

ISABELLA COUNTY  
PLANNING COMMISSION

October 14, 2021

An Electronic Meeting of the Isabella County Planning Commission was held on October 14, 2021 via Zoom.

Access to the meeting live on YouTube was provided by 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 "87527297060" 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, Phillip Vogel, Jerry Neyer, Adam Brookens, Ann Silker, Kyle Camp

MEMBERS ABSENT: Bob Campbell

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.

Mr. Bean announced that this meeting is being held electronically in compliance with 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.

The Pledge of Allegiance was recited by the Commission.

**ROLL CALL**

Mr. Bean requested the roll call.

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

## **APPROVAL OF AGENDA**

Mr. Bean requested that the agenda be approved.

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

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

No: None

Motion carried

## **PREVIOUS MINUTES**

Minutes of the September 9, 2021 meeting was circulated to the Commission prior to the meeting for their review.

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

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

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – None

Parks & Recreation – None

Board of Commissioners – Mr. Swaney reported that the Board approved the contract for the post construction sound study and granted property access to Dow to plug a brine well on County property. The Board also congratulated Karen Jackson for "2021 Register of the Year".

## **TOWNSHIP CONCERNS**

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

## **PUBLIC COMMENT**

Mr. Johnson stated that Jackie Curtis, Denver Township, contacted the office and stated all is good in Denver Township.

Mr. Johnson stated that no other public was attending the meeting.

### **Site Plan Review #21-13 BMC Investments LLC/Robert Rau**

Mr. Johnson informed the board that an application for a site plan review was received from Robert Rau, which included a site plan and description of the use of the building. He stated the submitted application indicates this is an existing engine assembly operation and the storage building will be used to store engines and parts for future assembly.

Mr. Johnson stated that there are currently three buildings on the property, an office and two mechanical/assembly buildings. He indicated the proposed 6,000 sq ft storage building would be located as the easternmost building on the property. Mr. Johnson pointed out there is existing screening along the south property line but that requiring additional screening would effectively screen the new building from the home to the south of Mr. Rau's property. He stated that he had a previous discussion with Mr. Rau about the screening and that he agreed to extend existing screening by 100 ft.

Mr. Johnson stated that the application was complete and appeared to meet all requirements of the zoning ordinance. He stated that if the Planning Commission is going to make an approval on this request, staff would recommend the following condition be placed upon the approval:

1. Screening shall be installed and maintained along the south property line beginning at the east end of the assembly building and running east for 100 ft. Screening shall be in the form of a staggered double row of evergreen trees planted at 10 ft on center and shall be a minimum of three (3) feet in height.

Mr. Bean asked the applicant if he had anything more to add and Mr. Rau stated that he did not.

Mr. Bean called for a motion.

A motion was made by Mr. Neyer supported by Mr. Swaney to approve Site Plan Review 21-13 (SPR#21-13) as submitted by BMC Investments LLC. and shall be conditioned upon the following:

1. Screening shall be installed and maintained along the south property line beginning at the east end of the assembly building and running east for 100 ft. Screening shall be in the form of a staggered double row of evergreen trees planted at 10 ft on center and shall be a minimum of three (3) feet in height.

Mr. Bean called for a roll call vote.

Commissioner Swaney - Yes  
Commissioner Silker - Yes  
Commissioner Brookens - Yes  
Commissioner Neyer - Yes  
Commissioner Vogel - Yes

Commissioner Bean – Yes  
Commissioner O’Neil – Yes  
Commissioner Camp - Yes

No: None

Motion carried

### **Union Township Text Amendment**

Mr. Johnson informed the board that the office had received materials related to a text amendment from union Township. He stated the proposed amendments are to correct several issues identified following a zoning ordinance update in 2020. Mr. Johnson indicated corrections include, typographical errors, additional definitions, updates to uses allowed in various zoning districts, and other amendments to standards throughout the zoning ordinance.

Mr. Johnson stated that no vote is required following the review and if there are no comments or concerns, staff will forward a letter back to the Township to inform them of the Planning Commission review.

**PUBLIC COMMENT** – Mr. Johnson indicated that there are no public in attendance.

**STAFF COMMENTS** – Mr. Johnson asked the Chair to consider rescheduling the November meeting to the 18<sup>th</sup> since the regular meeting is scheduled for Veterans Day and the County is closed that day.

Mr. Bean inquired with the Board to see if they could attend. All members indicated they are available and Mr. Bean rescheduled the November meeting to November 18, 2021 at 7:00 p.m..

**PLANNING COMMISSIONER’S COMMENTS** – None

### **ADJOURNMENT**

Chairman Bean adjourned the meeting at 7:22 p.m.

  
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Ann Silker, Secretary