

ISABELLA COUNTY
PLANNING COMMISSION

March 8, 2007

A Regular Meeting of the Isabella County Planning Commission was held on March 8, 2006 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Dan Hess, Marilyn Fosburg, Craig Schripsema, Bob Thompson, Jerry Neyer, Gale Willoughby, Richard Recker, Christine Alwood.

MEMBERS ABSENT: Vance Johnson (excused).

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Michael Zalewski, Planner/Zoning Administrator
Lisa Hoisington, Recording Secretary

The meeting was called to order by Chairperson Thompson at 7:00 p.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

The Chair requested if there were any additions or deletions to the agenda.

A motion was made by Mr. Willoughby, supported by Mr. Hess, to approve the agenda as submitted.

Yes: Hess, Fosburg, Schripsema, Willoughby, Thompson, Neyer, Recker, Alwood.

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the February 8, 2007 regular meeting and the February 27, 2007 special meeting were circulated to the Commission prior to the meeting for their review.

Mr. Willoughby had one correction, he stated that Mr. Johnson was in attendance at the February 8, 2007 meeting and was inadvertently left out of the list of members present.

A motion was made by Mr. Hess, supported by Mr. Neyer, to approve the minutes of the February 8, 2007 meeting as amended and the February 27, 2007 meeting as submitted.

Yes: Hess, Fosburg, Schripsema, Willoughby, Thompson, Neyer, Recker, Alwood.

No: None.

Motion carried.

LIASON REPORTS

ZBA – Mr. Schripsema reported that the ZBA did not meet last month due to lack of an agenda.

Parks & Recreation Commission – Mr. Willoughby reported that the Parks & Recreation Commission did not meet due to lack of a quorum.

Board of Commissioners – Ms. Alwood reported that the deadline to apply for the Road Commission is tomorrow, March 9, 2007. She stated that they have received 10 applications and expect more by 4:30 p.m. on March 9 and they will make the two appointments to the Road Commission at the evening Board of Commissioners meeting on March 20, 2007.

TOWNSHIP CONCERNS

None heard.

PUBLIC COMMENT

Ms. Jackie Curtis of Denver Township stated that their Fire Chief expressed some concern; he feels that the buildings should be built closer to the road because they are having trouble getting back to them. She also stated that they have some concerns with the master plan but staff will be attending one of their meetings and hopefully they will be addressed then.

ZONING AMENDMENT #07-04

A public hearing was conducted on a proposed amendment to the Isabella County Zoning Ordinance. The amendment requested by Rolland Township is to rezone a total of 63 parcels in the Village of Blanchard and immediately east of the Village along Blanchard Road.

Discussion was held on the considerations that the Planning Commission is required to make when addressing rezoning.

Hearing no other comments the public hearing was closed at 7:14 p.m.

A motion was made by Mr. Hess, supported by Mr. Schripsema, to forward Zoning Amendment #07-04 to rezone 63 parcels in the Village of Blanchard and immediately east of the Village along Blanchard Rd. to the Board of Commissioners with the recommendation that they approve it for adoption as submitted with the following considerations:

- The request was made by Rolland Township.
- It is consistent with the Master Land Use Plan
- It is compatible with the surrounding uses.
- The property is capable of handling any and all uses allowed in the new district.

Yes: Hess, Fosburg, Schripsema, Willoughby, Thompson, Neyer, Recker, Alwood.

No: None.

Motion carried.

ZONING AMENDMENT #07-05

A public hearing was conducted on a request by Rolland Township to rezone a piece of property from General Agriculture (AG-2) to Restrictive Agriculture (AG-1). The property is owned by Lewis Main and is located at 8480 S. Woodruff Road in Section 13 of Rolland Township.

Hearing no comments the public hearing was closed at 7:20 p.m.

A motion was made by Mr. Hess, supported by Mr. Willoughby, to forward Zoning Amendment #07-05, a request by Rolland Township to rezone a piece of property owned by Lewis Main at 8480 S. Woodruff Rd., to the Board of Commissioners with the recommendation that they approve it for adoption as submitted with the following considerations:

- It is consistent with the Master Land Use Plan
- It is compatible with the surrounding uses.
- The property is capable of handling any and all uses allowed in the new district.

Mr. Nieporte stated that this is a 160 acre parcel that was split down the middle with Ag-1 & Ag-2. He stated they spoke with Mr. Main and he felt Ag-1, as proposed by the township, would be the most beneficial to him and he is in support of it.

