ISABELLA COUNTY
PLANNING COMMISSION
DECEMBER 13, 2007

Room 225
Isabella County Building
7:00 p.m.

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes from the November 1, 2007 special meeting

5. Minutes from the November 8, 2007 regular meeting

6. Public comment

7. Township concerns

8. Liaison reports (ZBA, Parks & Rec., Board of Commissioners)

9. **Zoning Amendment #07-10:** The Commission will conduct a public hearing on the reformatted Isabella County Zoning Ordinance. The proposed reformat does NOT have any regulatory changes to the Zoning Ordinance; the reformatting consisted only of renumbering and rearranging sections.

10. **Zoning Amendment #07-11:** The Planning Commission will conduct a public hearing to consider rezoning a piece of property that is presently zoned General Commercial (C-1) to General Agricultural (AG-2). The request was made by Vernon Township and the property is a .55 acre piece of property located directly north of the Township Cemetery on North Mission Road in Section 23 of Vernon Township.

11. **Special Use Permit #07-08:** The Commission will consider taking action on a Special Use Permit request submitted by Vernon Township to expand the Vernon Township Cemetery and to establish the existing cemetery as a conforming use in accordance with Article XIX of the Isabella County Zoning Ordinance. The property is located on North Mission Road in Section 23 of Vernon Township. Parcel # 15-023-30-009-00

12. **Review of Special Use Permit #03-06- Northern Michigan Auction Services:** The Commission will review report from staff regarding Northern Michigan Auction Services non compliance with conditions of special use permit issued on August 28, 2003.

13. **Review of Belvidere Township Master Plan**

14. Public comment

15. Staff comments

16. Planning Commissioner's comments

17. Adjournment

*PUBLIC COMMENT: The Planning Commission welcomes input and comments from the public. When recognized by the Chairperson, please come forward to the table in front, sign in and state your name and address for the record before providing the Commission with your comment. Please limit your comment to 3 minutes. The Board will not engage in immediate discussion or deliberation of a comment. There could be questions for clarification. If warranted, the Chairperson may assign any topic or issues to a Commission Subcommittee and/or Staff for review and more information.

2007 PLANNING COMMISSION MEMBERS

Bob Thompson	CHAIR
Gale Willoughby	VICE-CHAIR
Jerry Neyer	SECRETARY
Christine Alwood	
Richard Recker	
Dan Hess	
Vance Johnson	
Craig Schripsema	
Marilyn Fosburg	

MISSION

To assure responsive, effective, and quality service; while promoting responsible positive growth, balancing the need for development, conservation, recreation, transportation, and protecting the environment; while promoting coordinated and effective planning practices within Isabella County.

MASTER LAND USE PLAN VISION

To create an atmosphere in which all communities can work toward mutually supportive objectives to create a livable setting offering the benefits of rural character, an agricultural economy, a pristine environment, coupled with social and economic opportunity, urban amenities, affordable housing, an adequate infrastructure, and managed growth.

AD HOC COMMITTEES

MASTER PLAN REVIEW & AGRICULTURAL PRESERVATION
Neyer, Alwood, Thompson

BYLAW REVIEW & ENFORCEMENT MECHANISM
Fosburg, Hess, Schripsema

PRIVATE ROADS/EASEMENTS & ZONING MAPS
Willoughby, Vacant, Vacant

STAFF INFORMATION

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COUNTY BOARD OF COMMISSIONERS REPRESENTATIVE
Christine Alwood

COUNTY ZONING BOARD OF APPEALS REPRESENTATIVE
Craig Schripsema

COUNTY PARKS & RECREATION COMMISSION REPRESENTATIVE
Gale Willoughby

2007 MEETING SCHEDULE

All meetings are scheduled for the 2nd Thursday of each month at 7:00 p.m. in Room 225 of the Isabella County Building unless otherwise posted.

January 11, 2007	July 12, 2007
February 8, 2007	August 9, 2007
March 8, 2007	September 13, 2007
April 12, 2007	October 11, 2007
May 10, 2007	November 8, 2007
June 14, 2007	December 13, 2007

***Should anyone wishing to attend a meeting require any special accommodations due to a physical disability or limitation, please contact the Planner/Zoning Administrator at the number above in advance so that appropriate accommodations can be arranged.