

ISABELLA COUNTY
PLANNING COMMISSION
September 8, 2022

A meeting of the Isabella County Planning Commission was held on September 8, 2022 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Kyle Camp, Bob Campbell

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Ray Johnson, Planner/Zoning Administrator
Anna Baumann-Seid, Support Staff

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

The Pledge of Allegiance was recited by the commission.

Mr. Nieporte introduced Ms. Anna Baumann-Seid who was hired to the position of Support Staff for Community Development and would be the new recording secretary assisting the Planning Commission and Zoning Board of Appeals at future meetings.

APPROVAL OF AGENDA

Mr. Bean requested that the amended agenda be approved.

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

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

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the July 14, 2022 meeting were circulated to the members prior to the meeting for their review.

A motion was made by Mr. Neyer, supported by Mr. O'Neil to approve the minutes.

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – None.

Parks & Recreation – Mr. O’Neil indicated a meeting was held, but he was unable to attend.

Board of Commissioners – Mr. Swaney reported the Board met earlier in the week and continued to work on the County budget. He also notified the members the work on the boat launches at Deerfield Park and Majeske Landing were complete.

TOWNSHIP CONCERNS

Jackie Curtis indicated that Denver Township is doing well.

Richard Schmidt indicated that Sherman Township is doing good.

Jeff Bean indicated that Vernon Township is doing well.

PUBLIC COMMENT – Opened at 7:03 p.m., closed at 7:03 p.m.

PUBLIC HEARING

Map Amendment ZA#22-03 Higgins – Isabella Township

Mr. Johnson reviewed his staff report for the application submitted by Jeff Bean to rezone a portion of property in Section 11 of Isabella Township from General Agricultural (AG-2) and Medium Density Residential (R-2) to Light Industrial (I-1).

Mr. Johnson indicated the proposal appeared to be consistent with the County Master Plan, is less than ¼ mile to existing industrial and commercial uses and it appears the site is likely able to accommodate the continuation of the existing industrial use and/or other uses allowed in the Light Industrial zoning district.

Mr. Vogel asked what uses are allowed in the Light Industrial district.

Mr. Johnson gave examples of uses from the Zoning Ordinance.

Mr. Bean invited the applicant to present their justification for the rezoning request.

Jeff Bean reviewed his narrative to the Planning Commission and focused his justification on the soils being very poor and not conducive for farming. He also indicated this property has been used for industrial purposes for many years.

Mr. Bean opened the public hearing at 7:12 p.m., closed at 7:12 p.m.

Mr. Bean called for a motion.

A motion was made by Ms. Silker to recommend approval to the County Board of Commissioners map amendment 22-03 (ZA#22-03) as submitted, to rezone a piece of property from the General Agricultural (AG-2) and Medium Density Residential (R-2) district to Light Industrial (I-1).

The motion was supported by Mr. Swaney.

Mr. Bean called for discussion.

Mr. Neyer agreed the land was not useful for agricultural purposes and noted the proposed was supported by the County Master Plan. He also indicated an industrial use on the property was compatible with neighboring uses.

Mr. Bean agreed.

Hearing no further discussion, Mr. Bean called for a vote.

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

No: None

Motion carried

OTHER BUSINESS (NON-PUBLIC HEARINGS)

Union Township Map Amendment

Mr. Johnson informed the Planning Commission that a map amendment was submitted by Union Township for review and comment. Mr. Johnson reviewed the Union Township Planning Commission action and justification. He informed the members that a letter would be sent back to Union Township informing them of the review with no comments or concerns.

PA116 – Donald and Susan Yager – Wise Township

Mr. Johnson informed the Planning Commission that an application to the Farmland and Open Space Preservation Program (PA116) was received by the Wise Township Clerk. He indicated the property appeared to be currently used for agricultural purposes and was zoned and planned by Wise Township to be agricultural. He indicated that the application appeared to be complete with the exception of the number of years Mr. and Ms. Yager were applying for on page 3 was missing.

Mr. Johnson stated a letter would be forwarded to the Township Clerk informing them of the Planning Commission's review and missing information.

PA116 – Donald and Susan Yager – Denver Township

Mr. Johnson informed the Planning Commission that three (3) applications to the Farmland and Open Space Preservation Program (PA116) was received by the County Clerk for property in Denver Township. He indicated the properties appeared to be used for agricultural purposes and the County zoned and planned for the properties to remain agricultural. He indicated that all three (3) applications appeared to be complete.

Mr. Johnson stated a letter would be forwarded to the County Clerk informing them of the Planning Commission's review of the applications.

Isabella County Master Plan Amendment Update

Mr. Johnson reviewed the status of the process of updating the County Master Plan. Mr. Johnson indicated the next step was for the Planning Commission to set a public hearing for their next meeting to review comments received, receive public comments and approve the amendments to the Master Plan.

Mr. Neyer moved to set a public hearing to review comments on and approve the amendments to the Master Plan for November 10, 2022 at 7:00 p.m. He stated the public hearing would be held at the Isabella County Building at 200 N. Main St., Mt. Pleasant, Michigan.

The motion was seconded by Mr. O'Neil.

Mr. Bean called for a vote.

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

No: None

Motion carried

PUBLIC COMMENT – Opened at 7:22 p.m., closed at 7:22 p.m.

STAFF COMMENTS – Mr. Johnson informed the members that an airport layout plan was received by the Ojibwa airport manager and would be made part of the County Master Plan as per State Law.

PLANNING COMMISSIONER'S COMMENTS

Mr. Brookens asked about zoning violations and the complaint process.

Mr. Nieporte explained the process and indicated he could contact Mr. Johnson in the office to begin the process if Mr. Brookens felt there was a violation of the Zoning Ordinance.

Mr. Bean asked for clarification and if the County was complaint based.

Mr. Nieporte confirmed written complaints from the public are accepted for potential zoning violations.

Mr. Vogel asked about the tree removal on US-127 near the northern boundary of Mt. Pleasant.

Mr. Nieporte indicated this was to increase safety for the Mt. Pleasant airport approach.

Mr. O'Neil welcomed Ms. Anna Baumann-Seid and thanked Ms. Kim Kennedy for her service to the County.

ADJOURNMENT

Mr. Bean adjourned the meeting at 7:27 p.m.

Ann Silker, Secretary
Ray Johnson, Recording Secretary