

ISABELLA COUNTY
PLANNING COMMISSION

November 13, 2008

A Regular Meeting of the Isabella County Planning Commission was held on November 13, 2008 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Craig Schripsema, Christine Alwood, Marilyn Fosburg, Vance Johnson, Bob Thompson, Jerry Neyer, John Benaske, Richard Recker.

MEMBERS ABSENT: Roger Trudell, Gale Willoughby.

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Michael Zalewski, Planner/Zoning Administrator
Brandy Freed, 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. Neyer, supported by Mr. Recker, to approve the agenda as submitted.

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

Motion carried.

PREVIOUS MINUTES

Minutes of the October 9, 2008 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Johnson, supported by Ms. Fosburg, to approve the minutes of October 9, 2008.

Yes: Schripsema, Fosburg, Johnson, Thompson, Neyer.
No: None.
Abstain: Recker, Benaske, Alwood

Motion carried.

LIASON REPORTS

ZBA – Mr. Schripsema stated there was nothing to report.

Parks & Recreation – Ms. Alwood reported that a committee has been set to review the disc golf course that was planned for Meridian Park.

Board of Commissioners – Ms. Alwood reported that the board elected not to hire a trustee at the Recycling Center.

TOWNSHIP CONCERNS

These township representatives were present and expressed the following concerns:

Jackie Curtis, Denver Township, no concerns at this time.

John Graham, Gilmore Township, asked when Mr. Nieporte would be going to the townships to present the presentation on GIS that he presented to the board last month.

Mr. Nieporte stated that he has spoken with the USGS office & the State of Michigan and it was determined that the issues providing a cost share plan was restrictive on our part. We want our GIS system to become usable by as many people as possible. The proposal that will go to the board is for the County to pay for and work towards a long term plan, through the 2% request. The County will purchase a 12 inch data set and other communities can purchase up from there.

PUBLIC COMMENT

None heard.

SPECIAL USE PERMIT #08-06

Mr. Thompson explained that the Commission will consider taking action on a Special Use Permit request submitted by Pamela Schumacher to operate a group child care home in accordance with Article 12 of the Isabella County Zoning Ordinance. The property is located at 3519 W. Beal City Road in Section 28 of Nottawa Township.

Ms. Schumacher explained that because she had moved she had to reapply for her daycare license. It is now required, by new licensing rules that the applicant has to appear before the Planning Commission and be approved to operate a daycare.

Mr. Zalewski explained that Pamela Schumacher is requesting a special use permit for a group child care home. A group child care home is for 7-12 children. A group child care home requires a special use permit in the AG-1 district in which the property is located. The Michigan

Zoning Enabling Act requires group child care homes to be a special use permit in the districts in which that allow single family dwellings. The MZEA further states that if an applicant for a group child care home meets certain criteria, the special use permit shall be granted. As noted in the application, the proposed location will meet all of the criteria and thus the special use permit should be granted. Staff would note that a condition of the permit should be that the applicant completes the fencing (at least 48" high) around the outdoor play area. This is because the Zoning Ordinance requires that and one of the specific criteria of the MZEA is they must provide 'appropriate fencing...as determined by the local unit of government'. Staff also noted that the hours of operation are from 7:30 am to 5:30 pm. Staff has no other concerns with the request.

Mr. Benaske asked if 7:30 am is an adequate time to open the business, others open around 6:30 am.

Ms. Schumacher stated that she doesn't normally let children come before that time.

Mr. Nieporte explained that now would be the time to request earlier hours. If it is decided later on that the hours should be changed, the applicant would have to come before the board again and request the hours be changed.

The public hearing was opened at 7:13 pm

Mr. John Graham stated that right now the bus picks up children there at 7:30 am, but if the hours are ever changed again it might be a good idea to make the hours of operation longer.

Mr. Zalewski read a letter from Wayne and Connie Schafer and response to them (See Attached).

Public hearing was closed at 7:15 pm

A motion was made by Mr. Neyer, supported by Ms. Alwood to approve SUP #08-06 contingent on the required fencing being complete and the hours of operation being from 6:30 am to 6:30 pm.

Yes: Schripsema, Alwood, Fosburg, Johnson, Thompson, Neyer Benaske, Recker.

No: None.

Motion carried.

REVIEW OF LINCOLN TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski stated that as noted in the letters from the State, these farmland agreements are being forwarded from the State as the County Planning Commission had not reviewed them. The applications were sent to the State by the Townships without first sending them to the County Planning Commission for review. I have spoke with Teresa Salveta from the State of Michigan regarding this and she stated that she recently spoke at a Council of Governments meeting to inform the Townships of the correct process of handling these applications. As well, our office has been in the process of preparing information specific to our County and the

Townships within our County as to how these applications are to be handled. This information will be sent to all of the Townships to make sure that they all receive the correct material and will serve as a follow up to the presentation at the Council of Governments. This will hopefully prevent the mishandling of these applications in the future. This request in Lincoln Township is for a 36 acre parcel in Section 24. The property is zoned AG-1 and is designated on the Future Land Use Map of the County as Agricultural Conservation. The application appears to be complete and staff has no concerns with the request.

