

ISABELLA COUNTY  
PLANNING COMMISSION

May 10, 2012

A Regular Meeting of the Isabella County Planning Commission was held on May 10, 2012 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Cheryl Jindeel, Jerry Neyer, William Dailey, Joel Welty, Gordon Gilchrist.

MEMBERS ABSENT: Evelyn Kent, Kelly Bean, Bob Thompson, Christine Alwood.

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

The meeting was called to order by Vice-Chairperson Neyer 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 Mr. Gilchrist, to approve the agenda as amended.

Yes: Jindeel, Neyer, Welty, Dailey, Gilchrist.  
No: None.

Motion carried.

PREVIOUS MINUTES

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

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

Yes: Jindeel, Neyer, Welty, Dailey, Gilchrist.  
No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist reported that the board would review two cases at next weeks meeting.

Board of Commissioners – Mr. Dailey reported that the Board of Commissioners would be holding a public hearing for a Parks and Recreation millage as well as a public hearing for the ICTC millage renewal at their next meeting.

TOWNSHIP CONCERNS

Jackie Curtis, Denver Township, none heard.

Bob Neeland, Isabella Township, none heard.

### PUBLIC COMMENT

Ms. Sue Ann Kopmeyer of the Isabella County Parks and Recreation Department reported that with the recent budget challenges the County has faced, the County Parks and Recreation Commission, along with the Parks and Recreation Ad Hoc Committee has reviewed ways to sustain operations and continue to offer quality services to the residents of Isabella County. Having a dedicated County-wide millage for the County Parks and Recreation Department will provide a sustainable funding source and allow funds from the General Fund to support other areas of the County Budget.

### CAPITAL IMPROVEMENT PLAN

Mr. Nieporte presented changes that would be made to the 2012 Capital Improvement Plan.

A motion was made by Mr. Dailey, supported by Ms. Jindeel to recommend approval of the Capital Improvement Plan to the Board of Commissioners.

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

No: None.

Motion Carried

### REVIEW OF UNION TOWNSHIP ZONING AMENDMENT

Mr. Zalewski explained that this amendment is a request to rezone a piece of property from B5 (Highway Business) to R3A (High Density Apartments and Condominiums). The property is located approximately 1000' west of the Intersection of Lincoln and E. Remus (M-20). The applicant is proposing a 78 Unit Senior Living Facility on the site. The property is adjacent to an existing R3A district. The Union Township Master Plan calls for mixed land uses and does not specify the type of land use or zoning for this property. But 'rather the decision to develop is based on location with respect to existing development, available utilities and paved roads'. Based on the adjacent R3A district, their PC recommended approval of the rezoning request. Staff has no concerns with the request.

It was the consensus of the board they had no concerns with request and to forward information to the Township.

### PUBLIC COMMENT

None heard.

### STAFF COMMENTS

Mr. Nieporte stated that there maybe an amendment to the Zoning Enabling Act coming through and it has to do with co-location on towers. It is being required that these types of actions be a permitted use. There

may or may not need to be amendments to our Zoning Ordinance, staff will look into it further once it is signed by the Governor.

PLANNING COMMISSIONER'S COMMENTS

Mr. Gilchrist stated that he would like to see some action on a chicken ordinance.

Mr. Welty stated that he would like to know if there is something that this body could do about fracking.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 7:50 p.m.

---

Christine Alwood, Secretary

Brandy Harger, Recording Secretary