

ISABELLA COUNTY
PLANNING COMMISSION

February 8, 2024

A regular meeting of the Isabella County Planning Commission was held on February 8, 2024 at the Isabella County Commission on Aging Building, 2200 S. Lincoln Rd., Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Kelly Bean, Kyle Camp

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

The meeting was called to order by Mr. O'Neil at 6:00 pm.

The Pledge of Allegiance was recited by the members.

APPROVAL OF AGENDA

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

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

No: None

Motion to Approve Carried

PREVIOUS MINUTES

Minutes of the January 11, 2024 organizational meeting were circulated to the members prior to the meeting for their review.

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

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

No: None

Motion to Approve Carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Vogel reported that the ZBA held its organizational meeting and elected officers in January.

Parks & Recreation – Mrs. Silker indicated that she attended the Parks meeting last night and stated the automated reservation system for reservations at the County parks are working as expected for the upcoming year.

Board of Commissioners – Mr. Swaney stated that it was discovered that there was asbestos in the interior walls of the County Building and all walls will need to be replaced. He also indicated that Spicer Group has been hired by the County as the architectural firm for the rebuild.

TOWNSHIP CONCERNS

Denver Township – Ms. Jackie Curtis indicated that the Township is doing good.

PUBLIC COMMENT

Opened at 6:04 p.m.

Closed at 6:04 p.m.

PUBLIC HEARINGS – None

OTHER BUSINESS (NON-PUBLIC HEARINGS)

SPECIAL USE PERMIT #23-05 JACOB TOTH – BROOMFIELD TOWNSHIP

Mr. Johnson reviewed his staff report for the members and provided a brief review of the December meeting and the concerns raised by the members and the public which led the members to table the request. He indicated Mr. Toth has submitted an amended site plan and narrative which addresses all concerns raised in December. Mr. Johnson reviewed the amended site plan with the members and pointed out the screening offered by the applicant, a 40 x 60 ft storage building, 2 concrete storage bays for materials (20 ft x 20 ft ea.), and a 125 x 165 ft outdoor storage area for equipment.

Mr. Johnson also reviewed the amended narrative submitted by Mr. Toth. He indicated that Mr. Toth has stated that there will be no processing of materials on the site. Mr. Johnson stated that a review of the amended application demonstrates compliance with the dimensional requirements of the ordinance.

Mr. Johnson read the following recommended stipulations for the record, and asked that if an approval was going to be made these stipulations be included.

- I. The applicant shall install and maintain a double row of staggered evergreen trees on the property as shown on the approved site plan. The trees shall be no less than 3 ft in

height and planted not less than 10 ft on center. Trees shall be installed no later than May 31, 2024.

2. Material and equipment storage shall be limited to the locations depicted in the approved site plan.
3. There shall be no crushing or processing of materials on the site.
4. The applicant shall apply for an address on the property.
5. The applicant shall provide a copy of a driveway permit or approval from the Isabella County Road Commission for a commercial/industrial use.

Mr. Vogel asked if the screening of topsoil would be considered processing.

Mr. Johnson indicated that it would and stated that it is not allowed.

Mr. O'Neil invited the applicant to speak.

Mr. Toth indicated that he did not have anything to add but was happy to answer any questions.

Mr. O'Neil asked if any members of the public would like to speak on the matter.

No public presented themselves for comment.

Mr. O'Neil called for a motion.

A motion was made by Mr. Swaney to approve Special Use Permit 23-05 (SUP #23-05) as submitted by Jacob Toth to establish an Excavation-Transportation Service in the General Agricultural (AG-2) district. The approval shall be further conditioned upon the following:

1. The applicant shall install and maintain a double row of staggered evergreen trees on the property as shown on the approved site plan. The trees shall be no less than 3 ft in height and planted not less than 10 ft on center. Trees shall be installed no later than May 31, 2024.
2. Material and equipment storage shall be limited to the locations depicted in the approved site plan.
3. There shall be no crushing or processing of materials on the site.
4. The applicant shall apply for an address on the property.
5. The applicant shall provide a copy of a driveway permit or approval from the Isabella County Road Commission for a commercial/industrial use.

The motion was seconded by Mr. Vogel.

Mr. O'Neil called for discussion.

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

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

No: None

Motion to Approve Carried

2023 PLANNING COMMISSION ANNUAL REPORT

Mr. Johnson reviewed the draft annual report for the members.

Mr. Swaney asked about the historical number of reviews by the Planning Commission.

Mr. Nieporte provided a brief history of reviews by Planning Commission, and indicated 2023 reviews are comparable to those prior to 2018.

Mrs. Silker ask about how new state law regarding renewables affected the County zoning ordinance requirements.

Mr. Nieporte stated that he would have to review the state law and would follow up in an email with the members.

UNION TOWNSHIP – NOTICE OF INTENT

Mr. Johnson indicated that a notice of intent was received from Union Township which indicated the Township would be amending their Master Plan.

PUBLIC COMMENT – Opened at 6:24 p.m. Closed at 6:24 p.m.

STAFF COMMENTS – None

PLANNING COMMISSIONER'S COMMENTS – Mr. Vogle asked if there was a limitation on number of dispensaries in Mt. Pleasant.

Mr. Nieporte stated that there was initially a limitation but now believes there is not.

Mr. Vogle asked if there was a Solar Farm application.

Mr. Nieporte indicated that an application was received and is currently under review.

ADJOURNMENT

Mr. O'Neil adjourned the meeting at 6:28 PM

Ann Silker, Secretary
Mackenzie Rahl, Recording Secretary

UNAPPROVED