

ISABELLA COUNTY
PLANNING COMMISSION

May 24, 2007

A Special Meeting of the Isabella County Planning Commission was held on May 24, 2007 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Marilyn Fosburg, Craig Schripsema, Jerry Neyer, Gale Willoughby, Richard Recker, Vance Johnson, Bob Thompson.

MEMBERS ABSENT: Christine Alwood, Dan Hess.

SUPPORT STAFF PRESENT: 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

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

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

Motion carried.

PUBLIC COMMENT

None heard.

SITE PLAN REVIEW #07-02

The Commission received a site plan submitted by Bob Ash (Margarets Meadow) for a 24' x 24' Gazebo. The property is located at 5257 S. Coldwater Road in Section 36 of Broomfield Township and is zoned Ag-3. Parcel # 01-036-10-002-01.

Mr. Recker excused himself due to a conflict of interest.

Mr. Robert Ash of 5257 S. Coldwater Road, Remus, explained that the main reason for the gazebo is the need for more outside activities for the residents.

A motion was made by Ms. Fosburg, supported by Mr. Willoughby, to approve Site Plan Review #07-02 as it meets the following conditions:

- The movement of vehicular and pedestrian traffic within the site will be safe and

convenient.

- The site plan is harmonious with, and not injurious or objectionable to, existing and projected uses in the immediate area.
- The site plan shows the use will be adequately served by necessary improvements.
- The site plan is adequate to provide for the health, safety and general welfare of the persons and property on the site and in the neighboring community.

Yes: Johnson, Fosburg, Schripsema, Willoughby, Neyer, ~~Recker~~, Thompson.

No: None.

Motion carried.

Mr. Recker resumed his position on the board.

SITE PLAN REVIEW #07-03

The Commission received a site plan submitted by the Isabella County 4-H for an 18' x 28' concession stand/announcing booth. The property (Isabella County Fairgrounds) is located at 500 N. Mission in Section 35 of Isabella Township and is zoned C-2. Parcel # 09-035-30-003-00.

Ms. Nancy McGuirk, 3695 S. Lincoln Rd., Mt. Pleasant and Ms. Janet Maddocks, 6284 E. Baseline Rd., Mt. Pleasant were in attendance on behalf of the Fair Board.

Ms. McGuirk explained that they have a donor who has granted them \$200,000.00 towards the project and also, with summer being their busy time, they want to get the project in motion as soon as possible. She further explained that the concession stand will be an income producer for the 4-H groups.

Mr. Zalewski explained that the 26 x 30 office on the plan is not part of the site plan review as it is in an existing building and they are not changing the use of the building. The area is just being enclosed and remodeled.

A motion was made by Mr. Schripsema, supported by Mr. Recker, to approve Site Plan Review #07-03 as it meets the following conditions:

- The movement of vehicular and pedestrian traffic within the site will be safe and convenient.
- The site plan is harmonious with, and not injurious or objectionable to, existing and projected uses in the immediate area.
- The site plan shows the use will be adequately served by necessary improvements.
- The site plan is adequate to provide for the health, safety and general welfare of the persons and property on the site and in the neighboring community.

Yes: Johnson, Fosburg, Schripsema, Willoughby, Neyer, Recker, Thompson.

No: None.

Motion carried.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Zalewski explained that they will be having a site plan review training on June 4, 2007 if they have enough people signed up. He stated that they have one site plan review on the agenda for the next regular planning commission meeting.

Mr. Thompsom stated that he will not be able to attend the June 4, 2007 training. Mr. Recker stated that he will be there.

Mr. Zalewski stated that if they do not have the training the members will be notified.

Mr. Zalewski stated that a free presentation on the economics of rural preservation is being held from 8:00 a.m. to 12:00 p.m. on June 5, 2007 at the Doherty Hotel in Clare.

Mr. Neyer stated that there is an alliance of five counties that are in various stages of developing some type of preservation awareness/program and this program is an effort to try and educate the counties to get a type of smart planning implemented.

PLANNING COMMISSIONER'S COMMENTS

Ms. Fosburg asked if there was any way to address the part of the proposed ordinance that deals with the site plan reviews so that staff can handle situations such as this and we do not have to have special meetings which cost the applicant extra time and money.

Mr. Neyer stated that these applicants felt the pressure of timeliness to get their reviews done because the summer is short.

ADJOURNMENT

The meeting was adjourned by call of the Chair at 7:17 p.m.

Yes: Fosburg, Schripsema, Willoughby, Neyer, Johnson, Recker, Thompson.

No: None.

Motion carried.

Jerry Neyer, Secretary

Lisa Hoisington, Recording Secretary