It was the consensus of the board to forward the comments to the State.

REVIEW OF CHIPPEWA TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski stated that this request in Chippewa Township is for an 80 acre parcel in Section 33. The property is zoned Agricultural (Chippewa Township Zoning Ordinance). The Chippewa Township Master Plan has this parcel designated as Agricultural. The application appears to be complete and staff has no concerns with the request.

Discussion was held on the average annual gross income per acre being to low.

It was the consensus of the board to forward the comments to the State.

REVIEW OF CHIPPEWA TOWNSHIP ZONING AMENDMENT

Mr. Zalewski stated that presently the Chippewa Township Zoning Ordinance requires a public hearing for site plan reviews. This amendment will change that and bring their zoning ordinance into conformance with the Michigan Zoning Enabling Act. He would note that the unapproved minutes from the Township Planning Commission meeting does not indicate any record of a public hearing on the proposed text amendment or any record of action taken by the Planning Commission. He further stated that he has spoken with Tom Sunderman, Chippewa Township Zoning Administrator, regarding this issue and Mr. Sunderman stated that the commission took action to recommend approval to the Township Board and that the minutes would have to be amended to properly indicate that. Staff has no concerns with the amendment.

Mr. Nieporte explained that everything that Chippewa Township did was done correctly; the minutes need to be amended to show that it was done correctly.

It was the consensus of the Planning Commission to forward the comments to Chippewa Township.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Zalewski stated that the Village of Lake Isabella sent a letter of intent informing the board that they would be updating their master plan.

Mr. Zalewski also informed the Commission that he received a letter from Mr. Willoughby stating that he was resigning from the Commission for personal reasons.

Mr. Thompson stated that it would be appropriate to give Mr. Willoughby a certificate of appreciation for his years of service.

PLANNING COMMISSIONER'S COMMENTS

None heard.

ADJOURNMENT

The meeting was adjourned by the call of the chair at 7:30 p.m.

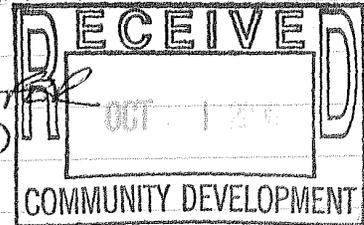
Jerry Neyer, Secretary

Brandy Freed, Recording Secretary

10-30-08

TO: ISABELLA COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT

FROM: WAYNE & CONNIE SCHAFER
3983 W. BEAL CITY RD
WEIDMAN, MI 48893
TEL # 989-644-3101



RE: SPECIAL USE PERMIT # 08-06

WE HAVE THE FOLLOWING QUESTIONS
IN REFERENCE TO THE PERMIT # 08-06

- 1) WHAT IS THE MAXIMUM NUMBER OF CHILDREN PER DAY THAT CAN ATTEND THE GROUP CHILD CARE HOME.
- 2) ARE THERE END OF DAY TIME LIMITS REGARDING PICK UP OF THE CHILDREN. THIS QUESTION IS PERTAINING TO NEIGHBORHOOD NOISE.
- 3) DOES THE OUTSIDE PLAY AREA REQUIRE FENCING.

A TIMELY WRITTEN RESPONSE TO THESE QUESTIONS WOULD BE APPRECIATED.

THANK YOU
Wayne & Connie Schafar



COMMUNITY DEVELOPMENT

200 North Main, Mt. Pleasant, MI 48858

Phone: (989) 772-0911 ext.: 283

Fax: (989) 775-6681

October 31, 2008

Wayne & Connie Schafer 3483
W. Beal City Road Weidman,
MI 48893

RE: Special Use Permit # 08-06 Dear

Mr. & Mrs. Schafer:

Our office is in receipt of your letter dated October 30, 2008 in which you had three questions regarding the above mentioned Special Use Permit. This letter is being sent to answer the three questions:

- A Group Child Care Home is defined as a private home in which more than 6 but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day
- The applicant is proposing hours of operation from 7:30 am to 5:30 pm.
- The Isabella County Zoning Ordinance requires fencing at least 48 inches in height around all outdoor areas accessible to children. The applicant has indicated that an enclosed fenced play yard will be provided for the children.

If you have any further questions or concerns, please feel free to contact my office at (989) 772-0911, ext. 208.

Sincerely,

Michael Zalewski
Isabella County Planner/Zoning Administrator