

ISABELLA COUNTY  
PLANNING COMMISSION

September 14, 2023

A regular meeting of the Isabella County Planning Commission was held on September 14, 2023 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Kelly Bean, Tim O'Neil, Ann Silker, Steve Swaney, Phillip Vogel, Bob Campbell, Lisa Hoisington, Adam Brookens

MEMBERS ABSENT: Kyle Camp

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

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

The Pledge of Allegiance was recited by the members.

### **APPROVAL OF AGENDA**

Mr. O'Neil accepted the agenda as presented.

### **PREVIOUS MINUTES**

Minutes of the July 13, 2023 regular meeting were circulated to the members prior to the meeting for their review.

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

Yes: Kelly Bean, Tim O'Neil, Ann Silker, Steve Swaney, Phillip Vogel, Bob Campbell, Lisa Hoisington, Adam Brookens

No: None

### **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Vogel indicated that one variance was heard at the last meeting and approved.

Parks & Recreation – Mr. O'Neil indicate the Parks & Recreation Board met on September 6<sup>th</sup> and note the Parks income is up 16% over last year's gross income.

Board of Commissioners – Mr. Swaney the budget meeting was held October 1 and there were no comments from the public. He indicated the budget would likely be approved at the next Board of Commissioner’s meeting.

## **TOWNSHIP CONCERNS**

Ms. Jackie Curtis of Denver Township stated the Township is doing okay and is working on early voting logistics.

Mr. Richard Schmidt of Sherman Township is doing okay.

## **PUBLIC COMMENT**

Opened at 7:02 p.m.

Closed at 7:02 p.m.

## **PUBLIC HEARINGS**

### **Zoning Amendment #23-03 Marchiando - Nottawa Township**

Mr. Johnson reviewed his staff report indicating that Mr. Marchiando submitted the application to rezone the property from the Commercial – Industrial (C-I) district to the General Commercial (C-1) district. Mr. Johnson indicated that Mr. Marchiando provided a narrative that appeared to address the review criteria in Section 15.08 C. 2. of the ordinance.

Mr. Johnson indicated to the members that Mr. Marchiando would like to rezone his property in order to apply for a special use permit in the C-1 district. He also indicated that staff is of the opinion the rezoning would not negatively impact the neighboring commercial uses, and that the current use on the property would remain conforming.

Public Hearing Opened at 7:07 p.m.

Public Hearing Closed at 7:07 p.m.

Mr. Bean called for a motion.

Mr. O’Neil made a motion to Recommend Approval to the County Board of Commissioners Map Amendment 23-03 (ZA#23-03) as submitted, to rezone property from the Commercial-Industrial (C-I) district to the General Commercial (C-1) district. The approval is based upon the following finding of fact:

Mr. O’Neil indicated the recommendation was based upon the demonstration of compliance with Section 15.08 C. 2. of the ordinance.

The motion was seconded by Mr. Swaney

Mr. Bean called for Board discussion.

Hearing no further discussion, the Chair called for a vote.

Yes: Kelly Bean, Tim O'Neil, Ann Silker, Steve Swaney, Phillip Vogel, Bob Campbell, Lisa Hoisington, Adam Brookens

No: None

Motion Carried

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

#### **Osceola County Notice of Intent**

Mr. Johnson indicated that a Notice of Intent to amend the master plan was sent to the Planning Commission from Osceola County. He reviewed the requirement in the Michigan Planning Enabling Act and indicated that when Osceola County sends the amended plan, staff will be sure to present the plan to the Planning Commission for review and comment.

#### **Coe Township Notice of Intent**

Mr. Johnson indicated that a Notice of Intent to amend the master plan was sent to the Planning Commission from Coe Township. He reviewed the requirement in the Michigan Planning Enabling Act and indicated that when Coe Township sends the amended plan, staff will be sure to present the plan to the Planning Commission for review and comment.

#### **PAI 16 Farmland Agreement – Lewis R Main Living Trust – Rolland Township**

Mr. Johnson indicated that four applications, submitted by Lewis R Main Living Trust, to the Farmland and Open Space Preservation Program (PAI 16) was received from the County Clerk's Office. He provided a summary of the applications and indicated that one application was missing the number of years being applied for and stated that he would send a letter back to the Clerk's office informing them of the Planning Commission's review.

**PUBLIC COMMENT** – Opened at 7:11 p.m. Closed at 7:11 p.m.

**STAFF COMMENTS** – Mr. Nieporte introduced Ms. Mackenzie Rahl who was hired in to fill the role of Administrative Assistant to the Community Development Office.

**PLANNING COMMISSIONER'S COMMENTS** – Mr. Swaney indicated that public comment will be available at the next Board of Commissioner's meeting for budget approval.

Mr. O'Neil welcomed Ms. Rahl and thanked her for her service to the County.

Mr. Bean asked Mr. Swaney about the July discussion on septic systems and drain fields.

General discussion took place on septic systems and drain fields.

**ADJOURNMENT**

Mr. Bean adjourned the meeting at 7:18 p.m.

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Ann Silker, Secretary  
Ray Johnson, Recording Secretary

UNAPPROVED