

ISABELLA COUNTY
PLANNING COMMISSION

June 11, 2009

A Regular Meeting of the Isabella County Planning Commission was held on June 11, 2009 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Bob Thompson, Jerry Neyer, Jim Kremsreiter, Richard Recker, Vance Johnson, Craig Schripsema, Roger Trudell.

MEMBERS ABSENT: Evelyn Kent, John Benaske.

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Michael Zalewski, Planner/Zoning Administrator
Brandy Harger, 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.

Mr. Thompson stated that 3 Farmland Agreements need to be added to the agenda as a new #11.

A motion was made by Mr. Trudell, supported by Mr. Neyer, to approve the agenda as amended.

Yes: Thompson, Neyer, Kremsreiter, Recker, Johnson, Schripsema, Trudell.

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the May 14, 2009 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Trudell, supported by Mr. Recker, to approve the minutes of May 14, 2009 meeting.

Yes: Thompson, Neyer, Kremsreiter, Recker, Johnson, Schripsema, Trudell.

No: None.

Motion carried.

LIASON REPORTS

Zoning Board of Appeals – Mr. Thompson reported that the board heard one case which was for an essential public service for a Tower to facilitate communications. The variance was approved. One member of the board also resigned and was replaced by Marilyn Fosburg.

Board of Commissioners – Mr. Trudell reported that the board is beginning to discuss the budget. The Counties fund equity seems to be in good shape. In 2011 it could get worse for our County; others are already seeing significant impact to their budgets.

Parks & Recreation – Mr. Trudell reported that Deerfield Park is hoping to have their new disc golf course open in mid July. Campsite reservations are up this year from last year.

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.

Rick Irvin, Isabella Township, no concerns at this time.

PUBLIC COMMENT

None heard.

MASTER PLAN AMENDMENT

Mr. Nieporte explained that at the last meeting, you set the public hearing for the proposed amendment to the Master Plan. As of today the office has received letters from Montcalm County, Clare County and the City of Mount Pleasant. If the board decides to adopt the Master Plan amendment, it must be by resolution and approved by a majority of the full membership. Staff enclosed a copy of a proposed resolution in your packet. If the board adopts the plan by resolution, a copy of the Plan will be sent to the Board of Commissioners for final approval.

The public hearing was opened at 7:10 pm.

Mr. Warren Weaver, stated that he lives at Coldwater Lake and has been trying to build a garage. He has applied for several variances but has been not been approved for any of them, it doesn't seem fair.

Mr. Zalewski referenced the letters from the City of Mount Pleasant, Clare County and Montcalm County (see attached).

The public hearing was closed at 7:15 pm.

Chairman Thompson read resolution #PC-09-01 (see attached) which adopts the amendment to the Isabella County Master Plan and submits the amendment to the Board of Commissioners for final approval.

A motion was made by Mr. Neyer, supported by Mr. Schripsema, to adopt resolution #PC-09-01

Yes: Thompson, Neyer, Kremsreiter, Recker, Johnson, Schripsema, Trudell.

No: None.

Motion carried.

ZONING AMENDMENT #09-01

Mr. Nieporte stated that as a reminder, this amendment will change the setbacks in the L-R district to 25' front and 10' side and allow for a 20% modification for front and side setbacks on non-conforming lots. This amendment also clarifies several definitions. Enclosed is a copy of the proposed amendment. As of today, our office has not heard any public comment regarding the proposed amendment.

Mr. Nieporte reviewed the slide show on what changes were being made in the zoning amendment.

Mr. Trudell asked how it is determined what waterfront is.

Mr. Nieporte stated that a navigable waterway is defined by state law.

Mr. Trudell stated that an appraiser defines the front as the waterfront.

Mr. Nieporte stated that for zoning purposes the front is the roadside.

The public hearing was opened at 7:36 pm.

Mr. John Graham stated that he is still concerned with the 20% modification that can be given for a front yard setback. Around some of the channel of the lakes, it will be difficult to get emergency vehicles thru.

Mr. Nieporte stated that the 25' setback is measured from the right of way, not from the edge of the road.

Mr. Warren Weaver asked if the side setback would be set in stone if the zoning amendment is approved.

