

ISABELLA COUNTY  
PLANNING COMMISSION

December 13, 2012

A Regular Meeting of the Isabella County Planning Commission was held on December 13, 2012 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Cheryl Jindeel, Gordon Gilchrist, Bob Thompson, Jerry Neyer, Evelyn Kent, Heather Turner, Kelly Bean (7:05 pm), Christine Alwood (7:25 pm)

MEMBERS ABSENT: William Dailey

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director  
Allison Langworthy, 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. Neyer, supported by Ms. Jindeel, to approve the agenda.

Yes: Jindeel, Gilchrist, Thompson, Neyer, Kent, Turner.

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the November 8, 2012 regular meeting were circulated to the Commission prior to the meeting for their review.

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

Yes: Jindeel, Gilchrist, Thompson, Neyer, Kent, Turner.

No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated that there was nothing new to report as there was no meeting held.

Parks & Recreation – None heard.

Board of Commissioners – None heard.

Kelly Bean came in at 7:05 pm.

### TOWNSHIP CONCERNS

Jackie Curtis, Denver Township, They are having a great time in their township.

Tom Gibbs, Gilmore Township, Mr. Gibbs said that he couldn't get anything in writing. Verbally everybody is on board to continue the way we are as far as county zoning goes. They would chip in some money if they had to, to continue with the way it is.

Bob Neeland, Isabella Township, They feel the same way as Gilmore Township about county zoning.

### PUBLIC COMMENT

None heard.

### PUBLIC HEARING FOR MASTER PLAN UPDATE

Mr. Nieporte explained that 50+ copies of the Master Plan were distributed to agencies as required. Heard back from 3 communities: Montcalm County Planning Commission thanked us for the review, Gladwin County thanked us for the review, and Sherman Township Planning Commission said good job and thanked us for the review. There were a few changes to page 39 of the document, updated employment information from Middle Michigan Development Corporation.

Mr. Thompson asked who Central Michigan Purchasing was.

Mr. Nieporte said nobody really knows. Looked on Central Michigan University's website and it stated that it was for contract labor people. They most likely got numbers from their contract employees; they are not all located in Mount Pleasant some are at their satellite campuses. He asked about Labelle Management and Middle Michigan Development Corporation said they are still working on it. Keep checking back on the Middle Michigan Development Corporation website. He stated that there was also a typo on page 33 but had already been corrected. Numbers had been transposed but the document is ready to be moved forward.

Mr. Thompson stated the basic idea with the update to the Master Plan is to update the census numbers and data and not to make policy or goal changes. He said we just want to bring the data up to date.

There was no public comment

Motion was made by Evelyn Kent, supported by Gordon Gilchrist to adopt the Master Plan with amendments by Resolution #PC 12-01.

There was no discussion.

ROLL CALL VOTE:

Kent: Yes	Turner: Yes	Thompson: Yes
Bean: Yes	Gilchrist: Yes	Alwood: Absent
Jindeel: Yes	Neyer: Yes	Dailey: Absent

No: None.

Motion carried.

Ms. Alwood came in at 7:25 pm

REVIEW ORDINANCE LANGUAGE REGARDING FENCES

Mr. Nieporte presented language for section 3.14 C. fences and sizing of Rural Production and Processing Facilities.

Discussion was held by the Planning Commission.

Mr. Nieporte suggested that 2 public hearings are held. One for the rural production and processing facilities to strike out the 3% component of the building size requirement, leaving in 10,000 feet, and the second to remove the existing section 3.14 C. and to replace it with the new proposed language.

A motion was made by Heather Turner, and supported by Gordon Gilchrist to set 2 public hearings for January 10<sup>th</sup>, 2013 at 7:00 pm in Room 225 of the Isabella County Building modifying the Fence Language and modifying the Rural Production and Processing Facility language.

Yes: Jindeel, Gilchrist, Bean, Thompson, Neyer, Alwood, Kent, Turner

No: None

Motion carried.

A motion to amend the agenda was made by Cheryl Jindeel, and supported by Jerry Neyer to add in discussion on Farmland Agreement.

No discussion.

Yes: Jindeel, Gilchrist, Bean, Thompson, Neyer, Alwood, Kent, Turner.

No: None

### FARMLAND AGREEMENT

Mr. Nieporte explained that there is a parcel in Coe Township that is 70 acres. It is shown to be zoned agriculture, and future land use is shown as agriculture. It is a cash crop for Mr. Brian Boge. He suggested to have the Planning Commission provide Coe Township with a correspondence regarding the actions.

Consensus of the Planning Commission was to send letter of support to Coe Township.

### PUBLIC COMMENT

None heard.

### STAFF COMMENTS

Mr. Nieporte provided an update on GIS projects. Plat Book project was a success. New order coming in. Shepherd School partnership proposed for transportation.

Mr. Bean asked how often the aerial imagery is updated.

Mr. Nieporte stated every 5 or 10 years.

Mr. Thompson said that USDA flies every year, and asked if we were able to use their data.

Mr. Nieporte said that we use the data for newer imagery, and just as a reference. He also said that there is a new button on the Isabella County Viewer map online that you can click and you are able to see other communities' information.

### PLANNING COMMISSION COMMENTS

Ms. Alwood apologized for being late. She attended the retirement party for Larry Burdick, Joyce Swan, and Sharon Brown. She also said that she wanted to mention that George Grim had passed away and she felt sorry about that.

Ms. Alwood also gave her Parks and Recreation report. She said that there would be no meeting in January due to being the busy time of year. At the previous meeting they discussed expansion of the disc golf course, also the Art in the Park grant for \$1,200 to update areas. She also said that the millage passed, and they are looking at infrastructure improvements. She stated that they are being fiscally prudent. She also said that the proceeds this year were down a little bit due to fees, how much usage, and weather. She said we have wonderful parks and are proud to be apart of it.

Ms. Turner told us about herself and said she was looking forward to being apart of the Planning Commission board.

Mr. Neyer said welcome to Heather and Allison.

Mr. Thompson said that January will be another opportunity to appoint officers for the commission, and he will not be seeking Chairperson. After 8 years it is time for somebody else to learn the position. He asked the board to think of who they would like as Chair, Vice Chair, and Secretary, and also Zoning Board of Appeals, and Parks and Recreation representatives. The Board of Commissioners have not decided yet who they will appoint to be their representative. Commissioner Dailey will be stepping down. He said this is an exciting time to be involved. He said the commission should spend time looking at bylaws and make sure they say what you want them to say, and to make sure everybody understands them.

Mr. Thompson brought up the zoning issue the county is facing. He said the county is proposing to forego or eliminate zoning at the county level. There are 9 townships that the county covers. The County Administrator wants the townships to choose whether or not they will have zoning. If the county does eliminate zoning that would mean each township, if they choose to have zoning, would have to develop their own Planning Commission and Zoning Board of Appeals. He said it has the potential to create chaos over a period of time. The county administrator was at the Council of Government meeting on November 21<sup>st</sup>, 2012 and had a very professionally written document, but it has holes. The document will be discussed at the Council of Government meeting on December 19<sup>th</sup>, 2012.

#### ADJOURNMENT

The meeting was adjourned by the call of the Chairperson at 7:56 pm.

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Christine Alwood, Secretary

Allison Langworthy, Recording Secretary