

ISABELLA COUNTY  
PLANNING COMMISSION  
November 10, 2022

A meeting of the Isabella County Planning Commission was held on November 10, 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, Adam Brookens, Steve Swaney, Ann Silker, Kyle Camp

MEMBERS ABSENT: Bob Campbell, Jerry Neyer

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.

#### **APPROVAL OF AGENDA**

Staff informed the members of an amended agenda which added a farmland agreement.

Mr. Bean requested that the amended agenda be approved.

A motion was made by Mr. Camp, supported by Mrs. Silker to approve the agenda.

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

No: None

Motion carried

#### **PREVIOUS MINUTES**

Minutes of the September 8, 2022 meeting were circulated to the members prior to the meeting for their review.

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

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

No: None

## **LIAISON REPORTS**

Zoning Board of Appeals – None.

Parks & Recreation – Mr. O’Neil indicated the parks board met on October 12 at Deerfield nature park and held a ribbon cutting ceremony for the boat launch improvements.

Board of Commissioners – Mr. Swaney reported the Board approved the 2023 budget. He also stated the Jail contractor is moving forward with hiring subcontractors and purchasing materials and that the board has passed a resolution for bonds to be issued for the Jail.

## **TOWNSHIP CONCERNS**

Jackie Curtis indicated that Denver Township is doing well and that Vernon Rd. bridge over US-127 is back open.

Richard Schmidt indicated that Sherman Township is doing well and that Family Dollar is not yet open. He also indicated there have been 2 fatal accidents in the last few weeks in Sherman Township.

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

## **PUBLIC HEARING**

### **Isabella County Master Plan**

Mr. Nieporte reviewed the previous steps to the master plan amendment process that have taken place so far this year. He indicated that now would be the appropriate time to open the public hearing to hear any comments on the proposed amended master plan. Mr. Nieporte stated that staff has received comments on the proposed amendments following the distribution of the plan and he would review those received comments following the public hearing.

Public hearing opened 7:10 p.m., closed at 7:10 p.m.

Mr. Nieporte review the comments from Gratiot County which indicated the plan was well written.

Mr. Nieporte reviewed the comments from Tim Wolff, Village Manager for Lake Isabella. He indicated that the future land use map and census data received from Mr. Wolff was incorporated into the plan along with information about sanitary sewers throughout Isabella County.

Mr. Nieporte then discussed the other comments raised by Mr. Wolff and indicated that these comments are of value, but are topics of discussion surrounding the Zoning Ordinance or a later re-write of the entire Master Plan.

Mr. Nieporte read the prepared resolution #PC 22-01 for the members to adopt the amended master plan.

Mr. Bean called for a motion.

A motion was made by Mrs. Silker to adopt the resolution #PC 22-01 as presented.

The motion was supported by Mr. Vogel.

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

No: None

Motion Carried.

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

#### **Site Plan Review #22-08 Brenneman - Milling and Processing of Farm Products**

Mr. Johnson informed the members that a site plan review application was received from Mr. Alvin Brenneman, 9823 Pineriver Dr. for the Milling and Processing of Farm Products. He reviewed his staff report with the members indicating this was a currently operating sawmill that was constructed without first applying for a permit. Mr. Johnson indicated the current building is 30 x 48 ft and Mr. Brenneman wanted to construct a 12 x 30 ft and 18 x 40 ft addition to the current building.

Mr. Johnson expressed staff's concerns about the intersection of the private road and the public road and recommended a stipulation that comment and/or approval be supplied by the applicant from the Isabella County Road Commission. Additionally, Mr. Johnson noted Mr. Brenneman openly burns some scrap materials on the property. He stated that previous approvals included a stipulation that all open burning for a use of this type had to be contained within a completely enclosed building or structure.

Mr. Brookens indicated he didn't believe Rolland Township allowed for open burning.

Mr. Nieporte stated that even if Rolland Township allowed open burning, the Planning Commission may want to make the stipulation for fire safety reasons.

Ms. Silker asked about the past stipulation on open burning.

Mr. Nieporte indicated the previous situation was in response to concerns from neighbors however again it may be a best practice moving forward for safety.

