

ISABELLA COUNTY  
PLANNING COMMISSION

January 13, 2011

A Regular Meeting of the Isabella County Planning Commission was held on January 13, 2011 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Evelyn Kent, William Dailey, Gordon Gilchrist (left 8:10 p.m.), Jim Kreamsreiter, Jerry Neyer, Christine Alwood.

MEMBERS ABSENT: Bob Thompson, Vance Johnson.

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director  
Mike Zalewski, Planner/Zoning Administrator  
Brandy Harger, Recording Secretary

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

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

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

Yes: Kent, Dailey, Gilchrist, Kreamsreiter, Neyer, Alwood.

No: None.

Motion carried.

ELECTION OF OFFICERS

Mr. Neyer opened nominations for Chairperson.

Ms. Alwood nominated Mr. Thompson for Chairperson.

Mr. Neyer called for any other nominations twice.

A motion was made by Ms. Alwood, supported by Mr. Dailey, to close the nominations and a unanimous vote to be cast for Mr. Thompson.

Yes: Kent, Dailey, Gilchrist, Kreamsreiter, Neyer, Alwood.

No: None.

Motion Carried.

By a unanimous vote, Mr. Thompson was declared Chairperson.

Mr. Neyer opened nominations for Vice-Chairperson.

Ms. Alwood nominated Mr. Neyer for Vice-Chairperson.

Mr. Neyer called for any other nominations twice.

A motion was made by Ms. Alwood, supported by Mr. Dailey, to close the nominations and a unanimous vote to be cast for Mr. Neyer.

Yes: Kent, Dailey, Gilchrist, Kremsreiter, Neyer, Alwood.

No: None.

Motion Carried.

By a unanimous vote, Mr. Neyer was declared Vice-Chairperson.

Mr. Neyer opened nominations for Secretary.

Mr. Dailey nominated Mr. Johnson for Secretary.

Mr. Neyer called for any other nominations twice.

A motion was made by Ms. Alwood, supported by Ms. Kent, to close the nominations and a unanimous vote to be cast for Mr. Johnson.

Yes: Kent, Dailey, Gilchrist, Kremsreiter, Neyer, Alwood.

No: None.

Motion Carried.

By a unanimous vote, Mr. Johnson was declared Secretary.

A motion was made by Mr. Kremsreiter, supported by Mr. Dailey to maintain the time and date for the regular meetings as is, on the second Thursday of the Month at 7:00 p.m. in room 225 of the Isabella County Building.

Mr. Neyer called for a vote on the motion.

Yes: Kent, Dailey, Gilchrist, Kremsreiter, Neyer, Alwood.

No: None.

Motion Carried.

Mr. Neyer appointed Mr. Gilchrist to the Zoning Board of Appeals and Ms. Alwood to the Parks and Recreation Commission.

### PREVIOUS MINUTES

Minutes of the December 9, 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. Kreamsreiter, to approve the minutes as submitted.

Yes: Kent, Gilchrist, Kreamsreiter, Neyer.

No: None.

Abstain: Dailey, Alwood.

Motion carried.

### LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated the number of cases in the L-R district had decreased in the past year.

Parks and Recreation – Mr. Dailey stated that the parks had much more traffic this past year.

Board of Commissioners – Mr. Dailey stated that the Commission on Aging will be offering free dental care. They are also working on a walking trail and pavilion.

### 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, stated that there is a violation on Grass Lake Rd. that it is taking a long time to get corrected.

Mr. Zalewski stated that a permit was pulled which was valid for one year, but it has since expired so the property owner was contacted and he stated that he is having financial trouble and he is trying to keep the property. If the property owner is able to keep the property he will update his permits and remove the older mobile home from the property as required by the original zoning permit. If he loses the property, he will remove the newer home that was brought in and the older mobile home will remain as is.

Mr. Nieporte stated that getting a violation corrected can be a long process because our office tries to work with the violator to get voluntary compliance before we send it through the court process.

## PUBLIC COMMENT

None heard.

## REVIEW OF UNION TOWNSHIP MASTER PLAN

Mr. Zalewski explained that staff has previously sent out two emails with a link to the draft Master Plan. Staff has reviewed the plan thoroughly and would remind the Commission that the Michigan Planning Enabling Act states that the County Planning Commission shall submit comments that include but not limited to the following:

- a. A statement whether the County Planning Commission considers the proposed Master Plan to be inconsistent with the Master Plan of any contiguous municipality.
- b. A statement whether the County Planning Commission considers the proposed Master Plan to be inconsistent with the County Master Plan

The statements and all other comments provided by the Commission are advisory only. He further stated that it appears that the Union Township Master Plan is consistent with the Master Plans for the City of Mt. Pleasant and Isabella County.

