

ISABELLA COUNTY  
PLANNING COMMISSION

May 9, 2019

A Regular Meeting of the Isabella County Planning Commission was held on May 9, 2019 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Tim O'Neil, Phillip Vogel, Jeremy Murphy, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers

MEMBERS ABSENT: Jim Horton, Ann Silker

SUPPORT STAFF PRESENT: Timothy A. Nieporte, Community Development Director  
Ray Johnson, Zoning Administrator

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 amended agenda be approved as presented.

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

Yes: Tim O'Neil, Phillip Vogel, Jeremy Murphy, Jerry Neyer, Kelly Bean, Bob Campbell,  
Nathan Rogers

No: None

Motion carried

**PREVIOUS MINUTES**

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

A motion was made Mr. Rogers by supported by Mr. Campbell to approve the minutes.

Yes: Tim O'Neil, Phillip Vogel, Jeremy Murphy, Jerry Neyer, Kelly Bean, Bob Campbell,  
Nathan Rogers

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Vogel reported that the ZBA approved two variance requests, one for Nottawa and one for Sherman Township.

Parks & Recreation – Mr. Murphy reported on renovations at Coldwater Lake, Master Plan updates and potential fee changes.

Board of Commissioners – None

## **TOWNSHIP CONCERNS**

Sherman – The Township is hosting a cleanup day on the 18<sup>th</sup>.  
Denver – A noise ordinance was recently passed.

**PUBLIC COMMENT** – None

## **SUP #19-01 Mastec AT&T Sherman Township**

Mr. Johnson reported that an application for a special use permit to replace an existing tower in Sherman Township was received. The application was submitted by Andy Fitz on behalf of AT&T and would be a 175 ft monopole tower at the Nottawa/Sherman Fire Department and would replace an existing 168 ft lattice tower.

Mr. Johnson also reported that there are two antennas on the existing tower utilized by the Nottawa/Sherman Fire Department for life safety and the new tower would house the existing antennas ensuring continuing coverage for life safety. Mr. Johnson noted that the Township Supervisor and Fire Chief previously expressed their support for this project at last month's ZBA meeting.

Mr. Johnson reported that the tower received two setback variances from the Zoning Board of Appeals last month and that the tower appears to meet all ordinance requirements with the exception of Section 12.05 H 9. This section requires a setback of 1 ½ times the tower height to a property line and gives the planning commission authority to reduce that setback provided the planning commission feels the applicant has provided sufficient evidence justifying the reduction.

Mr. Johnson indicated the applicant has submitted a fall zone letter from an engineering firm which indicates that in a catastrophic failure the tower would crumple at 87 ft and may impact an undeveloped portion of the neighboring property by a distance of only 5 ft. Mr. Johnson reported that if the current tower were to fail in the same direction, the impact would be much greater.

Mr. Nieporte provided further clarification on the justification for the fall distance reduction.

Mr. Andy Fitz of Mastec Network Solutions indicated the new tower can support their wireless equipment and provide collocation spaces for up to two other carriers.

Mr. Bean asked if this was a project they are required to approve.

Mr. Nieporte indicated this special use application follows the same approval process as others.

Mr. Rogers asked if the tower failed would it hit a structure.

Mr. Nieporte indicated it would not impact neighboring buildings.

Mr. Murphy asked about any downtime for the fire department antennas during construction.

Mr. Fitz indicated one to two days.

Mr. Rick Cogswell from Mastec Network Solutions indicated the downtime window is very small.

Mr. Campbell asked if the tower could strike the fire hall.

Mr. Fitz indicated the structural standards for this tower and much higher than the current tower.

Public Hearing Opened at 7:18 p.m.

Public Hearing Closed at 7:18 p.m.

A Motion was made by Mr. Vogel and seconded by Mr. Neyer to approve special use permit 19-01 as submitted with the stipulations that the applicant provide a copy of the issued driveway permit, stamped and sealed prints as required by ordinance, demonstrate compliance with the FCC as required by ordinance, post the surety bond required by ordinance and be approved to operate 24/7.

Yes: Tim O'Neil, Phillip Vogel, Jeremy Murphy, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers

No: None

Motion carries.

### **PLANNING COMMISSION BY LAW REVIEW**

Mr. Nieporte presented potential changes to the Planning Commission By-Laws, these included updates in the formatting of the by-laws, updates to Townships under County Zoning, membership, and the agenda.

A motion was made Mr. Neyer by supported by Mr. O'Neil to accept the changes to the by-laws.

Mr. Rogers asked if the conflict of interest when receiving a 300 ft notice is consistent with other municipalities.

Mr. Nieporte indicated it was and as a policy the County notices within 600 ft in the agricultural zoning districts.

Yes: Tim O'Neil, Phillip Vogel, Jeremy Murphy, Jerry Neyer, Kelly Bean, Bob Campbell, Nathan Rogers

No: None

### **UNION TOWNSHIP MAP AMENDMENT**

Mr. Johnson reported on a map amendment submitted by Union Township for review. The amendment would re-zone a property on Stirrup Ln. from Mobile or Modular Home District to One and Two family Density Residential District. The proposed is adjacent to One and Two Family Density Residential property. Mr. Johnson stated that according the submitted minutes the Union Township Planning Commission made a recommendation to approve the amendment to the Township Board.

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

### **FARMLAND AGREEMENT (PA116) SCHUMACHER - NOTTAWA TOWNSHIP**

Mr. Johnson reported that an application to the Farmland and Open Space Preservation Program (PA116) had been submitted for review and comment. The application is in Nottawa Township Section 28 and is for 35.88 acres for 10 years.

Mr. Johnson 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.

**PUBLIC COMMENT** – None

**STAFF COMMENTS** –

Mr. Nieporte reviewed a submitted site plan by the Chippewa School District for an expansion of the School in Weidman. Mr. Nieporte stated that schools are exempt from certain zoning laws and the review was submitted as a courtesy review only.

**PLANNING COMMISSIONER'S COMMENTS** –

Mr. Rogers asked if there were any wind turbine updates.

Mr. Nieporte indicate that we are no closer to setting site plan review dates at this time.

Mr. Vogel indicated that a letter was received from the Drain Commissioner that the drain mains will be inspected on their properties.

Mr. Nieporte indicated this was likely a letter to advise landowners of officials being on their properties.

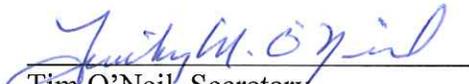
### **ADJOURNMENT**

A motion was made by Mr. Neyer supported by Mr. Bean to adjourn the meeting at

Yes: Tim O'Neil, Phillip Vogel, Jeremy Murphy, Jerry Neyer, Kelly Bean, Bob Campbell,  
Nathan Rogers

No: None

Motion carried

  
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Tim O'Neil, Secretary