Mr. Brookens agreed with Mr. Nieporte.

Mr. Camp asked if it was within the scope of the Planning Commission's authority to restrict activities like open burning.

Mr. Nieporte indicated it is.

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

A motion was made by Mr. O'Neil to approve Site Plan Review #22-08 as submitted by Mr. Alvin Brenneman to establish a Milling and Processing of farm products facility with 12 x 30 ft and 18 x 40 ft additions. The approval shall be conditioned upon the following.

1. The applicant shall maintain existing screening to the south and southwest in compliance with the Isabella County Zoning Ordinance.
2. The applicant shall provide written documentation from the Isabella County Road Commission that the Pineriver Dr., and W. Fremont Rd. intersection is adequate for the approved use.
3. The applicant shall apply for and be issued a Soil Erosion and Sedimentation Control Permit.
4. The burning of waste materials generated from the sawmill shall be contained within a completely enclosed building or structure.

The motion was seconded by Mr. Brookens.

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

No: None

Motion Carried.

#### **PA116 – Cameron Moeggenborg – Lincoln Township**

Mr. Johnson informed the Planning Commission that an application to the Farmland and Open Space Preservation Program (PA116) was received for property in section 15 of Lincoln Township. He indicated the property appeared to be currently used for agricultural purposes and is zoned and planned by the County for agricultural purposes. He indicated that the application appeared to be complete with the exception of the following.

- It appears there is a wooded area on the property which is not identified on Page 2, Question 16. f., and
- a required map (page 4) was not provided

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

#### **PA116 – Vernon and Rebecca Moeggenborg – Lincoln Township**

Mr. Johnson informed the Planning Commission that three (3) applications to the Farmland and Open Space Preservation Program (PA116) were received for property in Sections 35 and 36 in Lincoln Township. He indicated the properties in all three applications are currently used for agricultural purposes and are zoned and planned by the County for agricultural purposes. He indicated the that the applications appeared to be complete with the exception of the following:

- It appears there may be wooded areas and possible wetlands, on all 3 applications, not identified on Page 2, Question 16. f.,
- A County drain on the application for 77 acres was not identified on Page 2, Question 16. f.,
- Buildings and structures on the application for 116 acres were not identified on Page 2, Question 16. g., and
- Required maps were not provided for all 3 applications (page 4).

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

#### **PA116 – Vernon and Rebecca Moeggenborg – Coe Township**

Mr. Johnson informed the Planning Commission that two (2) applications to the Farmland and Open Space Preservation Program (PA116) were received for property in Section 31 in Coe Township. He indicated the properties in these applications are currently used for agricultural purposes and are zoned and planned by the Township for agricultural purposes. He indicated the that the applications appeared to be complete with the exception of the following:

- There may be buildings and structures on the application for 63 acres which were not identified on Page 2, question 16. g.

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

#### **PA116 – William H. Martin Living Trust – Nottawa Township**

Mr. Johnson informed the Planning Commission that an application to the Farmland and Open Space Preservation Program (PA116) was received for property in Section 27 in Nottawa Township. He indicated the property in this applications are currently used for agricultural purposes and are zoned and planned by the County for agricultural and rural residential purposes (respectively). He indicated the that the application 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 application.

**PUBLIC COMMENT** – Opened at 7:42 p.m., closed at 7:42 p.m.

**STAFF COMMENTS** – Mr. Nieporte indicated to the members that the County offices would be closed tomorrow in observance of Veteran's Day.

**PLANNING COMMISSIONER'S COMMENTS**

Mr. Camp congratulated Mr. Neyer for winning his election.

Mr. Vogel asked if the Beal City sewer project was up and running.


Mr. Nieporte indicate that there remained 21 homes not connected to the system out of over 100 buildings.

Mr. Bean asked if the planning commission would be short a member with Mr. Neyer now in the Michigan Legislature.

Mr. Nieporte indicated he hasn't received a formal resignation from Mr. Neyer and that he indicated to staff he would be in attendance in December.

**ADJOURNMENT**

Mr. Bean adjourned the meeting at 7:45 p.m.

  
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Ann Silker, Secretary  
Ray Johnson, Recording Secretary