

ISABELLA COUNTY  
PLANNING COMMISSION  
June 9, 2022

A meeting of the Isabella County Planning Commission was held on June 9, 2022 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Kelly Bean, Kyle Camp, Bob Campbell, Phillip Vogel, Jerry Neyer, Adam Brookens, Steve Swaney

MEMBERS ABSENT: Ann Silker, Tim O'Neil

SUPPORT STAFF PRESENT: Ray Johnson, Zoning Administrator

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 indicated an amended agenda was distributed adding #9. b. Master Plan 2020 Census Data Review.

Mr. Bean requested that the amended agenda be approved.

A motion was made by Mr. Cam, supported by Mr. Neyer to approve the amended agenda.

Yes: Kelly Bean, Kyle Camp, Bob Campbell, Phillip Vogel, Jerry Neyer, Adam Brookens, Steve Swaney

No: None

Motion carried

**PREVIOUS MINUTES**

Minutes of the May 12, 2022 meeting were circulated to the commission prior to the meeting for their review.

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

Yes: Kelly Bean, Kyle Camp, Bob Campbell, Phillip Vogel, Jerry Neyer, Adam Brookens, Steve Swaney

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Vogel reported one variance was heard and approved.

Parks & Recreation – None.

Board of Commissioners – Mr. Swaney reported on tax paperwork sent by the Board to the State of Michigan. He also indicated a pavilion was approved for construction at Coldwater Park. Mr. Swaney also stated that services by the Sheriff will remain in light of fuel prices. He also stated the Sheriff and the County Administrator fielded calls from the press regarding fuel prices and the continuation of services by the Sheriff for public safety.

## **TOWNSHIP CONCERNS**

Jackie Curtis indicated that Denver Township is doing well, however several roads remain closed including the US 127 overpass at Vernon Rd.

Richard Schmidt indicated that Sherman Township is doing okay, Family Dollar is under construction and the Bauman's grocery store has a new owner, R&R Grocery.

**PUBLIC COMMENT** – Opened at 7:06 p.m., closed at 7:06 p.m.

**PUBLIC HEARINGS** – None

## **OTHER BUSINESS (NON-PUBLIC HEARINGS)**

### **SPR#22-05 Straus Masonry - Nottawa Township**

Mr. Johnson reviewed his staff report for the application submitted by Eric Straus to construct a 48 x 160 ft cold storage building related to Straus Masonry Concrete. He indicated this type of building is permitted by right in the Commercial-Industrial (C-I) PUD district. Mr. Johnson indicated after review the building is meeting all zoning requirements.

Mr. Brookens asked about lighting on the building.

Mr. Johnson indicated none was proposed, however any exterior lighting which may be required by the Building Code is required to comply with Section 3.20 Outdoor Lighting of the Zoning Ordinance.

A motion was made by Mr. Neyer to approve Site Plan Review 22-05 (SPR#22-05) as submitted by Eric Straus on behalf of Straus Masonry. The approval is based on the fact the applicant is showing compliance with all zoning requirements.

The motion was supported by Mr. Vogel.

Yes: Kelly Bean, Kyle Camp, Bob Campbell, Phillip Vogel, Jerry Neyer, Adam Brookens, Steve Swaney

No: None

Motion carried

### **Master Plan 2020 Census Data Review**

Mr. Johnson presented the proposed changes to the County's Comprehensive Master Plan. These changes included: General document cleanup, updates to several maps and tables, incorporation of 2020 U.S. Census Data, incorporation of airport layout plans, renewable energy policy to meet the Economic Diversity Goal, and an update to the Master Plan Goal ranking via survey to the Township Boards.

A motion was made by Mr. Neyer to recommend the County Board of Commissioners approve distribution of the updated Master Plan.

The motion was supported by Mr. Vogel.

Yes: Kelly Bean, Kyle Camp, Bob Campbell, Phillip Vogel, Jerry Neyer, Adam Brookens, Steve Swaney

No: None

Motion carried

**PUBLIC COMMENT** – Opened at 7:26 p.m., closed at 7:26 p.m.

**STAFF COMMENTS** – Mr. Johnson extended Mr. Nieporte's apologies for not being present due to a personal matter.

**PLANNING COMMISSIONER'S COMMENTS** – Mr. Vogel noted that many County roads are still in rough shape given recent rains and that many culverts are in disrepair causing some fields to flood. He also asked about fuel for the Sheriff's office.

Mr. Swaney indicated that the amount budgeted in October 2021 was based upon then current fuel prices. He stated that with fuel doubling, there is a need to fund this expense and ensure public safety services are still efficiently provided.

### **ADJOURNMENT**

Mr. Bean adjourned the meeting at 7:33 p.m.

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Ann Silker, Secretary

Ray Johnson, Recording Secretary