Yes: Hess, Fosburg, Schripsema, Willoughby, Thompson, Neyer, Recker, Alwood.

No: None.

Motion carried.

REVIEW OF THE CITY OF CLARE DRAFT MASTER PLAN

Mr. Zalewski stated that it is encouraging to see that the City of Clare is working cooperatively with adjacent townships and their respective planning entities. He also stated that their demographic information in their draft master plan is compared to that of Vernon Township and Isabella County.

Mr. Zalewski explained that Clare's Future Land Use and Existing Land Use Maps for the City does not include the properties south of the US 127 BR on the east side of Mission (Pamida, etc...) and he would recommend that they update their maps to include this area.

Consensus was to have staff forward the recommendation to the City of Clare.

BYLAW REVIEW/ENFORCEMENT MECHANISM SUBCOMMITTEE UPDATE

Mr. Schripsema stated that the committee met last Tuesday and discussed the revisions to the

bylaws. He stated that they added the sub-committee structure and they received a letter from the Prosecuting Attorney regarding the conflict of interest and have revised the language in the bylaws. He further stated that these items will be brought to the next meeting for discussion.

Mr. Schripsema reported that they discussed the enforcement mechanism. He stated that March 1, 2007 was the deadline for townships to get their comments back to the committee. He stated they received a letter from Lincoln Township with their concerns and also a letter from Rolland Township stating their support of the civil infraction ordinance. He further stated that the committee's next step is to further increase the communication by calling each township and ask if there are any other concerns and then set up a workshop and hopefully have the Prosecuting Attorney in attendance to answer any questions.

Mr. Nieporte suggested the members e-mail any questions or points of concern regarding the legal aspect of the civil infraction ordinance to staff so a list can be put together and given to the Prosecuting Attorney in advance of the workshop.

PRIVATE ROAD ORDINANCE (ZONING AMENDMENT #07-01)

Mr. Nieporte stated that the Private Road Ordinance was presented to the Board of Commissioners at their meeting on March 6, 2007. He stated that they had two areas that they would like clarified. The first area of concern was the language regarding a professional engineer signing and certifying both the survey and the road construction specifications. After much discussion the consensus of the Planning Commission was to leave the language as submitted in their February 8, 2007 recommendation as the Planning Commission intends to have both plans signed and certified by licensed professionals or a dually licensed professional.

The other item of concern was the table of design standards for private roads serving one to three lots. A note was added to the table stating that these standards do not apply to individual driveways and also gives direction to the definitions of private roads and driveways. With this clarification the consensus was to resubmit Zoning Amendment #07-01 to the Board of Commissioners with recommendation for approval.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Nieporte stated that the Master Plan 65 day review is now up and they received comments in writing from Stan Lilly, Executive Director of the Chippewa Nature Conservancy, Union Township, Montcalm County Planning Commission, Village of Lake Isabella, and Rolland Township. He stated that staff will be going to Rolland Township and Denver Township to discuss text and map issues. He stated that Vernon Township had indicated at the workshop that they would be making some changes to their map.

Mr. Nieporte suggested that the Planning Commission review the letters for discussion at the next meeting. He stated that staff will keep the Planning Commission updated on the other map

changes as they come in and possibly the Public Hearing can be set for May.

Mr. Nieporte thanked the Planning Commission and the Townships for their presence at the workshop. He felt it was very beneficial and would like to do workshops such as this more frequently. He also stated that he felt the goal setting session was very successful.

PLANNING COMMISSIONER'S COMMENTS

Ms. Alwood complimented the secretary on the great job she does on the minutes.

Mr. Nieporte stated that next month a new secretary will be recording the minutes. He stated that Brandy Freed was hired six months ago and, as it is part of her duties, she will take over next month.

Chairperson Thompson stated that he also thought the goal session was time well spent. He stated that they will put the committees on hold for now and let the current committees continue to work.

Chairperson Thompson further stated that he has received comments from some township officials that some of the Planning Commission members are offering personal opinions of different issues before the Planning Commission and we want to make absolutely sure that we are doing that as individuals and in no way coming across as what the Planning Commission is doing because the Planning Commission is collective opinion of all nine members and not any one member.

ADJOURNMENT

A motion was made by Mr. Hess, supported by Ms. Alwood, to adjourn at 8:24 p.m.

Yes: Hess, Fosburg, Schripsema, Willoughby, Thompson, Neyer, ~~Johnson~~, Recker, Alwood.
No: None.

Motion carried.

Jerry Neyer, Secretary

Lisa Hoisington, Recording Secretary