Mr. Zalewski further referenced particular sections of the plan that were not concerns necessarily but rather certain items of interest. He stated that he has contacted Union Township, but has not yet spoken with Woody Woodruff regarding these points. The first item was on page 73, there is a chart of building permits by zoning district; however, there is no data since 2003 and also they have no data for 1998. And after 1998 the number of permits jumps considerably. On page 83 they state "There is a pending lawsuit between the Tribe and the City of Mt. Pleasant, Isabella County and the State of Michigan..." This lawsuit has since been settled. He also stated that he received an email from Commission member Vance Johnson regarding the future land use map on page 99, along M-20 west of town. The future land use map has this area designated as A-3 and this was a concern for Central Asphalt, which they intend to bring up to the Township directly. In reviewing the language of the plan, it appears that the A-3 designation is intending to allow for mixed land use and development based on existing characteristics of the area.

Mr. Nieporte stated that the Union Township plan is utilizing three Agricultural Classifications similar to what is used in the County Zoning Ordinance. The A-3 classification being the area that should be developed first.

Mr. Zalewski stated that if they are not already, Union Township should consider updating their ordinance as well to bring it in line with their new Master Plan.

Mr. Gilchrist asked if the DEQ or Health Department have to be consulted when writing a Master Plan.

Mr. Nieporte stated that no it is not required that the Health Department and the DEQ be notified; staff looks at the flood plains when doing their planning.

Ms. Alwood stated that the Union Township Master Plan was nicely developed; they incorporated interviews and photos to make the document look nice. The document does seem

to date itself though, as they mention that the waste water treatment plan funding will be closed in the late fall of 2010 and they also mention pending litigation with the tribe. She also suggested that labeling of the parks would be nice on their parks map.

Mr. Neyer stated that Union Township thoroughly discussed farmland preservation in their Draft Master Plan.

It was the consensus of the board that the proposed Master Plan is not inconsistent with the County Master Plan and does not appear to be inconsistent with the Master Plans of the other contiguous municipalities. The board requested staff to forward the comments to Union Township.

Mr. Zalewski stated that a 'Notice of Intent' was received from Jasper Township, so it would be expected that a Draft Master Plan may be coming from them in the coming year. They are located in Midland County directly East of Coe Township.

#### REVIEW OF THE PLANNING COMMISSION ANNUAL REPORT

Mr. Zalewski explained that the Planning Commission is required to make an annual written report to the Board of Commissioners concerning their operations and the status of planning activities. Staff has prepared the 2010 annual report for your review. The Commission will need to review the report and decide to send it to the Board of Commissioners with or without changes. In this year's report staff has included a copy of the annual 'zoning permit and violation activity report' that is sent to the Townships. Also included is a copy of the annual variance report presented to the ZBA at their last meeting. This report is intended to provide an overview of all planning and zoning activities in the last year.

Ms. Alwood suggested that the board should visit each township that the County has zoning jurisdiction over once per year.

It was the consensus of the board to forward the Planning Commission Annual Report to the Board of Commissioners.

#### PUBLIC COMMENT

None heard.

#### STAFF COMMENTS

Mr. Nieporte discussed the department web page update as well as the new map viewer update. The update to the map viewer makes it much more user friendly as well as gives the user more tools to use. He also talked about bidding on publishing the county plat book, in hopes that we can save the Extension office some cost and also be able to allow them to purchase fewer books, thus keeping the cost down. Creating this plat book will also help the County off set costs to the general fund because we will be bringing revenue into the GIS fund. He explained that the department has been working on creation of layers as well as many updates to the GIS layers that we currently have, such as Roads, Hydro, and Point address files. These files are being used by central dispatch to help the dispatchers better route personnel to emergency locations as needed.

He also talked about the on going work that is being done on the Capital Improvement Plan. The first thing that needed to be done for the Capital Improvement Plan was to create an inventory of the land that the County owns. In creating this inventory, many issues were cleared up, but there are still more that need to be addressed and they are currently working with the Prosecutors office on solutions to these problems. He is also working with others in the community on a trail plan as well as a watershed management plan.

Mr. Neyer asked if the NRCS was involved in the watershed project.

Mr. Nieporte stated that they are involved and had attended a meeting that the group had earlier today.

Mr. Dailey asked if much of the GIS data has been sold.

Mr. Nieporte stated that not much data has been sold in the past year.

#### PLANNING COMMISSIONER'S COMMENTS

None heard.

#### ADJOURNMENT

The meeting was adjourned by the call of the Vice Chair at 8:20 p.m.

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Vance Johnson, Secretary

Brandy Harger, Recording Secretary