

ISABELLA COUNTY
PLANNING COMMISSION

October 8, 2009

A Regular Meeting of the Isabella County Planning Commission was held on October 8, 2009 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Rich Recker, Jim Kreamsreiter, Evelyn Kent, Vance Johnson, Roger Trudell.

MEMBERS ABSENT: Bob Thompson, Craig Schripsema, Jerry Neyer.

SUPPORT STAFF PRESENT: Mike Zalewski, Planner/Zoning Administrator
Brandy Harger, Recording Secretary

The meeting was called to order by Vice Chairperson Recker at 7:05 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.

A motion was made by Mr. Trudell, supported by Mr. Kreamsreiter, to approve the agenda as presented.

Yes: Recker, Kreamsreiter, Kent, Trudell, Johnson.

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the August 13, 2009 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Kreamsreiter, supported by Ms. Kent, to approve the minutes of August 13, 2009 meeting.

Yes: Recker, Kreamsreiter, Kent, Trudell, Johnson.

No: None.

Motion carried.

LIASON REPORTS

Zoning Board of Appeals – Mr. Zalewski reported that there was no meeting last month.

Parks and Recreation – Mr. Trudell reported that the disc golf course at Deerfield Park had its grand opening yesterday.

Board of Commissioners – Mr. Trudell reported that Non-Union employees will not be getting a cost of living raise this year. Union employees will be getting a 2% raise. There were many cuts this year.

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.

PUBLIC COMMENT

None heard.

UNION TOWNSHIP REZONING REQUEST

Mr. Zalewski explained that this is a conditional rezoning request to rezone a piece of property from R-2A to B-7. The applicant has applied for the rezoning and has presented Union Township with conditions that they are willing to place on the property. The Planning Commission noted that property is not designated as commercial in the Master Plan. However, they decided the request was reasonable with the conditions offered by the applicant. Staff has no concerns with the request.

Mr. Zalewski further stated that this request is for Doug's Small Engine on Pickard. They will be using it for storage only and not for retail use.

Mr. Johnson stated that in some cases conditional zoning is a good thing. When a conditional zoning is done is it stated in the deed and does it transfer with the property?

Mr. Zalewski stated that it can be in the deed and it can be conditioned that it does or does not transfer to another owner of the property. The applicant presents the Planning Commission with the requested conditions. The applicant could in theory request that it be rezoned with a condition that if the property is sold to a different owner that the zone would revert back to the original zoning district. The Planning Commission does not have the authority to negotiate or place additional conditions on the request. They simply have to decide whether or not to accept the proposed conditions.

It was the consensus of the board to send correspondence to the Union Township Board stating that they have no concerns with the Rezoning Request.

UNION TOWNSHIP TEXT AMENDMENT

Mr. Zalewski stated that Union Township has a new sidewalk ordinance. This amendment would require that all new construction or additions requiring site plan review shall provide sidewalks in accordance the Township's sidewalk ordinance. At the public hearing, the Planning Commission added language to the proposed amendment that would allow the PC to waive or modify the standards. Staff has no concerns with the proposed amendment

Mr. Trudell stated that the township wants to make the community more walkable.

It was the consensus of the board to send correspondence to the Union Township Board stating that they have no concerns with the Text Amendment.

REVIEW OF NOTTAWA TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski stated that the application is for a 160 acre parcel and an adjacent 75 acre parcel in Section 15 of Nottawa Township. The properties are zoned AG-1. The Future Land Use Map has the 160 acre parcel designated as Agricultural Conservation and the 75 acre parcel designated as Rural Agricultural Residential. 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.

It was the consensus of the board that they had no concerns with the request and they recommend that the Board of Commissioners approve the agreement.

REVIEW OF COE TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski stated that this request is for a 100 acre parcel in Section 11 of Coe Township. The Township has the property zoned Agricultural and also designates it as Agricultural in their Master Plan. 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.

It was the consensus of the board to send correspondence to the Coe Township Board stating that they have no concerns with the request.

STAFF UPDATE: ZONING MAPS

Mr. Zalewski reported to the Commission that he has met with six of the seven townships regarding the proposed zoning maps. He has not met with Fremont, but the office has left four messages for the township supervisor. Of the townships he has met with there was only minor changes that needed to be made to the maps for Union and Deerfield Townships. He showed the maps with the changes to the board.

A motion was made by Mr. Trudell, supported by Ms. Kent to set a public hearing on the proposed zoning maps for November 12, 2009 at 7:00 in room 225 of the Isabella County Building.

Yes: Recker, Kremsreiter, Kent, Trudell, Johnson.
No: None.

Motion carried.

PUBLIC COMMENT

Ms. Jackie Curtis asked if the County is waiting to post the Planning Commission position until the beginning of January.

Mr. Zalewski stated that it was his understanding that since the resignation came late in the year they would wait to post the position until they post for the other positions in November and have the new member appointed in December.

STAFF COMMENTS

Mr. Zalewski stated that Union Township sent a Notice of Intent to update their Master Plan.

Mr. Zalewski discussed the Planning Commission attendance policy as a result of not having a quorum at the last meeting. He stated that the board members should review the Attendance policy in the bylaws. He further requested that if a board member is unable to attend a meeting that they contact staff as soon as possible.

PLANNING COMMISSIONER'S COMMENTS

Mr. Trudell stated that Dow has come up with a solar shingle that will be able to power a house. He asked if the Community Development Department will be allowing this type of shingles.

Mr. Zalewski stated that would be addressed in the building code and would be a question for the building inspector.

ADJOURNMENT

The meeting was adjourned by the call of the Vice Chair at 7:36 p.m.

Jerry Neyer, Secretary

Brandy Harger, Recording Secretary