Mr. Zalewski stated that the proposed amendment changes the side setback to 8' on non conforming lots in the L-R district. This setback would not be set in stone and could always be

amended at a later date.

Mr. Nieporte stated that the discussion from the board has been a setback of 10' except on nonconforming lots it would be 8'. If there is going to be more discussion, fire separation needs to be taken into consideration.

Mr. Zalewski stated that he believes fire separation distance has to be at least 5' between buildings, but this would have to be verified with the Building Inspector.

The public hearing was closed at 7:45 pm.

Mr. Recker stated that there has been a lot of discussion on this topic. The board can't make everyone happy.

A motion was made by Kremsreiter, supported by Mr. Recker, to recommend approval of Zoning Amendment #09-01 to the Board of Commissioners at their next board meeting.

Yes: Thompson, Neyer, Kremsreiter, Recker, Johnson, Schripsema, Trudell.
No: None.

Motion carried.

REVIEW OF UNION TOWNSHIP ZONING AMENDMENT

Mr. Zalewski explained that the request is to rezone a piece of property from General Industrial (I-2) to Retail and Service Highway Business District (B-7). The Township Master Plan has this property designated as Industrial and the adjacent properties as Business. The property is adjacent to an existing B-7 District and the Township Planning Commission considered it a reasonable departure from the plan. Staff would agree and has no concerns with the request.

It was the consensus of the board to forward comments to Union Township.

REVIEW OF VERNON TOWNSHIP FARMLAND AGREEMENTS

Our office has received three (3) farmland agreement applications for review by the Planning Commission. The applications are for three separate properties owned by Stephen House in Vernon Township. The two properties in Section 11 are for a 109 acre parcel and a 25 acre parcel. The properties are zoned General Agriculture (Ag-2) and the Master Plan has these properties designated as Agricultural Conservation (AC). The applications appear to be complete and staff has no concerns with the requests. The third application is for a 30.91 acre parcel in Section 14 of Vernon Township. The property is zoned Ag-2, however the Master Plan has this property designated as General Commercial. This area was designated on the Future Land Use Map as General Commercial at the request of Vernon Township with the 2007 update to the Master Plan. The application appears to be complete and staff has no other concerns with the request.

Mr. Neyer stated that the township should consider reviewing the Master Plan to make the change because part of the property would be going into the Ag Preservation program.

Mr. Nieporte stated that the need for this area to be designated on the Future Land Use map as General Commercial may not be there since the property is applying to be in the PA 116 program.

Mr. Thompson stated that the request is consistent with the current zoning (Ag-2) and use.

A motion was made by Mr. Johnson, supported by Mr. Recker, to have staff forward the comments to the Board of Commissioners and to Vernon Township.

Yes: Thompson, Neyer, Kremsreiter, Recker, Johnson, Schripsema, Trudell.
No: None.

Motion carried.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

None heard.

PLANNING COMMISSIONER'S COMMENTS

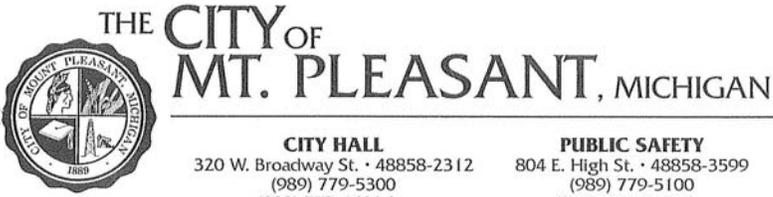
Mr. Thompson stated that he would like the Communications Committee to try to find a time to have a meeting.

ADJOURNMENT

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

Jerry Neyer, Secretary

Brandy Harger, Recording Secretary

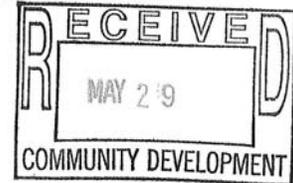


CITY HALL
320 W. Broadway St. • 48858-2312
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High St. • 48858-3599
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
1303 N. Franklin St. • 48858-4682
(989) 779-5401
(989) 772-6250 fax

May 27, 2009



Mr. Michael Zalewski
Isabella County Planner/Zoning Administrator
200 North Main Street
Mt. Pleasant, Michigan 48858

RE: Isabella County Master Plan

Dear Mr. Zalewski,

Regarding your correspondence on proposed amendments to the Isabella County Master Plan, I forwarded your initial letter, along with the link to the document on the County's website, to the Mt. Pleasant Planning Commission for consideration at its regular meeting on May 7, 2009.

