

ISABELLA COUNTY  
PLANNING COMMISSION

September 9, 2010

A Regular Meeting of the Isabella County Planning Commission was held on September 9, 2010 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Evelyn Kent, Bob Thompson, Jerry Neyer, Gordon Gilchrist, Vance Johnson.

MEMBERS ABSENT: Jim Kremsreiter, Roger Trudell.

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

A motion was made by Mr. Johnson, supported by Mr. Gilchrist, to approve the agenda as submitted.

Yes: Kent, Thompson, Neyer, Gilchrist, Johnson

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the August 12, 2010 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Ms. Kent, supported by Mr. Gilchrist, to approve the minutes as submitted.

Yes: Kent, Thompson, Neyer, Gilchrist, Johnson

No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated last months case again had to do with a lake residential property.

### 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, Gilmore Township, no concerns at this time.

Mike Turner, Vernon Township, no concerns at this time.

### PUBLIC COMMENT

None heard.

### PUBLIC HEARING ON SPECIAL USE PERMIT #10-02

Mr. Thompson stated that the Planning Commission will consider taking action on a Special Use Permit request submitted by Terry Masse to operate an auto auction facility in accordance with Article 12 of the Isabella County Zoning Ordinance. The property is located at 10532 N. Mission in Section 11 of Vernon Township.

Mr. Hackett stated that the applicant has had an auto auction at this location for a number of years. The zoning ordinance now provides for auto auctions, previously this auto auction was allowed under salvage yards. Since the approval, there business has changed owners and there have been no problems since.

Mr. Zalewski stated that the only change the applicant is requesting is to move the fence that is north of the driveway, to the edge of the pavement (approximately 71'). The owner would like to have additional parking within the fenced area. The fence to the south of the driveway and the gate will remain at the present location. The applicant is also proposing to use this area outside of the fenced area as the loading and unloading area for semi trucks. Presently the special use permit requires all parking and all loading and unloading to take place in the fenced in area. The applicant has indicated it is presently being used for loading and unloading. Our office was unaware of this fact. If this special use permit is denied, that would be one issue that would have to be addressed with the owner. The permit also requires the fence to be 100' from the front property line. The new requirements for Auction Facilities do not have the fencing requirement. The proposed changes requested with this special use permit comply with the ordinance requirements. If the Commission decides to grant the special use permit, the conditions regarding the dumpster, the loading and unloading not interfering with traffic entering and exiting site, and the existing landscaping being properly maintained should remain in effect. Staff would not have concerns with the new proposed loading and unloading area as long as it does not interfere with the traffic entering and exiting site. The proposed area appears to be large enough to handle the loading and unloading traffic and not interfere with traffic entering and exiting and also it is pretty well screened with the existing landscaping.

The public hearing was opened at 7:18 p.m.

Mr. John Graham stated that he goes by the site frequently and there does not seem to be any more issues.

The public hearing was closed at 7:19 p.m.

Mr. Neyer asked if the moving of the fence would have to be specified in a motion for approval.

Mr. Zalewski stated that it would not have to be specified as it is on the site plan and that is part of the permit approval.

A motion was made by Ms. Kent, supported by Mr. Gilchrist, to approve SUP #10-02 as submitted with the following conditions:

- Loading and unloading of vehicles shall not interfere with traffic entering or exiting the site
- Current landscaping must remain and continue to be properly maintained
- Any dumpster must continue to be located behind the building to the East in the enclosed fenced area

Yes: Kent, Thompson, Neyer, Gilchrist, Johnson

No: None.

Motion carried.

#### REVIEW OF LINCOLN TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski explained that the request is for a 27.63 acre parcel in Section 24 of Lincoln Township owned by Brian and Deborah Boge. The property is zoned Restrictive Agricultural (Ag-1) and the Master Plan has the property designated as Agricultural Conservation. There is only one other property in this section in the PA 116 program. The property is comprised of 40% major agricultural soils. 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 staff forward the comments to the County Board of Commissioners.

#### PUBLIC COMMENT

None heard.

#### STAFF COMMENTS

None heard.

PLANNING COMMISSIONER'S COMMENTS

None heard.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 7:24 p.m.

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Vance Johnson, Secretary

Brandy Harger, Recording Secretary