

ISABELLA COUNTY
PLANNING COMMISSION

August 13, 2020

An Electronic Meeting of the Isabella County Planning Commission was held on August 13, 2020 via Zoom on the above date.

MEMBERS PRESENT: Tim O'Neil, Phillip Vogel, Nathan Rogers, Kelly Bean, Jerry Neyer, Jim Horton

MEMBERS ABSENT: Bob Campbell, Ann Silker

SUPPORT STAFF PRESENT: Ray Johnson, Planner/Zoning Administrator
Kim Kennedy, Recording Secretary

The meeting was called to order by Mr. Bean at 7:00 pm.

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

Mr. Johnson stated that an amended agenda was sent to the members which added two farmland agreement from Coe and Lincoln Township.

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

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

Mr. Bean called for a roll call vote.

Commissioner Bean – Yes
Commissioner O'Neil – Yes
Commissioner Horton – Yes
Commissioner Vogel – Yes
Commissioner Rogers – Yes
Commissioner Neyer – Yes

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the July 9, 2020 electronic meeting were circulated to the commission prior to the meeting for their review.

A motion was made by Mr. Neyer supported by Mr. O'Neil to approve the minutes.

Mr. Bean called for a roll call

Commissioner O'Neil – Yes
Commissioner Horton – Yes
Commissioner Vogel – Yes
Commissioner Rogers – Yes
Commissioner Neyer – Yes
Commissioner Bean – Yes

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel had nothing to report.

Parks & Recreation – Mr. O'Neil reported that a meeting was held at Herrick Park. He stated that the Parks took a big hit with the late start to the season but have had strong months since opening.

Board of Commissioners – Mr. Horton reported that the Board of Commissioners are reviewing the second draft of the 2021 budget. He spoke of budget amendments needing to take place for 2020 due to shortfalls. Mr. Horton indicated the Board may discuss a land purchase for the new jail at its upcoming meeting.

TOWNSHIP CONCERNS

Mr. Bean announced that Township Concerns are being moved to the Public Comment section of the meeting.

PUBLIC COMMENT

Mr. Johnson reported that Jackie Curtis, Denver Township Trustee, called staff to let the Commission know that all is good in Denver Township.

Rodney Nanney, representative from Union Township, indicated he was on the call-in case there were any questions about the Union Township items on the agenda.

Site Plan Review #20-08– Vernon Farms

Mr. Johnson reviewed the staff report for the Commission indicating that an application for a private road was received from Vernon Farms. He stated that the purpose of the private road

would be to provide road frontage to a parcel proposed to be split from an 18 acre parcel. Mr. Johnson explained that the ordinance requires all new parcels to front upon a public or private road. He also stated that since this new parcel would have no frontage on a public road, Vernon Farms is seeking site plan approval for a private road.

Mr. Johnson stated that included in the application is an approval on the entrance to the private road by the Isabella County Road Commission Engineer, Pat Gaffney, and a letter from the Drain Commissioner, Robert Willoughby indicating the drain crossing is adequate for the proposed private road.

Mr. Johnson explained that although the traveled surface is not centered within the 90 ft right of way, if the right of way was at the minimum of 44 ft, it would be centered. He indicated that staff sees no problem with the location of the proposed private road and that it meets the ordinance requirement.

Mr. Bean called for a motion and a second.

A motion was made by Mr. Horton supported by Mr. Vogel to approve Site Plan Review 20-08 (SPR#20-08) as submitted by Vernon Farms and shall be conditioned upon the following:

1. The applicant shall provide a signed sworn statement certifying that the private road has been constructed in accordance with the requirements of the Isabella County Zoning Ordinance.
2. The applicant shall adhere to the Uniform House Numbering Ordinance for a private road names and install a stop sign, road name sign and private road sign in accordance with the Isabella County Zoning Ordinance.

Mr. Bean called for discussion.

Mr. Horton asked if there was any future development planned.

Mr. Johnson indicated that the applicant had not communicated to staff a plan for any future development. He stated that Pat Gaffney indicated in his approval letter that if there is a change in the use of the current farm building or the addition of more parcels in the future, another review by the Road Commission will be required.

Mr. McConnell of Vernon Farms stated that no future development is planned.

Mr Bean called for a roll call vote

Commissioner Horton – Yes
Commissioner Vogel – Yes
Commissioner Rogers – Yes
Commissioner Neyer – Yes
Commissioner Bean – Yes
Commissioner O’Neil – Yes

No: None

Motion Carries

New Union Township Zoning Ordinance

Mr. Johnson reported that the community development office has received a copy of a new zoning ordinance from Union Township. He stated that following their July 21, 2020 public hearing, the Union Township Planning Commission voted to recommend approval of the new ordinance to the Township Board with additional recommended revisions and corrections. He stated that these corrections are mostly typographical in nature and overall do not affect the intent or content of the ordinance. Mr. Johnson explained that an exception to these typographical corrections is the language pertaining to Grading Permit Requirements, Storm Water Management, and Grading Permits.

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

Mr. Horton expressed his support for Union Township and the creation of this new ordinance.

Union Township Map Amendment

Mr. Johnson reported on several map amendments submitted by Union Township for review. He indicated the map amendment are being made by the Township because of the elimination and consolidation of zoning districts in the proposed new zoning ordinance. He stated the Union Township Planning Commission voted to recommend approval of all the proposed map amendments to the Township Board. He indicated staff has no concerns with the amendment.

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 – Lawrence Feltman - Coe Township

Mr. Johnson indicated that Lawrence Feltman have submitted an application to the Farmland and Open Space Preservation Program (PA116) in Coe Township. Mr. Johnson indicated the application is for 40 acres in Section 17. He stated that the application and maps are attached for review. Mr. Johnson indicated the property is currently being used for agricultural purposes and is zoned for and planned as agricultural by Coe Township.

Mr. Johnson stated application appears to be complete and the applicant is applying for the property to be in PA116 for 90 years. He stated that staff will forward a letter to Coe Township indicating the Commission had reviewed the application.

Farmland Agreement – Brian and Deborah Boge, Lincoln Township

Mr. Johnson indicated that Brian and Deborah Boge have submitted an application to the Farmland and Open Space Preservation Program (PA116) in Lincoln Township. Mr. Johnson indicated the application is for 38.41 acres in Section 10. He stated that the application and maps are attached for review.

Mr. Johnson indicated the property is currently being used for agricultural purposes and is zoned General Agricultural (AG-2). The property is planned by Isabella County for Agricultural Conservation (AC).

Mr. Johnson stated application appears to be complete and the applicant is applying for the property to be in PA116 for 10 years. He stated that staff will forward a letter to the County Clerk indicating the Commission had reviewed the application.

PUBLIC COMMENT – None heard.

STAFF COMMENTS – Staff had no comments.

PLANNING COMMISSIONER’S COMMENTS

Mr. Horton indicated that the zoom meetings were working well.

ADJOURNMENT

A motion was made by Mr. Horton to adjourn the meeting, seconded by Mr. Neyer at 7:30 p.m.

Mr Bean called for a roll call.

Commissioner Vogel – Yes
Commissioner Rogers – Yes
Commissioner Neyer – Yes
Commissioner Bean – Yes
Commissioner Horton – Yes
Commissioner O’Neil – Yes

Motion carried



Ann Silker, Secretary