

ISABELLA COUNTY
PLANNING COMMISSION

September 8, 2011

A Regular Meeting of the Isabella County Planning Commission was held on September 8, 2011 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: William Dailey, Bob Thompson, Cheryl Jindeel, Gordon Gilchrist, Kelly Bean, Jim Kreamsreiter, Christine Alwood

MEMBERS ABSENT: Evelyn Kent, Jerry Neyer

SUPPORT STAFF PRESENT: Tim 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

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

Yes: Dailey, Thompson, Jindeel, Gilchrist, Bean, Kreamsreiter, Alwood
No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the August 11, 2011 regular meeting were circulated to the Commission prior to the meeting for their review.

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

Yes: Dailey, Thompson, Jindeel, Gilchrist, Bean, Kreamsreiter, Alwood
No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated that last month was very active as there were 4 variances, all 4 in the L-R district. There will be no meeting for September.

Parks & Rec – Ms. Alwood stated that the Parks and Recreation ad hoc committee will be

providing their report to the Board of Commissioners. The ad hoc committee decided not to go in the direction of having a district authority. There was also a request from Lake Isabella to help fund the stocking of Walleye; Parks has allocated \$200.00 towards this. There was a court order to reduce Lake Isabella's water level by ten feet this fall.

Board of Commissioners – Mr. Dailey stated that the Board of Commissioners received the Capital Improvement plan at the last meeting. It was determined that staff should look at three different properties that were not in the plan. There was also some verbiage that needed to be added.

Mr. Nieporte discussed the Capital Improvement Plan and properties that were looked at.

Mr. Dailey explained that the Medical Care Facility presented plans for a project to build a three story wing for \$4,500,000. He also stated that the county budget is ok for next year, but the following year they will probably be more losses because of revenue sharing and personal property tax. With the ruling on Medical Marijuana the committee is not sure how to proceed. The prosecutor will be coming in to talk to the committee at the next meeting. The Zoning ad hoc committee met and has roughed out a report and will put forward three options.

TOWNSHIP CONCERNS

John Graham, Gilmore Township, none heard.

Jackie Curtis, Denver Township, stated that there have been calls about vacant homes in the township looking trashy because the lawns are not being mowed.

Mr. Nieporte stated that staff is looking into a noxious weed ordinance; staff is currently waiting for assistance from legal counsel to help understand whether the county can assist in this type of matter.

PUBLIC COMMENT

None heard.

REVIEW OF UNION TOWNSHIP ZONING AMENDMENTS

Mr. Zalewski stated that Union Township has submitted two zoning amendments. The first is a text amendment that adds regulations for garage sales. The language is standard type regulatory language for garage sales and similar uses. Staff has no concerns with the amendment. He noted that he has spoken with the Township and learned that the original public hearing notice for this amendment was incorrectly published. Therefore the Township will be conducting another public hearing on the language. He advised the Township that the Planning Commission would review the amendment as presented and provide comment as necessary. In the event that there is any change to the amendment after the public hearing, the Township would then forward that language to the County Planning Commission for further review. The second amendment is a Township initiated rezoning of two separate areas. The first area is on Broadway near Summerton and the other is on Isabella Road south of Pickard. These requests are being initiated by the Township to clean up some spot zoning issues that came about under the Township's old

Master Plan. The first area along Broadway will rezone 3 parcels from Residential to Commercial (B-4). The surrounding property is zoned B-4 and the Master Plan has this property designated as Commercial. The second request is for seven parcels on Isabella Road to be rezoned from residential to Commercial (B-5). The Township originally had proposed ten parcels, but after hearing from the public, they decided to rezone only seven of the parcels. The three parcels south of Kay Street were removed from the rezoning. In reviewing the Township's Master Plan it has this area designated as residential, essentially following the existing zoning for that area. However, this is one area that the Township has been concerned with as some parcels have already been rezoned to Commercial and the character of the area is Commercial in nature. Their intention when updating their Plan was to have this area as Commercial. It would appear that the change was simply missed when creating the new future land use map. The Plan itself appears to support the rezoning in the area.

Ms. Alwood stated that after reading these amendments it makes a lot of sense why the township would want regulations for garage sales. Currently if someone has an ongoing garage sale the township has no way to monitor it. How many garage sales does our ordinance allow for?

Mr. Zalewski stated that under the County Zoning Ordinance a property owner can have 2 garage sales per year and cannot operate for more than 4 days in any given month.

It was the consensus of the board that they had no concerns with the amendments and requested staff to forward the information and comments to Union Township.

SUBCOMMITTEE UPDATES

Medical Marijuana Subcommittee – Mr. Dailey stated that the committee has had good discussions. Bayonet and the Sheriff came to the last meeting and talked to the committee about marijuana. The committee meeting was held prior to the ruling of the medical marijuana appeal. The committee will meet again on September 13, 2011 at 6:15 p.m.

Signs Subcommittee – Ms. Jindeel stated that the committee went through the ordinance and had staff prepare a map of all current billboards. The committee will meet again on September 15, 2011 at 5:15 p.m.

Farmland and Zoning Subcommittee – Mr. Bean stated that the committee has been looking at the wording and learning the ins and outs. They also received handouts on Ag tourism. The committee will meet again on September 28, 2011 at 7:30 a.m.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Nieporte stated that the training that was held on August 31 had a turnout of 70 people; the best turnout we have ever had for a training session.

PLANNING COMMISSIONER'S COMMENTS

Ms. Alwood stated that there was a rally on medical marijuana at the capital; approximately 1000 people attended.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 7:45 p.m.

Christine Alwood, Secretary

Brandy Harger, Recording Secretary