The Planning Commission approved a motion to thank Isabella County for the opportunity to review and comment on the proposed amendments to its Master Plan. There were no comments or concerns expressed by the Commission.

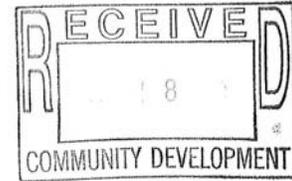
We appreciate the opportunity to comment. Please do not hesitate to contact this office at 779-5347 if we can provide additional information or answer any questions.

Thanks again,

A handwritten signature in black ink, appearing to read "Jeffrey M. Gray".

Jeffrey M. Gray, AICP
Director of Planning & Community Development

MONTCALM COUNTY PLANNING COMMISSION
211 WEST MAIN STREET
STANTON MI 48888



May 11, 2009

Isabella County
Community Development Department
200 North Main
Mt. Pleasant, MI 48858

To Whom It May Concern,

The Montcalm County Planning Commission has reviewed the amendments to the Isabella County Master Plan and would like to offer the following comments:

We find the maps from Fremont Township which borders Montcalm County which have been added to the document to be consistent with the existing land use and future land use of those of Richland and Home townships that are adjacent to Isabella County.

We find that the other proposed amendments clarify responsibilities and enhance coordination of land use planning efforts.

Sincerely,

A handwritten signature in cursive script, appearing to read "Franz Mogdis".

Franz Mogdis
Chair, Montcalm County Planning Commission

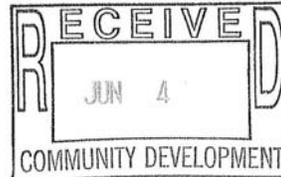


Clare County Planning Commission

225 W Main St, PO Box 439 – County Building, Harrison, MI 48625
(989) 539-2510

June 2, 2009

Isabella County
Planner/Zoning Administrator
200 N. Main St.
Mt. Pleasant, MI 48858



Dear Mr. Zalewski:

The Clare County Planning Commission has reviewed the proposed amendments to the Isabella County Master Plan and approve of the proposed changes. There are no recommendations or comments at this time.

I apologize for not sending a correspondence to you sooner. We meet on a bi-monthly basis and our earliest meeting to discuss this issue was on May 27, 2009.

If you have any comments or questions, please feel free to contact me at rdcastle77@gmail.com.

Sincerely yours,

Handwritten signature of Richard Castle in cursive.

Richard Castle
Chairman
Clare County Planning Commission

RESOLUTION #PC-09-01

**A RESOLUTION TO ADOPT THE AMENDED
ISABELLA COUNTY MASTER PLAN**

WHEREAS, Public Act 33 of 2008, the Michigan Planning Enabling Act, provides for duties of the County Planning Commission; and

WHEREAS, the Isabella County Board of Commissioners has charged the Isabella County Planning Commission with the creation of a Master Plan in accordance with Public Act 33 of 2008; and

WHEREAS, the Isabella County Planning Commission shall promote public interest and provide education of the Master Plan; and

WHEREAS, the Isabella County Planning Commission has been assisted by the Isabella County Community Development Department in the preparation of the amended Master Plan; and

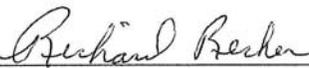
WHEREAS, the Isabella County Planning Commission has held a public hearing on the proposed amendment to the Master Plan on June 11, 2009.

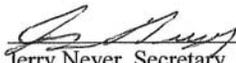
NOW THEREFORE IT BE RESOLVED that the Isabella County Planning Commission hereby adopts the amended Master Plan for Isabella County, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan; and

BE IT FURTHER RESOLVED that a certified copy of the amended Master Plan be submitted to the Isabella County Board of Commissioners for final approval as per Resolution #06-26 of the Isabella County Board of Commissioners.

Attested:


Robert Thompson, Chairperson


Richard Recker, Vice-Chairperson


Jerry Neyer, Secretary

Vote: Yes - ; No -