

ISABELLA COUNTY
ZONING BOARD OF APPEALS

March 4, 2020

A Special Meeting of the Isabella County Zoning Board of Appeals was held on March 4, 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
Kim Kennedy, Recording Secretary

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 February 19, 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#20-02 – Sewage Pump Station and Force Main – Nottawa Township

Mr. Johnson reported that an application for an essential public service was received by Kory Mindel, Nottawa Township Supervisor 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 a sewer pump station and force main as part of the project to bring municipal sewer facilities to areas of Nottawa Township. The applicant indicates this site was chosen because this is a gravity fed system and the location is the lowest point of the service area.

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.

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 apply for an address.

Pete Lorenz, civil engineer on the project, explained to the board that this is a two-phase project. The first phase is a gravity feed system with installation of pump station. There will be no treatment at this location. The second phase will be the addition of the Coldwater Lake area.

Mr. Lorenzen clarified key factors of why this site was picked. That this location was the lowest elevation and the ideal spot for the gravity feed system. At this time there is a proposed emergency overflow pond. If it is determined by the Department of Environment, Great Lakes and Energy, it will not be installed. If approved, the Township will purchase the. There will be two structures on the property which will house the pumps. The perimeter of the site will be fenced, gated and locked with some lighting on site for security.

Mr. Nieporte stated that if the board is going to approve the proposal that two additional stipulations be incorporated into a motion.

1. That the applicant comply with all EGLE requirements.
2. That any lighting be in compliance with Section 3.20 of the ordinance.

The public hearing was opened by the Chair at 9:35 a.m.

Mr. Richard Schafer property own adjacent the proposed location stated that he was in favor of the development. He did have concerns but Mr. Lorenzen has addressed his concerns.

Hearing no other public comment, the public hearing was closed by the Chair at 9:37 a.m.

Mr. Vogel asked how many homes the first phase of the project will service.

Mr. Lorenz stated that it can service approximately 100 homes in Beal City and 300 to 350 homes around Coldwater Lake. Mr. Lorenz indicated the size of the force main is a balance between a larger pipe and being able to efficiently move sewage through the pipe.

Mr. Wynes asked if all the piping will be in the right of way.

Mr. Lorenz confirmed that the force main will be installed in the road right of way.

The board discussed the proposal and Mr. Vogel noted that he felt all the requirements in Section 3.13 have been met and any concerns have been addressed.

A motion was made by Mr. Vogel supported by Mr. Riley to approve Essential Public Service Number 20-02 (EPS #20-02) as submitted by Kory Mindel for the construction of a pump station and force main 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 apply for an address.
3. The applicant comply with all EGLE requirements.
4. Any lighting be in compliance with Section 3.20 of the ordinance.

Mr. Wynes called for a roll call vote.

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

Motion carried.

STAFF COMMENTS: None heard

ZONING BOARD OF APPEALS MEMBER COMMENTS: None heard

ADJOURNMENT

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

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

Motion carried.

Meeting was adjourned at 9:40 a.m.

Tom Riley - Secretary

UNAPPROVED