

ISABELLA COUNTY
PLANNING COMMISSION

February 9, 2012

A Regular Meeting of the Isabella County Planning Commission was held on February 9, 2012 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Bob Thompson, Cheryl Jindeel, Gordon Gilchrist, Jerry Neyer, William Dailey, Joel Welty, Christine Alwood (Arrived at 7:05 p.m.), Kelly Bean (Arrived at 7:08 p.m.).

MEMBERS ABSENT: Evelyn Kent.

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

The meeting was called to order by Chairperson Thompson at 7:02 p.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Mr. Dailey, supported by Ms. Jindeel, to approve the agenda as amended.

Yes: Thompson, Jindeel, Gilchrist, Neyer, Welty, Dailey.

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the January 12, 2012 regular meeting were circulated to the Commission prior to the meeting for their review.

Mr. Thompson stated that in the last paragraph of the board comments it should stated Residential areas, not just Lakes Residential areas.

A motion was made by Mr. Neyer, supported by Mr. Gilchrist to approve the minutes as amended.

Yes: Thompson, Jindeel, Gilchrist, Neyer, Welty, Dailey.

No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated that there were no cases last month, but the board will have one at the meeting on February 15, 2012.

Board of Commissioners – Mr. Dailey stated that the Zoning fee increase came before the board at their last

meeting, but the board thought that it was too much of an increase at once.

Parks & Recreation – Ms. Alwood stated that the Parks & Recreation board had their election of officers, at the last meeting. There will be a Stake holders’ meeting on February 22, 2012, which this board is invited to, in order to set priorities for the parks.

TOWNSHIP CONCERNS

Jackie Curtis, Denver Township, stated that nobody on the Denver Township board was notified that there was a Site Plan Review from our Township in front of the board tonight.

Mr. Zalewski stated that because there is no public hearing associated with a Site Plan Review, our office would not notify the Township in this situation. However, agendas are sent to various Township officials.

John Graham, Gilmore Township, the monthly report shows that the township now only has 2 open violations; these have been open since 2003.

Mr. Zalewski stated that these are the issues that are on Bawkey Rd., they are ongoing violations. Staff will provide a brief summary on these cases to the township.

Bob Neeland, Isabella Township, none heard.

PUBLIC COMMENT

None heard.

SITE PLAN REVIEW #12-01

Mr. Thompson stated that the Commission will consider taking action on a site plan submitted by Nathan Bachelder to construct a private road to access a newly created parcel in Section 29 of Denver Township.

Mr. Zalewski stated that Nathan Bachelder is proposing to construct a private road to service one parcel in section 29 of Denver Township. The newly created parcel meets the requirements of the ordinance, except that it does not front upon and have its minimum width upon a public road or private road. Mr. Bachelder is proposing the private road to meet this requirement. The proposed private road meets the requirements of Section 3.22 of the zoning ordinance. Our office has also confirmed with the Road Commission that the property owner does not need a permit from them as he is using an existing driveway and culvert. If the Planning Commission decides to approve the request as submitted, staff would recommend the following conditions:

- The private road is approved to service one parcel. If the road at any time is intended to serve more than one parcel, the property owner must receive further site plan approval.
- Upon completion of the private road, the applicant must submit a signed sworn statement, using the form provided by the Zoning Administrator, certifying that the private road has been constructed in accordance with the requirements of the Isabella County Zoning Ordinance.

Ms. Alwood asked what the road name for this new private road would be.

Mr. Bachelder stated that it has not been approved yet, but our first choice was Zeny Ln. or Zeneberg Ln.

A motion was made by Mr. Neyer, supported by Ms. Alwood, to approve Site Plan Review #12-01 with the following stipulations:

- The private road is approved to service one parcel. If the road at any time is intended to serve more than one parcel, the property owner must receive further site plan approval.
- Upon completion of the private road, the applicant must submit a signed sworn statement, using the form provided by the Zoning Administrator, certifying that the private road has been constructed in accordance with the requirements of the Isabella County Zoning Ordinance.

Yes: Thompson, Jindeel, Gilchrist, Neyer, Welty, Bean, Alwood, Dailey.

No: None.

Motion carried.

DISCOVER THE CHIPPEWA RIVER PROJECT PRESENTATION

Mr. Nieporte gave a presentation on the Chippewa River Project. Stan Lilley from the Chippewa Watershed Conservancy explained the grant that was received to complete the Chippewa River Project.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

None heard.

PLANNING COMMISSIONER'S COMMENTS

Mr. Neyer stated that a date has been set for Breakfast on the Farm, August 11, 2012 and it will be held at the Judge farm. If there are any volunteer who would like to get involved the next meeting will be held on February 22, 2012 at 2:00 p.m.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 7:40 p.m.

Christine Alwood, Secretary

Brandy Harger, Recording Secretary