

ISABELLA COUNTY
PLANNING COMMISSION

July 9, 2026

A regular meeting of the Isabella County Planning Commission was held on July 9, 2026, at the Isabella County Commission on Aging Building, 2200 S. Lincoln Rd., Mt. Pleasant, Michigan immediately following the organizational meeting.

MEMBERS PRESENT: Kelly Bean, Ann Silker, Steve Swaney, Russ Hyde, Adam Brookens, Lisa Hoisington

MEMBERS ABSENT: Tim O'Neil, Phillip Vogel, Kyle Camp

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Mackenzie Perkins, Administrative Assistant, Recording Secretary

The meeting was called to order by Mr. Bean at 6:00 p.m.

The Pledge of Allegiance was recited by the members.

APPROVAL OF AGENDA

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

Yes: Kelly Bean, Ann Silker, Steve Swaney, Russ Hyde, Adam Brookens, Lisa Hoisington

No: None

Motion to Approve carried.

PREVIOUS MINUTES

Minutes of the April 9, 2026 regular meeting were circulated to the members prior to the meeting for their review.

Mr. Nieporte informed the Board that two corrections were made to the unapproved minutes. Mr. Nieporte explained the importance of enunciating clearly to help make sure minutes reflect correct vote.

A motion was made by Mrs. Silker, supported by Mr. Swaney to approve the amended regular meeting minutes from April 9, 2026.

Yes: Kelly Bean, Ann Silker, Steve Swaney, Russ Hyde, Adam Brookens, Lisa Hoisington

No: None

Motion to Approve carried.

LIAISON REPORTS

Zoning Board of Appeals – None

Parks & Recreation – Mrs. Silker stated that the Parks revenue is steady. Mrs. Silker stated that the Spark Grant was taken care for helping renovate restrooms. She also stated that there were talk about increasing rates at the camp grounds.

Board of Commissioners – Mr. Swaney stated that the Board did not have a meeting yet in July due to the Holiday. He stated that the Board did their first budget review for the FY27 budget.

TOWNSHIP CONCERNS

Denver Township – Mrs. Jackie Curtis stated that Denver Township is getting ready for their 150th celebration.

Sherman Township – Mr. Richard Schmidt stated that Sherman Township is good and they are planning for an event going on in Weidman.

PUBLIC COMMENT

Opened at 6:04 p.m.

Closed at 6:04 p.m.

PUBLIC HEARINGS –

Special Use Permit #26-02 – Group Child Care Home – Lincoln Township

Mr. Nieporte stated that the request for approval to operate a Group Child Care Home. Mr. Nieporte informed the Board that the application was given to Staff June 15, 2026 by Ashley Wheelock. He stated that Ms. Wheelock is proposing to establish a group child care home in an existing single-family dwelling. He also stated that Ms. Wheelock would like a 7am opening time versus the 8am that is already in place by the Ordinance.

Mr. Nieporte also stated the Ms. Wheelock included a site plan and narrative addressing the criteria in Section 12.03 and Section 12.05 of the Zoning Ordinance. Mr. Nieporte informed the Board that Ms. Wheelock indicated in the site plan a 4ft chain link fence in the rear yard in order to meet Section 12.05 T (4) of the Zoning Ordinance. He also stated that the submitted

site plan also shows the existing driveway that appears to be adequate for the required parking of drop-off/pick up for Section 12.052 T (3).

Mr. Nieporte stated that this application meets all requirements of the Isabella County Zoning Ordinance and State Law. Mr. Nieporte also informed the Board that no correspondences for or against this request. Mr. Nieporte stated that if the planning commission is going to make an approval, staff would recommend the following conditions be imposed on the approval:

- 1.) The applicant shall install a fence around all outdoor areas accessible to children as shown in the approved site plan.
- 2.) The applicant shall be approved to open at 7:00 am

Mr. Nieporte stated that Ms. Wheelock does have a 4ft fence on the property so that is taken care of.

Mr. Bean asked if the applicant wanted to speak.

Hearing none Mr. Bean opened public hearing.

Public Hearing opened 6:08 p.m.

Public Comment closed at 6:08p.m.

Mr. Brookens asked if the applicant would have to show a license for the approval?

Mr. Nieporte stated that Ms. Wheelock did not have to show the license for the approval but does need to obtain one from the State.

Ms. Wheelock stated that she is waiting for the approval from the State.

A motion was made by Ms. Silker to approve Special Use Permit 26-02 (SUP#26—2) as submitted by Ashley Wheelock, to establish a Group Child Care Home in the Restrictive Agricultural (AG-1) district. The approval shall be conditioned upon the following:

- 1.) The applicant shall install a fence around all outdoor areas accessible to children as shown in the site plan.
- 2.) The applicant shall be approved to open at 7:00 am

The motion was seconded by Mr. Hyde

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

Yes: Kelly Bean, Ann Silker, Steve Swaney, Russ Hyde, Adam Brookens, Lisa Hoisington

No: None

Motion Carried.

Other Business (Non-Public Hearings)

Union Township Map Amendment

Mr. Nieporte informed the Planning Commission that a map amendment was submitted by Union Township to propose to re-zone a portion of a split zoned property from Agricultural (AG) to Low Density Residential (R-2A). The property is located at 4080 S Whiteville Rd. and would result in the entire property being zoned R-2A. Mr. Nieporte stated that staff would send a letter back to Union Township appraising the of the review.

PUBLIC COMMENT

Opened at 6:11 p.m.

Closed at 6:11 p.m.

STAFF COMMENTS –

Mr. Nieporte reiterated the importance of speaking clearly on votes.

Mr. Bean asked if a Roll Call vote would be out of line to ask for.

Mr. Nieporte stated that at this time it is not necessary, but we could if needed.

PLANNING COMMISSIONER'S COMMENTS –

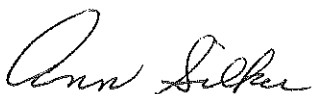
Mr. Bean asked if there were any talk on Data Centers.

Mr. Nieporte stated that there was none at this time.

A brief discussion on Data Centers took place.

ADJOURNMENT

Mr. Bean adjourned the meeting at 6:15 p.m.



Ann Silker, Secretary
Mackenzie Perkins, Recording Secretary