

ISABELLA COUNTY
ZONING BOARD OF APPEALS

February 19, 2020

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on February 19, 2020 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Jim Wynes, Tom Riley, Phillip Vogel

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Ray Johnson, Planner/Zoning Administrator
Tim Nieporte, Community Development Director

The meeting was called to order by the Chair at 9:00 a.m.

The Pledge of Allegiance was recited by the Board.

APPROVAL OF AGENDA

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

Yes: Jim Wynes, Tom Riley, Phillip Vogel
No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the January 15, 2020 regular meeting were circulated to the Board prior to the meeting for their review.

A motion was made by Mr. Vogel and supported by Mr. Riley to approve the minutes as presented.

Yes: Jim Wynes, Tom Riley, Phillip Vogel
No: None

Motion carried.

PUBLIC COMMENT – None heard.

EPS#20-01 – Wolverine Power Supply Cooperative – Sherman Township

Mr. Johnson reported that an application for an essential public service was received by Wolverine Power Supply Cooperative and included a detailed site plan, a narrative addressing the project, and supplemental pictures of the current substation and property of the proposed.

Mr. Johnson stated that the applicant is proposing to construct an electrical substation on a 5 acre parcel which would replace the existing substation approximately ½ mile to the east. He also stated the applicant points out this location was chosen in part because of the existing screening that is in place.

Mr. Johnson explained that an essential public service is defined in the ordinance and the Zoning Board of Appeals is required to take action on an essential public service as stated in Section 3.13 of the Ordinance. He also stated that after consulting with the County Attorney, the review criteria in Section 3.13 was detailed for the board.

Mr. Johnson stated that he had also received correspondence from Mr. Bob Thompson who was in favor of the proposed.

Mr. Johnson stated that if the board is going to approve the request, staff recommends the following stipulations.

1. The applicant shall apply for a Soil Erosion and Sedimentation Control Permit.
2. The applicant shall maintain the existing screening that is currently in place on site.

Mr. Nieporte reviewed the criteria in Section 3.13 with the board and stated they should review this criteria and take action on the proposed.

Ms. Elizabeth Hill provided the board with a background of Wolverine Power within the State of Michigan. Ms. Hill discussed the current substation's age and pointed out there was little to no screening at the current site. Ms. Hill discussed several other sites under consideration and provided the board with reasons why these sites were not ideal. Ms. Hill reviewed the proposed site and site plan citing the minimal ground work to be done, existing screening, and ease of connecting this site to multiple electric services.

The public hearing was opened by the Chair at 9:17 a.m.

Garth Lawrence asked about access for fire services at the proposed site.

Ms. Hill explained the details of ingress and egress and proposed gravel pad at the site. She also noted Wolverine Power utilizes large equipment trucks as well, and that the design of the site will accommodate emergency services.

Hearing no other public comment, the public hearing was closed by the Chair at 9:18 a.m.

Mr. Vogel stated the applicant has shown they are meeting the criteria in Section 3.13 of the ordinance.

A motion was made by Mr. Vogel supported by Mr. Riley to approve Essential Public Service Number 20-01 (EPS #20-01) as submitted by Wolverine Power Cooperative for the construction of a substation and shall be further conditioned upon the following:

1. The applicant shall apply for a Soil Erosion and Sedimentation Control Permit.
2. The applicant shall maintain the existing screening that is currently in place on site.

Mr. Wynes called for a roll call vote.

Tom Riley: Yes
Phillip Vogel: Yes
Jim Wynes: Yes

Motion carried.

STAFF COMMENTS: Mr. Johnson reminded the board that a special meeting is scheduled for March 4, 2020 at 9:00 a.m. in room 225 and packets will be going out in the mail this week.

Mr. Nieporte reminded the board that the 2020 census is coming up and that Census Day is on April 1, 2020.

ZONING BOARD OF APPEALS MEMBER COMMENTS: None

ADJOURNMENT

A motion was made by Mr. Riley and supported by Mr. Vogel to adjourn the meeting.

Yes: Jim Wynes, Tom Riley, Phillip Vogel
No: None

Motion carried.

Meeting was adjourned at 9:23 a.m.



Tom Riley - Secretary