

ISABELLA COUNTY
PLANNING COMMISSION – SPECIAL MEETING

December 17, 2020

An Electronic Special Meeting of the Isabella County Planning Commission was held on December 17, 2020 via Zoom on the above date.

MEMBERS PRESENT: Kelly Bean, Jim Horton, Ann Silker, Nathan Rogers, Phillip Vogel, Jerry Neyer

MEMBERS ABSENT: Tim O’Neil, Bob Campbell

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

The meeting was called to order by Chairman Bean at 7:00 p.m.

ROLL CALL

Chairman Bean requested the roll call.

Commissioner Bean – Present – Vernon Township, MI
Commissioner Rogers – Present – Grant Township, MI
Commissioner Vogel – Present – Rosebush, MI
Commissioner Silker – Present – Gilmore Township, MI
Commissioner Horton – Present – Rodney, MI
Commissioner Neyer – Present – Lincoln Township, MI

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

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

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

Mr. Bean called for a roll call vote.

Commission Horton – Yes
Commissioner Bean – Yes
Commissioner Neyer - Yes
Commissioner Silker – Yes
Commissioner Rogers – Yes
Commissioner Vogel – Yes

Motion Carried

TOWNSHIP CONCERNS

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

PUBLIC COMMENT

The Host indicated there were no public on the call at this time.

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

SITE PLAN REVIEW #20-20 Eli Hershberger – Milling and Processing of Farm Products (Sawmill)

Mr. Nieporte reported on the history of the conditional rezoning of this property. He also gave a brief summary of the location of the property.

Mr. Nieporte indicated the site plan showed the location of the building for the proposed sawmill and the storage areas for the log pile, log deck and slab wood. He stated that after visiting the site and discussing the site with the applicant, the topography of the site is providing sufficient screening from neighboring residences.

Mr. Nieporte recommended the Planning Commission have discussion on sound emitting from the sawmill. He also stated that Mr. Hershberger offered up several conditions on an approval in an attempt to address the concerns raised by neighbors at previous meetings.

Mr. Nieporte indicated staff feels the application is complete and appears to meet the requirements of the ordinance. Mr. Nieporte recommended the following conditions be placed upon an approval.

1. There shall be no open burning of scrap and/or waste materials.
2. The size and locations of the log deck, log pile, slab wood and finished product areas shown on the site plan shall not be increased without prior approval.
3. There shall be not more than six (6) incoming or outgoing truck loads per month.
4. The diesel engine room shown on the site plan shall be in a completely enclosed building and sound proofing shall be provided.
5. The applicant shall provide a copy of a driveway permit or approval on the existing driveway from the Isabella County Road Commission.
6. The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.

Chairman Bean asked if any members had questions for staff.

Mr. Horton asked about a septic system to service the sawmill.

Mr. Nieporte indicated there is a home on the property.

Mr. Weiss described the location of the septic system on the property.

Mr. Weiss thanked the Planning Commission and indicated Mr. Hershberger agrees to all the stipulations.

The Planning Commission discussed the potential for sound coming from the saw mill.

Chairman Bean called for a motion in support.

A motion was made by Mrs. Silker to approve site plan review #20-20 as submitted by Eli Hershberger with the following conditions:

1. There shall be no open burning of scrap and/or waste materials.
2. The size and locations of the log deck, log pile, slab wood and finished product areas shown on the site plan shall not be increased without prior approval.
3. There shall be not more than six (6) incoming or outgoing truck loads per month.
4. The diesel engine room shown on the site plan shall be in a completely enclosed building and sound proofing shall be provided.
5. The applicant shall provide a copy of a driveway permit or approval on the existing driveway from the Isabella County Road Commission.
6. The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.

The motion was seconded by Mr. Vogel.

Chairman Bean called for additional discussion.

Chairman Bean asked for clarification on sound proofing.

Mr. Nieporte clarified sound proofing should be provided to deaden the sound from inside the building.

The Planning Commission discussed the opening on the south side of the building.

Mr. Hershberger clarified the opening on the south side of the building was only 30 feet.

Mr. Nieporte stated that width of 30 feet removed any concerns staff had on sound leaving the building.

Chairman Bean discussed the standards for site plan review. He stated he had no other concerns about the application not meeting the standards in the ordinance.

Chairman Bean Called for a roll call vote.

Commissioner Vogel – Yes

Commissioner Rogers – Yes
Commissioner Horton – Yes
Commissioner Neyer – Yes
Commissioner Silker – Yes
Commissioner Bean – Yes

Motion Carried

PUBLIC COMMENT

The Chair called for public comment.

The Host indicated that there was no public on the call at this time.

STAFF COMMENTS – Mr. Nieporte apologized for his connection issues and wished everyone a Merry Christmas and Happy New Year.


Mr. Johnson thanked Mr. Rogers for his service to the Planning Commission and wished him well.

PLANNING COMMISSIONER'S COMMENTS – The Planning Commission members wished each other a Merry Christmas.

Mr. Horton thanked Mr. Rogers for his service and congratulated Mr. O'Neil and Mrs. Silker on their reappointment.

ADJOURNMENT

Chairman Bean called for the meeting to be adjourned at 7:41 p.m.


Ann Silker, Secretary