

ISABELLA COUNTY
PLANNING COMMISSION

April 8, 2021

An Electronic Meeting of the Isabella County Planning Commission was held on April 8, 2021 via Zoom on the above date.

Access to the meeting live on YouTube was provided by (and archived at) the following link:
<https://www.youtube.com/channel/UCo1ShU1knsf51IgB16Ok-2A>

Access to the meeting via telephone was provided by the following instructions: Please call (312) 626-6799. When prompted for the "Meeting ID" enter "828 7387 3152" and the "#" sign. If prompted for a "Passcode" or "Participant ID" enter "#" sign. You will join the meeting with your audio muted and you will be able to hear the meeting participants live. Please note, the Meeting ID will change each meeting. Please see the meeting notice (posted on the Isabella County website) for current meeting's meeting ID.

MEMBERS PRESENT: Tim O'Neil, Kelly Bean, Steve Swaney, Ann Silker, Kyle Camp, Phillip Vogel, Jerry Neyer, Adam Brookens

MEMBERS ABSENT: Bob Campbell

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

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

The Pledge of Allegiance was recited by the commission.

Mr. Nieporte made a statement stating that this meeting is being held electronically in compliance of the open meetings act as Isabella County is currently operating under a local state of emergency as adopted by resolution 20-12-03 by the Isabella County Board of Commissioners.

ROLL CALL

Mr. Bean requested the roll call.

Commissioner O'Neil – Present - Mt Pleasant, MI
Commissioner Bean – Present – Vernon Township, MI
Commissioner Swaney – Present – Mt Pleasant, MI
Commissioner Silker – Present – Gilmore Township, MI
Commissioner Camp – Present – Vernon Township, MI
Commissioner Vogel – Present – Denver Township, MI
Commissioner Neyer – Present – Lincoln Township, MI
Commissioner Brookens – Present – Rolland Township, MI

APPROVAL OF AGENDA

Mr. Bean requested that the agenda be approved with no amendments.

A motion was made by Mr. O'Neil supported by Mr. Swaney to approve the agenda.

Commission Brookens – Yes
Commissioner Neyer – Yes
Commissioner Vogel – Yes
Commissioner Silker – Yes
Commissioner Campbell – Yes
Commissioner Swaney – Yes
Commissioner Bean – Yes
Commissioner O'Neil – Yes

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the February 11, 2021 organizational meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Camp supported by Mr. Neyer to approve the minutes.

Commission Brookens – Yes
Commissioner Neyer – Yes
Commissioner Vogel – Yes
Commissioner Camp – Yes
Commissioner Silker – Yes
Commissioner Swaney – Yes
Commissioner Bean – Yes
Commissioner O'Neil – Yes

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel reported that the board approved one variance in Nottawa township.

Parks & Recreation – Mr. O'Neil reported that the Parks are seeing a large increase in use and are preparing for opening day. Parks also have multiple summer job opportunities.

Board of Commissioners – Mr. Swaney reported that the Board of Commissioners held their meeting and approved a resolution to get out of the purchase agreement for the property where the jail was to be built.

TOWNSHIP CONCERNS

Mr. Bean announced that Township Concerns would be moved to the Public Hearing section of the meeting.

PUBLIC COMMENT – Mr. Nieporte stated that Jackie Curtis contacted the office and all is good in Denver Township.

Rodney Nanney Community and Economic Developer for Union Township stated he is available if there are questions on the map amendments.

Jim McBride, President / CEO of Middle Michigan Corporation, informed the board that at the address of 2266 Northway Dr. they have an opportunity for a large distribution center that would bring 40-45 jobs to the area. Union Township has rezoned the property from Commercial to Industrial for this use. He stated that the Middle Michigan Corporation was in support of this map amendment.

Union Township Map Amendments

5048 E Pickard Rd

Mr. Nieporte informed the board that staff received materials related to an application for a map amendment from the Union Township Community and Economic Development Director, Rodney Nanney.

On March 16, 2021 Union Township Planning Commission voted to recommend to the Township Board an approval to rezone a portion of a parcel at 5048 E Pickard Rd. from the One and Two Family, Medium Density Residential (R2-B) district to the Retail and Service Highway Business (B-7) district. The current parcel is split zoned between the two districts and the amendment would rezone the northern portion of the parcel to the B-7 district.

The Union Township Planning Commission made this recommendation based in part upon the consistency of the Union Township's Master Plan goals, objectives and policies of the Retail/Service area, current trends in the area, and availability of public infrastructure

This is a consensus item. No vote is required. If there are no comments or concerns staff will forward a letter back to the Township to inform them of the Planning Commission review.

2066 Northway Dr.

Mr. Nieporte stated that staff received materials related to an application for a map amendment from the Union Township Community and Economic Development Director, Rodney Nanney.

On March 30, 2021 the Union Township Planning Commission held a public hearing to review a request to rezone a parcel at 2266 Northway Dr. from the Retail and Service Highway Business (B-7) district to the General Industrial (I-2) district. Following public comment, the Union Township Planning Commission voted to recommend to the Township Board an approval of the rezoning request.

Mr. Nieporte stated that according to the unapproved minutes, the Union Township Planning Commission made this recommendation, based in part, upon the location of the building within an existing industrial park, the characteristics of the building being consistent with the character of an Industrial District and citing the need for buildings suitable for “*office, warehouse, and light manufacturing business development*”.

Mr. Brookens had questions on the exhibits labeled on the forms he received.

Mr. Nanney clarified that the applicant had submitted a large number of exhibits which were duplicated of Unions zoning and that he had simplified and sent only the crucial ones.

Staff sees no issue with the amendment and following the April 8th Planning Commission meeting, a letter will be sent to Union Township appraising them of the Planning Commission’s review with comments (if any). This is a consensus item. No vote is required

PA116 – Farmland Agreement – Jerry J Travis and Susan K Travis Joint Trust, Chippewa Township

Mr. Nieporte reported that a farmland agreement application was received from Jerry and Susan Travis Joint Trust, have submitted an application to the Farmland and Open Space Preservation Program (PA116) in Chippewa Township. The application is for a total of 34.71 acres in Section 34. The property is currently being used for agricultural purposes and is zoned Agricultural (AG) and planned as Low Density Residential by Chippewa Township.

The application appears to be complete and the applicant is applying for the property to be in PA116 for 19 years.

Mr. Nieporte stated that staff would forward a letter to the Township Clerk informing them of the Planning Commission review.

PUBLIC COMMENT – The Host indicated that there are no public comments.

STAFF COMMENTS – Mr. Nieporte stated that Chippewa township sent noticed of removal of a parcel from PA116 section 29. It has been approved by their board for removal on March 1, 2021.

Mr. Nieporte informed the board that he will wait to have Master Plan subcommittee meet till later in the year and do a full review. It will go through a budget process and hire a consultant to work with us on it. The Bylaws committee will be contacted within the next week to set up a meeting to address just a few changes staff would recommend changes in.

PLANNING COMMISSIONER'S COMMENTS – None

ADJOURNMENT

Chairman Bean adjourned the meeting at 7:23p.m.

A handwritten signature in cursive script, appearing to read "Ann Silker", written over a horizontal line.

Ann Silker, Secretary