim O'Neil, Secretary