

ISABELLA COUNTY  
PLANNING COMMISSION  
AMENDED AGENDA

April 11, 2024

A regular meeting of the Isabella County Planning Commission was held on April 11, 2024 at the Isabella County Commission on Aging Building, 2200 S. Lincoln Rd., Mt. Pleasant, Michigan.

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

**MEMBERS ABSENT:** Kyle Camp

**SUPPORT STAFF PRESENT:** Ray Johnson, Planner/Zoning Administrator  
Mackenzie Rahl, Administrative Assistant, Recording Secretary

The meeting was called to order by Mr. Bean 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:** Kelly Bean, 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 March 14, 2024 regular meeting were circulated to the members prior to the meeting for their review.

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

**Yes:** Kelly Bean, 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 – None

Parks & Recreation – Mrs. Silker stated that last week's meeting discussed recent budget and a resolution for parks millage renewal.

Board of Commissioners – Mr. Swaney stated the Board of Commissioners had a special meeting that discussed potential cuts to maintain a balanced budget. He indicated the Board is discussing a potential milage specifically for road patrol in August or November. Mr. Swaney also indicated the Board approve the use of a grant for Herrick Park.

## **TOWNSHIP CONCERNS**

Denver Township – Ms. Jackie Curtis indicated that the Township is quiet.

Sherman Township – Mr. Richard Schmidt indicated the Township is quiet.

## **PUBLIC COMMENT**

Opened at 6:05 p.m.

Closed at 6:05 p.m.

## **PUBLIC HEARINGS – None**

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

### **SITE PLAN REVIEW #24-04 – Private Road, Louis Proton – Sherman Township**

Mr. Johnson reviewed his staff report and the application submitted by Tim BeBee of CMS&D and Louis Proton. He indicated that Mr. Tim BeBee provided a site plan showing the layout of the proposed private road. Additionally, the site plan details the currently developed paved driveway the applicant is proposing to use as the private road, including surface, base, subbase materials and the proposed right of way.

Mr. Johnson also indicated that staff has reviewed the site plan and it appears to meet all ordinance requirements, except those Mr. Tim BeBee is requesting the Planning Commission reduce. Staff has provided the Planning Commission with a checklist of ordinance requirements for their review, along with the two conditions the staff recommended for the approval.

1. The applicant shall provide a signed sworn statement certifying that the private road has been constructed in accordance with the requirements of Isabella County Zoning Ordinance and the Isabella County Planning Commission.
2. The applicant shall adhere to the Uniform House Numbering Ordinance for private road names and install a stop sign, road name sign private road sign and provide a copy of a

recorded road maintenance agreement in accordance with the Isabella County Zoning Ordinance.

Mrs. Silker asked if the person who owns the home next to this property had questions regarding the private road.

Mr. Johnson stated that the house is also owned by applicant.

Mr. Vogel asked if the property was sold what would be the future use of the parcel.

Mr. Johnson stated that future use is unclear but it has been industrial property for a little over 15 years.

Mr. Swaney asked if having a private road approval come through the Planning Commission is a standard practice.

Mr. Johnson stated that more uncommon with Industrial Districts but more common with Agricultural Districts.

Mr. Brookens asked why there was a residence in an Industrial District.

Mr. Johnson stated that the residence was existing in 2016 before the Sherman Township repealed their zoning ordinance.

Mr. Bean asked who will be doing the road maintenance for the private road.

Mr. Johnson stated that applicant is required by ordinance to record and provide a copy of a road maintenance agreement for both parcels.

Mr. Bean questioned a need for a variance. He indicated it wouldn't make sense to tear up the road if they meet the requirements including those reduced by the Planning Commission.

Mr. O'Neil called for a motion.

A motion was made by Mrs. Silker to approve Site Plan Review #24-04 (SPR#24-04) as submitted by Tim BeBee on behalf of Louis Proton for a private road to service 2 parcels in the Light Industrial (I-1) district. The approval shall further be conditioned upon the following:

1. The applicant shall provide a signed sworn statement certifying that the private road has been constructed in accordance with the requirements of Isabella County Zoning Ordinance and the Isabella County Planning Commission.
2. The applicant shall adhere to the Uniform House Numbering Ordinance for private road names and install a stop sign, road name sign private road sign and provide a copy of a

The motion was seconded by Mr. Swaney.

Mr. Bean called for further discussion.

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

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

No: None

Motion to Approve Carried

### **PA116 Farmland Agreement – Vanacker – Fremont Township**

Mr. Johnson indicated that 1 (one) application has been submitted to the farmland and Open Space Preservation Program (formerly PA116) in Fremont Township. He provided a summary of the application and indicated that the application was missing the number of years being applied for and stated that he would send a letter back to the Fremont Township Clerk informing them of the Planning Commission's review and the missing information.

**PUBLIC COMMENT** – Opened at 6:25 p.m. Closed at 6:25 p.m.

**STAFF COMMENTS** – None

### **PLANNING COMMISSIONER'S COMMENTS –**

Mr. Brookens asked about the meeting on May 29<sup>th</sup>.

Mr. Johnson stated that staff has not yet received a complete application and is only working on a potential special meeting at this time.

Mr. Vogel indicated that farming activities are starting up for the year and asked that drivers use caution on the roads.

### **ADJOURNMENT**

Mr. Bean adjourned the meeting at 6:26 PM

  
Ann Silker, Secretary  
Mackenzie Rahl, Recording Secretary