

ISABELLA COUNTY
PLANNING COMMISSION

August 13, 2009

A Regular Meeting of the Isabella County Planning Commission was held on August 13, 2009 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Rich Recker, Craig Schripsema, Jerry Neyer, Jim Kreamsreiter, Evelyn Kent, Roger Trudell.

MEMBERS ABSENT: Bob Thompson, Vance Johnson, John Benaske.

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Brandy Harger, Recording Secretary

The meeting was called to order by Vice Chairperson Recker at 7:00 p.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

The Vice Chair requested if there were any additions or deletions to the agenda.

Mr. Nieporte stated that 3 Farmland Land Agreements need to be added to the agenda as a new number 10.

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

Yes: Recker, Schripsema, Neyer, Kreamsreiter, Kent, Trudell
No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the July 9, 2009 regular meeting were circulated to the Commission prior to the meeting for their review.

Mr. Recker stated that He, Mr. Schripsema, and Mr. Trudell did not vote on the approval of the agenda.

A motion was made by Mr. Trudell, supported by Ms. Kent, to approve the minutes of July 9, 2009 meeting.

Yes: Recker, Schripsema, Neyer, Kremsreiter, Kent, Trudell
No: None.

Motion carried.

LIASON REPORTS

Board of Commissioners – Mr. Trudell stated that over the next 2 years the County is going to have a very tight budget.

Parks & Recreation – This has been a good year for the parks. The disc golf course at Deerfield Park is a great addition, many people have been using it.

TOWNSHIP CONCERNS

These township representatives were present and expressed the following concerns:

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

Bob Neeland, Isabella Township, no concerns at this time.

John Graham, Gilmroe Township, no concerns at this time.

PUBLIC COMMENT

None heard.

SITE PLAN REVIEW #09-03

Mr. Recker explained that The Commission will consider taking action on a site plan submitted by Mike Kampf to construct a wind energy conversion system on his property located at 3180 N. Genuine Road in Section 16 of Denver Township.

Mr. Nieporte stated that this is the first application for a WECS under the new ordinance that was adopted last year. Mr. Kampf would like to construct a WECS that will be 56' in height. The applicant has submitted a site plan meeting the requirements of the ordinance. The proposed tower will be of monopole style and have no guyed wires. The tower will have no lights. The proposed WECS is equipped with an automatic braking system. The structure will be approximately 90' to the overhead power lines. The proposed location is located approximately ¼ mile away from the nearest off premise residence and therefore shadow flicker should not be an issue. As the proposed WECS is under 66' in height this is a site plan review and does not require a public hearing. Section 3.19 of the zoning ordinance lists the requirements for a WECS up to 66' in height. Staff has visited the site and has no concerns with the request.

Mr. Trudell asked how much power this WECS will generate.

Mr. Kampf stated that it is supposed to generate between 3000 and 4000 Kilowatts.

Mr. Nieporte stated that this WECS does not have a battery, the extra power that it generates goes back to the power company, basically turning the meter back.

Mr. Recker asked how long it has taken to complete this project.

Mr. Kampf stated that he has been working on it for a couple of months.

Mr. Trudell asked when Mr. Kampf would start seeing a return on his investment.

Mr. Kampf stated that he was expecting to see a return in about 10 years.

Mr. Trudell stated that he had a chance to go over into the Thumb and see those wind turbines and can't believe how quiet they actually are.

A motion was made by Mr. Trudell, supported by Mr. Schripsema to approve Site Plan Review #09-03.

Yes: Recker, Schripsema, Neyer, Kremsreiter, Kent, Trudell

No: None.

Motion carried.

CHIPPEWA TOWNSHIP REZONING REQUEST

Mr. Nieporte explained that the request is to rezone a 40.69 acre parcel along M-20 from Residential (R-1) to Commercial (C). The surrounding properties are zoned R-1, however the Township Master Plan has this parcel, as well all properties along M-20 designated as Commercial. Therefore the request is consistent with the Master Plan. Staff would note that based on the minutes of the Township meeting there was definitely some concern about rezoning the property. Two board members actually voted against the request. If the Township has an issue with the commercial development along M-20 they may want to consider amending their master plan so as to not designate such a large area (all properties along M-20) as commercial. Doing so leads to commercial development sporadically appearing along M-20 as opposed to more precise designated areas, such as at major intersections or where there is already commercial development. With that being said, staff has no concerns with the request as it is consistent with the Township Master Plan.

Mr. Neyer stated that there is a misconception about spot zoning.

Mr. Nieporte stated that he agreed, because if your plan calls for that type of zoning it is not spot zoning.

Mr. Recker stated that Mr. Sunderman came to a Planning Commission meeting a couple of

months ago and spoke.

Mr. Nieporte stated that he did, but currently he has resigned as the Chippewa Township Zoning Administrator.

It was the consensus of the board to send correspondence to the Chippewa Township Board stating that there seems to be no problems with the Rezoning Request.

HAUCK FARMLAND AGREEMENTS

Mr. Nieporte stated that the first application is for a 156.96 acre parcel in Section 13 of Nottawa Township. The property is zoned AG-1 and is designated as Agricultural Conservation on the Future Land Use Map. As well, there are several properties in the area already in the PA 116 program. As a matter of fact, this property and 4 other small properties totaling approximately 5 acres are the only properties in this section not in the PA 116 program (see attached map). The application appears to be complete and staff has no concerns with the request. The second application is for a 38.75 acre parcel in Section 23 of Nottawa Township. The property is zoned AG-1 and is designated as Agricultural Conservation on the Future Land Use Map. As well, there are several properties in the area already in the PA 116 program. The application appears to be complete and staff has no concerns with the request. The third application is for a 75 acre parcel in Section 24 of Nottawa Township. The property is zoned AG-1 and is designated as Agricultural Conservation on the Future Land Use Map. As well, there are several properties in the area already in the PA 116 program. The application appears to be complete and staff has no concerns with the request.

Mr. Neyer asked how many years each of these agreements were for.

Mr. Nieporte stated that each contract was for 10 years.

It was the consensus of the board to send comments back stating that the applications were complete.

ZONING MAP PRESENTATION

Mr. Nieporte gave a presentation on the completed zoning maps for the townships that the County does not have jurisdiction over. He explained that the township maps will override these maps, but we will be prepared if the township ever wants to come back to the County. He also explained that the next step would be to take these maps to each of the townships for their approval.

Mr. Schripsema asked if the boundaries have been compared and how they relate to the zoning that the County already does.

Mr. Nieporte stated that the boundaries have been compared and for the most part they line up.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Nieporte stated that Mr. Benaske resigned from the board effective immediately. He also stated that he wanted to remind the board that there is a training session on August 27, 2009 from 6pm – 9pm on Risk Management and the annual MAP Conference will be held September 30, 2009 – October 3, 2009. It is highly encouraged that members attend these two trainings.

PLANNING COMMISSIONER'S COMMENTS

None heard.

ADJOURNMENT

The meeting was adjourned by the call of the vice chair at 7:28 p.m.

Jerry Neyer, Secretary

Brandy Harger, Recording Secretary