

ISABELLA COUNTY
PLANNING COMMISSION

February 10, 2022

A Special Meeting of the Isabella County Planning Commission was held on February 10, 2022 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Kelly Bean, Bob Campbell

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Ray Johnson, Zoning Administrator
Kim Kennedy, Recording Secretary

The meeting was called to order by Mr. O'Neil at 7:00 pm.

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

Mr. Johnson indicated to the members that the date of the November minutes was incorrect on the agenda the members received. He state the date should be November 11, 2021.

Mr. O'Neil requested that the agenda be approved as amended.

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

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

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the November 18, 2021 regular meeting were circulated to the commission prior to the meeting for their review.

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

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel reported that a variance in Nottawa Township was heard and approved.

Parks & Recreation – Mr. O’Neil reported that the Parks Board did meet, however he wasn’t able to attend since the official appointment from the Planning Commission Chair had not yet occurred.

Board of Commissioners – Mr. Swaney reported that the Board of Commissioners ended the State of Emergency which was in place because of COVID-19. He also indicated the Board approved legal services as part of their USDA loan requirements.

TOWNSHIP CONCERNS

Jackie Curtis indicated that Denver Township is doing well.

Tom Gibbs indicated that Gilmore Township is also doing okay.

PUBLIC COMMENT - None

PUBLIC HEARINGS - None

OTHER BUSINESS (NON-PUBLIC HEARINGS)

Site Plan Review #21-18 Wolgast Corporation/Michael and Virginal Wood

Mr. Johnson informed the members that an application was received from Wolgast Corporation to construct a 10,431 ft² Family Dollar retail building. He stated the location is 6092 W Weidman Rd., an empty lot near the intersection of N. Woodruff Rd. and W. Weidman Rd.

Mr. Johnson reviewed the Planning Commission’s action at the November 2021 meeting, to recommend approval of a rezoning request on this property. He indicated that the County Board of Commissioners approved the request at their meeting in early December 2021.

Mr. Johnson stated that a retail building of this type is permitted by right in the General Commercial zoning district and therefore does not require the Planning Commission hold a public hearing when reviewing a proposal for site plan for approval.

Mr. Johnson reviewed the site plan with the Commission. He indicated that it appeared to meet all the requirements of the zoning ordinance. He also indicated there are two conditions that staff recommends if an approval is going to be made.

Mr. Johnson read the following conditions for the record.

1. A copy of a well and septic permit for the use from the Central Michigan District Health Department shall be provided.
2. A copy of a driveway permit for the commercial use from the Isabella County Road Commission shall be provided.

Mr. Camp asked how driveway locations are determined.

Mr. Nieporte stated that locations are proposed by the Developer and approved or approved with modifications by the Isabella County Road Commission.

Mr. O'Neil called for a motion.

A motion was made by Mr. Neyer supported by Mr. Camp to approve Site Plan Review 21-18 (SPR#21-18) as submitted by Wolgast Corporation and shall be conditioned upon the following:

1. A copy of a well and septic permit for the use from the Central Michigan District Health Department shall be provided.
2. A copy of a driveway permit for the commercial use from the Isabella County Road Commission shall be provided.

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

No: None

Motion carried

WISE TOWNSHIP DRAFT MASTER PLAN

Mr. Nieporte informed the commission that staff received a copy of Wise Township's Draft Plan. He indicated the Michigan Planning Enabling Act requires a municipality preparing a master plan to provide the County with a draft copy for review and comment by the Planning Commission.

Mr. Nieporte indicated that staff has reviewed the plan and saw no issues with the adjacency of Vernon and Denver Townships. He indicated that if there were no additional comments staff will forward a letter back to the Township informing them of the review.

PA 116 – FARMLAND AGREEMENT – RENEE FILHART - WISE TOWNSHIP

Mr. Nieporte reported that a farmland agreement application was received from Wise Township. He indicated that Renee Filhart, submitted an application to the Farmland and Open Space Preservation Program (PA116) in Wise Township. Mr. Nieporte indicated the application is for a total of 40 acres in Section 22. He added that the property is currently being used for

agricultural purposes and is zoned and planned for agricultural use by Wise Township.

Mr. Swaney noted that question 16 seemed to be missing some information.

Mr. Nieporte agreed and stated that staff would forward a letter to the Township Clerk informing them of the Planning Commission review noting the apparent missing information.

2021 PLANNING COMMISSION ANNUAL REPORT

Mr. Nieporte reviewed the Planning Commission Annual Report. The consensus from the members was that the draft is thorough and complete. Mr. Nieporte stated that staff will forward the Annual Report to the Isabella County Board of Commissioners.

Mr. Neyer asked if Special Use Permits were down because of Covid.

Mr. Nieporte did not believe that was the entirety of the cause.

PUBLIC COMMENT - None

STAFF COMMENTS

Mr. Nieporte informed the commission that staff received the City of Clare's notice of intent to amend their master plan.

PLANNING COMMISSIONER'S COMMENTS

Mr. Camp complimented the staff for a great job during difficult times.

Mr. Neyer inquired if there was anything for the upcoming year.

Mr. Nieporte stated that staff has identified a few areas in the Master Plan for review and update.

Mr. Swaney asked if the 2020 census data will affect the master plan.

Mr. Nieporte stated that the numbers themselves do not affect the plan.

ADJOURNMENT

Mr. O'Neil adjourned the meeting at 7:30 p.m.



Ann Silker, Secretary