

ISABELLA COUNTY
PLANNING COMMISSION

November 12, 2009

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

MEMBERS PRESENT: Rich Recker, Evelyn Kent, Vance Johnson, Bob Thompson, Jerry Neyer.

MEMBERS ABSENT: Roger Trudell, Craig Schripsema, Jim Kremsreiter.

SUPPORT STAFF PRESENT: Timothy Nieporte, Community Development Director
Mike 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.

A motion was made by Mr. Johnson, supported by Ms. Kent, to approve the agenda as presented.

Yes: Recker, Kent, Johnson, Thompson, Neyer.

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the October 8, 2009 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Johnson, supported by Ms. Kent, to approve the minutes of the October 8, 2009 meeting.

Yes: Recker, Kent, Johnson, Thompson, Neyer.

No: None.

Motion carried.

LIASON REPORTS

Zoning Board of Appeals – Thompson stated that there was no ZBA meeting last month.

Parks and Recreation – There was no report.

Board of Commissioners – There was no report.

TOWNSHIP CONCERNS

These township representatives were present and expressed the following concerns:

John Graham, Gilmore Township, no concerns at this time

Jackie Curtis, Denver Township, stated that on Leaton Rd. the some property owners moved a trailer in, but they are still living in the camper and they are starting to get junk piled up.

Mr. Zalewski stated that he is aware of the situation and has had contact with the new property owners.

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

PUBLIC COMMENT

None heard.

ZONING AMENDMENT #09-02

Mr. Thompson explained that the board will conduct a public hearing on a proposed amendment to the Zoning Map of Isabella County. The proposed amendment will create an entirely new County Zoning Map for Chippewa, Coe, Deerfield, Fremont, Sherman, Union and Wise Townships. He further noted that these townships have adopted their own zoning ordinances and this amendment will have no effect on their respective township zoning maps.

The public hearing was opened at 7:05 p.m.

Mr. Zalewski explained that Mr. Tim Beebe, Chippewa Township Zoning Official, took the map that we created to the township board and they noticed that there were some areas that were not changed to Residential. It was the intent in developing the maps to follow the Residential Districts as on the Township map. Therefore staff would recommend that if the board would like to recommend approval to the Board of Commissioners that they do so with the changes as requested by Chippewa Township. Staff would then make those changes to the map prior to sending them to the Board of Commissioners.

The public hearing was closed at 7:10 p.m.

A motion was made by Mr. Neyer, supported by Ms. Kent to recommend that the Board of Commissioners approve Zoning Amendment #09-02 with the changes to the Chippewa Township Map as requested by the Township.

Mr. Johnson stated that in Union Township section 21 in the NW ¼ there is a reddi mix and asphalt company and asked if that would be a permitted use in the Light Industrial District.

Mr. Nieporte stated that in the County Zoning Ordinance there is only one Industrial District where as Union Township has multiple. In our Industrial District, that type of use would be allowed.

Yes: Recker, Kent, Johnson, Thompson, Neyer.

No: None.

Motion carried.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Nieporte stated that the Future Land Use map has been completed and approved by the Board of Commissioners. This amendment will complete the Zoning map and we will then have a Countywide Master Plan and Zoning Ordinance. Next staff will be bringing some text amendments to the board.

Mr. Thompson asked where the Capital Improvement plan is at.

Mr. Nieporte explained that he is still finishing up the inventory of County properties, there were some title issues that have to be resolved and those are getting cleaned up. After that is complete, the process to develop the Capital Improvement Plan can continue.

PLANNING COMMISSIONER'S COMMENTS

Mr. Thompson stated that there is one vacant position that needs to be replaced this year as well as others that their terms are expiring, but we are unsure of how many. It would be good to know whose terms are expiring.

Mr. Nieporte stated that staff will contact the Clerk's office and get a list of each members terms and when they expire and email them out to the board members so that everyone would know.

Mr. Thompson stated that he wanted to let everyone know so that they maybe could talk to others about being on the board.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 7:25 p.m.

Jerry Neyer, Secretary

Brandy Harger, Recording Secretary