

ISABELLA COUNTY
PLANNING COMMISSION

February 12, 2009

A Regular Meeting of the Isabella County Planning Commission was held on February 12, 2009 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Bob Thompson, Roger Trudell, Craig Schripsema, John Benaske, Evelyn Kent.

MEMBERS ABSENT: Jerry Neyer, Richard Recker, Vance Johnson, Jim Kreamsreiter.

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 7:10 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. Trudell, supported by Mr. Schripsema, to approve the agenda as submitted.

Yes: Thompson, Trudell, Schripsema, Benaske, Kent

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the January 8, 2008 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Trudell, supported by Mr. Benaske, to approve the minutes of January 8, 2008.

Yes: Thompson, Trudell, Schripsema, Benaske.

No: None.

Abstain: Kent.

Motion carried.

LIASON REPORTS

Board of Commissioners – Mr. Trudell stated that the board had a goal setting meeting.

Parks and Recreation – Mr. Trudell stated that at their last meeting the disc golf course at Deerfield Park was discussed.

Zoning Board of Appeals – Mr. Thompson stated that the board set their meeting schedule to continue at 9:00 a.m. on the third Wednesday of the month in Room 225 of the County Building. There was an annual report on variances presented to the ZBA by staff at their last meeting.

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, no concerns at this time.

PUBLIC COMMENT

None heard.

REVIEW GILMORE TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski stated that the request from Harold Peckens is for a 40 acre parcel in Section 24 of Gilmore Township. The property is zoned Restrictive Agricultural (AG-1). The Master Plan has the property designated as Agricultural Conservation (AC). Several properties in this area, mainly to the south of this parcel are in the PA 116 program. Staff had no concerns with the request.

It was the consensus of the board to recommend that the Board of Commissioners approve the agreement.

REVIEW NOTTAWA TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski stated that the request from Dale and Maryann Wawersik is for a 40 acre parcel in Section 10 of Nottawa Township. The property is zoned AG-1 and the Master Plan has the property designated as AC. Several properties in this area are in the PA 116 program. Staff had no concerns with the request.

It was the consensus of the board to recommend that the Board of Commissioners approve the agreement.

UPDATE ON FREMONT TOWNSHIP FARM LAND AGREEMENT

Mr. Zalewski explained at the last meeting the Commission reviewed a farmland agreement application in Fremont Township. It was noted that based on the information in the application, the property did not meet the definition of farmland and therefore the application should not be approved. Our office forwarded the comments to Fremont Township and the property owner. The property owner had misread the instructions on the application and inserted the wrong numbers. The property did in fact meet the definition of farmland. The error was corrected and the Township has subsequently approved the application.

MANUFACTURED HOMES & SETBACKS IN L-R DISTRICTS

A motion was made by Mr. Trudell, supported by Mr. Benaske to table the discussion on manufactured homes and the discussion on setbacks in L-R districts until the March 12, 2009 meeting.

Yes: Thompson, Trudell, Schripsema, Benaske, Kent
No: None.

Motion carried.

MASTER PLAN PROPOSED CHANGES PRESENTATION

Mr. Nieporte presented the proposed changes to the Master Plan

Mr. Schripsema stated that the board needs to look at the boundaries to see if they are consistent.

Mr. Thompson stated that before they go to the townships they need to look at the borders, as well as look at the county borders. There is a sense of urgency to get this proposed update completed because we might have townships coming back to the county and we need to be ready for that.

Mr. Schripsema asked what the next step in the process was.

Mr. Nieporte stated that staff and Mr. Thompson would be meeting with the townships to go over their respective map.

PUBLIC COMMENT

Mr. John Graham, Gilmore Township, stated that the format in which the changes to the Master Plan were presented was easy to follow and he appreciated it being presented in that fashion.

STAFF COMMENTS

Mr. Nieporte stated that he is working on a grant to clean up the Chippewa River.

PLANNING COMMISSIONER'S COMMENTS

Mr. Trudell asked what is going on south of town where they are clearing out trees.

Mr. Nieporte stated that he was unsure, but would contact Union Township and find out.

Mr. Benaske asked when the Zoning Board of Appeals meetings were held.

Mr. Nieporte stated that the Zoning Board of Appeals meetings were held on the third Wednesday of the month at 9:00 a.m. in room 225.

Mr. Thompson stated that he had attended a Vision 20/20 meeting at the Soaring Eagle, it was about bringing development to our community.

ADJOURNMENT

The meeting was adjourned by the call of the chair at 8:01 p.m.

Jerry Neyer, Secretary

Brandy Freed, Recording Secretary