

ISABELLA COUNTY
PLANNING COMMISSION

March 8, 2012

A Regular Meeting of the Isabella County Planning Commission was held on March 8, 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, Joel Welty, Kelly Bean.

MEMBERS ABSENT: William Dailey, Evelyn Kent, Christine Alwood.

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. Gilchrist, supported by Mr. Neyer, to approve the agenda as presented.

Yes: Thompson, Jindeel, Gilchrist, Neyer, Welty, Bean.
No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the February 9, 2012 regular meeting were circulated to the Commission prior to the meeting for their review.

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

Yes: Thompson, Jindeel, Gilchrist, Neyer, Welty, Bean.
No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated that the ZBA will not be meeting this month.

TOWNSHIP CONCERNS

Jackie Curtis, Denver Township, stated that they have a zoning violation in the Township that has been on going for years.

Mr. Zalewski stated that sometimes it takes time for a violation to work through the process. Staff tries to

get voluntary compliance from the property owners who have zoning violations. At times, these cases may have to go through the court process multiple times before the situation is resolved. The particular case she is referring to is set for trial in April.

Mr. Nieporte stated that some townships have older violations. There are violations that staff has difficulty with because we are unable to track down the owners.

John Graham, Gilmore Township, stated that Mike put together a very comprehensive letter explaining the two violations that remain open in their Township.

Mr. Nieporte stated that it might be a good thing to send out a letter yearly to the townships explaining what violations they have.

Bob Neeland, Isabella Township, none heard.

PUBLIC COMMENT

None heard.

REVIEW OF JASPER TOWNSHIP MASTER PLAN

Mr. Zalewski stated that Jasper Township has submitted a copy of their amended Master Plan for your review as required by the Michigan Planning Enabling Act. Jasper Township is located in Midland County directly East of Coe Township in the SE corner of Isabella County. Jasper Township previously sent an amended plan for review in early 2011. This amendment appears to make minor changes throughout the document and then adds the last section titled 'future land use plan'. This amendment of their plan does not include updated demographic information that is available from the 2010 Census. The plan still appears to be consistent with the County Master Plan and consistent with the Master Plans of the surrounding municipalities.

Mr. Nieporte stated that staff can point Jasper Township to the link for current census data.

Mr. Neyer stated that he likes the fact Jasper Township is wanting to preserving Agricultural land and encouraging development where the infrastructure already exists.

It was the consensus of the board to forward comments to Jasper Township.

STAFF UPDATE – CAPITAL IMPROVEMENT PLAN

Mr. Nieporte stated that the CIP will need to be updated every year by the Planning Commission. As the CIP was initially adopted last year, this will be the first update. Therefore, staff is preparing an initial timeline in order to prepare the update to the plan and have it ultimately adopted by the Board of Commissioners in a timely fashion. This process will then be repeated every year. He also explained that the timeline that staff has prepared is as follows: April 30th is when comments will be back to staff, at the May 10th Planning Commission meeting the board will review all comments. This will also be a time for brief presentations from those that would like to tell us more about their Capital Improvements. The Plan will be taken to the Human Resources committee on May 28th and then to the Board of Commissioners for approval at their June 3rd meeting.

Mr. Thompson asked if all the property lines for County owned property have been fixed.

Mr. Nieporte stated that not all the issues have been worked out yet; some are still in the Prosecutor's office. The Rosebush lagoons issue was addressed at the last Board of Commissioners meeting.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Nieporte stated that the zoning fees were approved to be increased over the next 18 months by the Board of Commissioners

Mr. Zalewski stated that he is in the process of reviewing 2010 Census data to begin the process of updating the Master Plan. He should have the updated information for the board to review at their May or June meeting. He also stated that the department will be once again hosting two training sessions, Advanced ZBA, on May 29, 2012 and Zoning Ordinance, September 26, 2012.

PLANNING COMMISSIONER'S COMMENTS

Mr. Bean asked what was going on with County Zoning.

Discussion was held regarding the Ad Hoc Committee on County Zoning.

Mr. Neyer asked what the ramifications would be to the Planning Commission if the County Board decided to take over the Road Commission.

Discussion was held about the County Road Commission

Mr. Welty stated that he believes that with gas prices being high, the future of transportation is something that will be changing dramatically. He also stated that there will be an increase in the number of home based businesses.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 8:03 p.m.

Christine Alwood, Secretary

Brandy Harger, Recording Secretary