

ISABELLA COUNTY
PLANNING COMMISSION

November 1, 2007

A Regular Meeting of the Isabella County Planning Commission was held on November 1, 2007 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Dan Hess, Marilyn Fosburg, Craig Schripsema, Jerry Neyer, Richard Recker, Vance Johnson.

MEMBERS ABSENT: Bob Thompson, Gale Willoughby, Christine Alwood.

SUPPORT STAFF PRESENT: Michael Zalewski, Planner/Zoning Administrator
Brandy Freed, Recording Secretary

The meeting was called to order by Secretary Neyer at 7:00 p.m.

APPROVAL OF AGENDA

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

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

Yes: Hess, Fosburg, Schripsema, Neyer, Johnson.

No: None.

Motion approved.

PUBLIC COMMENT

None heard.

SITE PLAN REVIEW #07-07

Mr. Neyer stated that the Commission will consider taking action on a site plan submitted by Thomas Gross (Dynamic Manufacturing) for a 120' x 125' building to be used for manufacturing purposes. The property is located at 5059 W. Weidman Road in Section 19 of Nottawa Township and is zoned C-I. Parcel # 11-019-20-003-02

Mr. Zalewski explained that the applicant is proposing to construct a 120' x 125' building for manufacturing purposes. As noted in the application this is an expansion of an existing operation. Staff has reviewed the plan and has a few recommendations:

- In the 30' greenbelt, staff would recommend two staggered rows of evergreen trees at least 3' in height, planted no more than 30' on center. This would meet the minimum requirements of Section 3.22, as well be consistent with what was required of the neighboring developments.
- Any dumpster should be properly screened

- Applicant shall submit a copy of the health department approval

He also stated that from a planning perspective that it is important to note that this development is not proposing a new driveway along Weidman Road. It is encouraging to know that the applicant is laying out the existing and proposed parking areas as well as the existing and proposed loading/unloading areas in such a manner as to make a new driveway unnecessary. Staff has no other concerns with the request and would simply remind the commission to review the standards for site plan review in Section 21.05 of the Zoning Ordinance.

Mr. Gross stated that new building will look the same as the other existing buildings and has he stated in his letter, this building would double the size of the existing business. He also stated that they would like to strip the soil and put the concrete down.

Mr. Schripsema asked if there were any retention requirements.

Mr. Neyer stated that there were not any on the first building.

A motion was made by Ms. Fosburg, supported by Mr. Hess, to Approve Site Plan Review #07-07 with the following stipulations:

- In the 30' greenbelt, two staggered rows of trees, planted no more than 30' on center
- Any dumpster should be properly screened

Mr. Gross stated that the existing dumpster is moved around and there is no permanent place for it.

Mr. Zalewski stated that the dumpster would have to be in a screened area.

Mr. Gross asked if it could sit behind the building.

Mr. Zalewski stated that a natural landscaping could be put around it as screening.

Ms. Fosburg stated that there could be a permanent place for the dumpster when it is outside.

Mr. Gross stated that would it be considered screened if they left it inside.

Mr. Zalewski stated that this would be a form of screening.

Yes: Hess, Fosburg, Schripsema, Neyer, Johnson.

No: None.

Motion approved.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

None heard.

PLANNING COMMISSIONER'S COMMENTS

None heard.

ADJOURNMENT

A motion was made by Mr. Johnson, supported by Mr. Schripsema, to adjourn at 7:10 p.m.

Yes: Hess, Fosburg, Schripsema, Neyer, Johnson.

No: None.

Motion carried.

Jerry Neyer, Secretary

Brandy Freed, Recording Secretary