

ISABELLA COUNTY
PLANNING COMMISSION
December 8, 2022

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

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

MEMBERS ABSENT: Kyle Camp, Kelly Bean

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Ray Johnson, Planner/Zoning Administrator

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. O'Neil requested that the agenda be approved.

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

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

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the November 10, 2022 meeting were circulated to the members prior to the meeting for their review.

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

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – None.

Parks & Recreation – Mr. O’Neil indicated the Parks Board met the previous evening and set their meeting dates for the following year.

Board of Commissioners – Mr. Swaney reported the Board approved the County Master Land Use Plan pending review by legal counsel. Mr. Swaney also indicated that Mr. Nieporte had more information on the approval.

Mr. Nieporte indicated that the Board and Counsel informed him that a change was needed to include the Saginaw Chippewa Indian Tribe and Union Township in the list of municipalities with municipal water/sewer systems. He indicated that Counsel stated that an Editorial change to the plan could be done and approved by the Planning Commission without holding a public hearing. Following the editorial change, it would then be sent back to the County Board for approval.

TOWNSHIP CONCERNS

Jackie Curtis indicated that Denver Township is doing okay.

Richard Schmidt indicated that Sherman Township is doing well and that Family Dollar/Dollar Tree is now open.

PUBLIC COMMENT – Opened at 7:07 p.m., closed at 7:07 p.m.

PUBLIC HEARING

None

OTHER BUSINESS (NON-PUBLIC HEARINGS)

Site Plan Review #22-10 Hoss Group LLC – Vernon Township

Mr. Johnson reviewed the staff report sent to the members for the site plan review. He indicated that the installation of the graveled surface, screening, vegetation buffer areas and lighting has all been installed. Mr. Johnson stated that the application appears to be complete and meet all requirements of the zoning ordinance. He also stated that if the members felt any additional screening would be necessary, staff has provided stipulation language in the staff report.

Mr. O’Neil asked if Mr. Ben Browning, applicant, had anything to add.

Mr. Browning stated he did not.

Mr. O’Neil called for a motion.

A motion was made by Mr. Neyer to approve Site Plan Review #22-10 as submitted by Mr. Ben Browning to expand the storage and display area for automobile, equipment and storage container sales.

Mr. Neyer indicated his motion was made based on the fact that Mr. Browning has met all ordinance requirements.

The motion was seconded by Mr. Vogel.

Mr. O'Neil called for discussion.

Mr. Neyer indicated that since it was a display of items for sale, he felt additional screening was not necessary.

Mr. Nieporte discussed the differences between this approval and potential screening and previous approvals requiring additional screening.

Mr. Vogel agreed with Mr. Neyer's assessment and noted that the expansion was an attractive addition to the business.

Hearing no further discussion, Mr. O'Neil called for a vote.

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

No: None

Motion Carried.

PA116 – Martin Travis Living Trust – Coe Township

Mr. Johnson informed the Planning Commission that three applications to the Farmland and Open Space Preservation Program (PA116) was received for property in sections 27 and 22 of Coe Township. He indicated the property appeared to be currently used for agricultural purposes and is zoned and planned by the Township for agricultural purposes. He indicated there were several discrepancies on the applications.

- On Application 1, the applicant has indicated the application is for 50 acres, however the deed and map indicate the land is 47.25 acres.
- Questions 11-14, Application 1, were not answered.
- There may be wooded areas, Application 1 and 3, which were not identified on Page 2, Question 16. f .

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

PUBLIC COMMENT – Opened at 7:17 p.m., closed at 7:17 p.m.

STAFF COMMENTS – None.

PLANNING COMMISSIONER'S COMMENTS

Mr. Campbell wished all the members a Happy Holidays.

Mr. Neyer informed the members that his campaign for State House of Representatives was successful and effective tonight he will be resigning his position on the Isabella County Planning Commission. He thanked the members and staff for their support in his position on the Planning Commission.

There was a general congratulations to Mr. Neyer from the members.

Mr. Swaney thanked the Planning Commission members, Staff, and Township representatives for their work to support the County.

ADJOURNMENT

Mr. O'Neil adjourned the meeting at 7:20 p.m.



Ann Silker, Secretary
Ray Johnson, Recording Secretary

12/8/2022

To: Kelly Bean; chairman of the Isabella County Planning Commission,

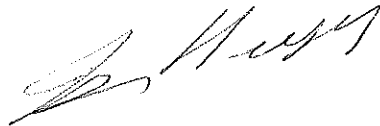
From: Jerry Neyer

Mr. Chair and board members as of December 8, 2022, I will be resigning from the Isabella County Planning Commission.

I have enjoyed serving on this commission and the people I have served with over these past many years and I am looking forward to serving our community in my new job.

Respectfully yours,

Jerry Neyer Representative-elect

A handwritten signature in black ink, appearing to read "Jerry Neyer". The signature is written in a cursive style with a large, stylized initial "J".