

ISABELLA COUNTY
PLANNING COMMISSION

October 14, 2010

A Regular Meeting of the Isabella County Planning Commission was held on October 14, 2010 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Evelyn Kent, Bob Thompson, Gordon Gilchrist, Vance Johnson, Jim Kreamsreiter.

MEMBERS ABSENT: Roger Trudell, Jerry Neyer.

SUPPORT STAFF PRESENT: 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

Mr. Thompson stated that a Lincoln township farmland agreement would be added as number 11 to the agenda and everything else moved down accordingly.

A motion was made by Mr. Kreamsreiter, supported by Mr. Gilchrist, to approve the agenda as amended.

Yes: Kent, Thompson, Gilchrist, Johnson, Kreamsreiter

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the September 9, 2010 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Johnson, supported by Mr. Kreamsreiter, to approve the minutes as submitted.

Yes: Kent, Thompson, Gilchrist, Johnson, Kreamsreiter

No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated last months case again dealt with a property in the L-R district.

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.

PUBLIC COMMENT

Ms. Jackie Curtis stated that some residents of Deerfield Township spoke with her and are upset at what Hubscher is doing out there; he supposedly is hauling after hours and has no Special Use Permit.

Mr. Zalewski stated that he has had discussions with some residents out there as well and advised them that since Deerfield Township adopted their own Zoning Ordinance it is the responsibility of Deerfield Township to administer and enforce it. Isabella County has no zoning jurisdiction in Deerfield Township.

SITE PLAN REVIEW #10-04

Mr. Thompson stated that the Planning Commission will consider taking action on a site plan submitted by Thomas Gibbs to construct a 32' x 48' building to be used as a small engine and agricultural equipment repair facility. The property is located at the Southeast corner of N. Winn and W. Coleman Roads in Section 27 of Gilmore Township. The property is zoned General Commercial (C-1).

Mr. Zalewski stated that the applicant is proposing to construct a new building for the purpose of small engine repair and repairing agricultural equipment. That is a permitted use in the C-1 district and therefore only requires site plan review by the Planning Commission. He further reminded the commission to review Section 11.06 of the zoning ordinance, which has the standards for a site plan review. The site plan submitted with the application was missing a few items (landscape plan along with the location and height of the existing structures within 100' of the property's boundary). The applicant has since submitted those items as attachments to the site plan. The proposed landscape plan meets the parking lot screening requirements. The site plan submitted meets the requirements of the zoning ordinance. A condition of site plan approval shall be that the applicant is required to submit a copy of the health department permit once it is issued. Staff has no other concerns with the permit application.

Mr. Gilchrist stated that if farm equipment is repaired, there is no parking area for it.

Mr. Thomas Gibbs, applicant, stated that most farm equipment repair is done off site.

Mr. Thompson asked how many acres the property is.

Mr. Gibbs stated that the property is 1 Acre.

Mr. Gilchrist asked if the area near the road was to be asphalt.

Mr. Gibbs stated that it would be, he would also have curb and gutter, contingent on the Road Commission's permit.

A motion was made by Ms. Kent, supported by Mr. Johnson, to approve SPR #10-04 as submitted with the following conditions:

- A copy of the health department permit must be submitted once it is issued.
- A copy of the driveway permit from the Road Commission must be submitted once it is issued.

Yes: Kent, Thompson, Gilchrist, Johnson, Kremsreiter

No: None.

Motion carried.

REVIEW OF DENVER TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski explained that the request is for a 40 acre parcel in Section 11 of Denver Township owned by MacDonald Farms, LLC. The property is zoned Restrictive Agricultural (Ag-1) and the Master Plan has the property designated as Agricultural Conservation. 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.

REVIEW OF WISE TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski explained that the first request is for a 100 acre parcel in Section 32 of Wise Township owned by MacDonald Farms, LLC. The Township has the property zoned 'Agricultural' and it is designated in their Master Plan as 'Prime Agricultural'. The second application is a 20 acre parcel also owned by MacDonald Farms in Section 29 of Wise Township. The Township has this property zoned 'Agricultural' and it is also designated as 'Prime Agricultural' in their Master Plan. The copies of the applications that were sent to us by the Township did not include a copy of the deed or a copy of the most recent property tax assessment notice or tax bill. These items are required as part of the application. The township should make sure that these were submitted with the applications. Staff has no other issues with the requests.

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 Wise Township board.

REVIEW OF LINCOLN TOWNSHIP FARMLAND AGREEMENT

Mr. Zalewski explained that the agreement is for 2 separate parcels totaling 14 ½ acres zoned Ag-2 and designated in the Master Plan as rural agricultural residential. The property is vacant and does meet the definition of farmland. 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 Board of Commissioners.

REVIEW OF SHERMAN TOWNSHIP ZONING AMENDMENT

Mr. Zalewski explained that these amendments were approved by the Township Planning Commission back in 2004. The new Zoning Administrator for Sherman Township has no record of these being adopted by the Township board and they were never forwarded to the County Planning Commission for review and recommendation. The amendment is now being forwarded for your review, after which your comments will be forwarded to Sherman Township so they can complete the proper process of amending their zoning ordinance. The first of the proposed amendments amends their ordinance by allowing borrow pits and establishing restrictions for that particular use. The proposed language is almost identical to the language that is in the Isabella County Zoning Ordinance. Staff has no issues with the proposed language. The second proposed amendment is to allow 'Farm dwellings and single family dwellings not associated with agricultural uses' to be permitted in the General Agricultural District. It appears that this amendment was adopted to clarify the township ordinance that single family dwellings are permitted in their General Agricultural District. Staff has no concerns with this amendment either.

Mr. Gilchrist noted a spelling error, under C) 1. it states 'service dives' and it should state 'service drives'.

It was the consensus of the board that they had no concerns with either zoning amendment and they recommend that staff forward the comments to the Sherman Township Board.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Zalewski stated that the board should remember that the November meeting will be on the 18th which is the third Thursday of the month.

PLANNING COMMISSIONER'S COMMENTS

Ms. Kent stated she would not be at the November meeting.

Mr. Johnson stated he would not be able to make November meeting either.

A motion was made by Mr. Gilchrist, supported by Ms. Kent to cancel their regularly scheduled meeting on November 18, 2010.

Yes: Kent, Thompson, Gilchrist, Johnson, Kremsreiter

No: None.

Motion carried.

ADJOURNMENT

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

Vance Johnson, Secretary

Brandy Harger, Recording Secretary