

ISABELLA COUNTY  
PLANNING COMMISSION

June 13, 2013

A Regular Meeting of the Isabella County Planning Commission was held on June 13, 2013 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Gordon Gilchrist, Jim Horton, Evelyn Kent, Jerry Neyer, Heather Turner, Christine Alwood, Cheryl Jindeel, Kelly Bean, Phillip Vogel

MEMBERS ABSENT: none

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director  
Kim Kennedy, Recording Secretary

The meeting was called to order by Mr. Neyer at 7:00 p.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

Mr. Nieporte requested to add to the agenda an amendment for site plan #13-02 for Bandit Industries.

A motion was made by Mr. Bean, supported by Mr. Gilchrist to approve the agenda as amended.

Ayes: Jim Horton, Evelyn Kent, Heather Turner, Christine Alwood, Cheryl Jindeel, Kelly Bean, Phillip Vogel

Nays: none

Motion carried.

PREVIOUS MINUTES

Minutes of the May 9, 2013 regular meeting were circulated to the Commission prior to the meeting for their review.

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

Ayes: Gordon Gilchrist, Jim Horton, Jerry Neyer, Heather Turner, Christine Alwood, Kelly Bean, Phillip Vogel

Nays: none

Motion carried.

### LIAISON REPORTS

**Zoning Board of Appeals** – Mr. Gilchrist stated Zoning Board of Appeals did not meet this month.

**Parks & Recreation** – Ms. Alwood stated Parks and Recreation Board had a meeting and park tour. It was recommended to the Board of County Commissioners to eliminate Watercraft fee's now that Parks and Recreation have a millage. This would make the use of Isabella County Parks affordable to the public. Ms. Alwood asked Mr. Horton if the Watercraft recommendation has come before the Board and he stated he did not recall that item but there was one in regard to kayak's. Tax capture from the County Parks mileage this year will be \$532,927.

Ms. Alwood further stated, just for the Board and Public knowledge, there have been discussions of the possible elimination of County Zoning. When the parks was receiving General Funds they received the highest amount in 2008 of \$ 321,000, last year's allocations was \$216000 so that is money now not being allocated thru the General Fund but are being absorbed thru the Park millage. That money could be a ready source of recourses and she is unaware of where it has been reallocated. The funds reallocation maybe a consideration to bring to the Board of Commissioners attention.

**Board of Commissioners** – Mr. Horton we will be getting a new County Administer. Mr. Dolehanty has resigned. At the last board meeting he laid out a time line for the process of hiring a new administrator. Mr. Dolehanty's last day will be July 5 the interim begins in July 8<sup>th</sup>. Mr. Horton commented in regards to budget cuts nothing has been proposed but he anticipates there will be cuts. At this time he has not heard from Chairmen Green on the start of an ad hock committee. Chairperson Neyer asked what the time line is for FY14 budget. Mr. Nieporte received a time line at a staff meeting and indicated that the budget is set for final approval on September 17.

### TOWNSHIP CONCERNS

Jackie Curtis/Denver Township - none presented

Bob Neeland/Isabella Township – none presented

Tom Gibb/Gilmore Township – Mr. Gibb's was presented with a Land Owner request for removal of a parcel from the PA116 program. He was unaware of the process and asked for guidance from Mr. Nieporte on to handle this issue. Mr. Nieporte stated he would do some research. He would also get with the State to find out the exact action and would forward it to Mr. Gibbs to give to the property owner.

PUBLIC COMMENT - None

Zoning Amendment #13-04 TMM Properties (Bandit Industries) – Mr. Nieporte indicated that Lou Jenson, facilities manager for Bandit Industries had submitted a request to rezone a piece of property located in Section 36 of Broomfield Township on the North side of West Millbrook Road South of the existing Airport property. Prior to the hearing in April, Mr. Jensen requested that the Zoning Amendment be postponed until the June 13, 2013 regular scheduled Planning Commission meeting. Therefore the request has been placed on your agenda for June 13, 2013. However, on May 22, 2013, Mr. Jensen submitted a written request to postpone the Zoning Amendment #13-04 until the July 18, 2013 Planning Commission meeting. Thus the Commission will need to take action to postpone the amendment until the July 18, 2013 meeting.

A motion was made by Ms. Alwood, supported by Mr. Gilchrist to postpone Zoning Amendment #13-04 until the July 18, 2013 meeting at 7 pm room 225 in the Isabella County Building.

Ayes: Jim Horton, Evelyn Kent, Jerry Neyer, Heather Turner, Cheryl Jindeel, Kelly Bean, Phillip Vogel

Nays: none

Motion carried.

SPR #13-05 Bandit Industries – Mr. Nieporte indicated that Lou Jenson, facilities manager for Bandit Industries has submitted a site plan review to construct a 8,000 sq. ft. addition to an existing building located on the property North of the existing airport property and to construct a 25,600 sq ft two story addition to an existing building located on the property South of the existing airport property. The additions are proposed for light manufacturing and parts department for Bandit Industries.

The Property is currently zoned I-1 Light Industrial and has a conforming Industrial Use taking place on it (Bandit Industries). As per Article 11 of the Isabella County Zoning Ordinance all *industrial use additions over 5,000 sq. ft.* require site plan approval by the Planning Commission. Section 11.06 includes the standards for reviewing a site plan. Mr. Nieporte presented a copy of the application including the site plan checklist for review. The proposed structures appear to be in compliance with the ordinance including the standards for review.

A motion was made by Ms. Kent supported by Mr. Bean for approval being that it met all requirements for site plan review.

Ayes: Gordon Gilchrist, Jim Horton, Jerry Neyer, Heather Turner, Christine Alwood, Cheryl Jindeel, Phillip Vogel

Motion carried.

SPR#13 – 02 Bandit Industries Amendment - On Mr. Nieporte stated that he had received an email on June 10, 2013 from Lou Jenson facility manager for Bandit Industries. His email had attached an amended site plan for SPR#13-02. This is the project that was approved in April of

2013 to add a 100' x 100' addition onto an existing structure located in the northeast corner of the Bandit Property on the south side of the airport. Mr. Jenson is requesting, on behalf of Bandit Industries, to add an additional 30' x 100' to the north. This would make the addition 130' x 100'.

Mr. Nieporte stated that he had reviewed the ordinance and the proposed amendment. Other than expanding the gravel apron around the proposed additional 30' x 100' section of the building, no additional parking or outdoor lighting has been added. The minimum setback to the north property line is 40' and the amended plan indicates 70'. The proposed structure will not get any closer than the existing building line to the east property line. The required maximum setback to the east property line is 60' and the amended site plan indicates that there is 62' to the east property line. Therefore, the proposed amendment to SPR #13-02 appears to meet all the requirements of the Isabella County Zoning Ordinance and staff would recommend approving the amendment as submitted.

A motion was made by Ms. Alwood supported by Ms. Jindeel for approval of the Amendment to SPR#13-02 for Bandit Industries

Ayes: Gordon Gilchrist, Jim Horton, Evelyn Kent, Jerry Neyer, Heather Turner, Kelly Bean,  
Phillip Vogel

Nays: none

Motion carried.

REVIEW AND APPROVAL OF CAPITAL IMPROVEMENTS FOR 2013 - Mr. Nieporte presented a PowerPoint covering Capital Improvements. Each Department was contacted and requested for their information to be turned into Community Development; all Departments except ICTC have turned in the requested information. Mr. Nieporte will make a personal visit to ICTC and express the importance of Capital Improvements with them. The only changes to current document is the move of Soil Erosion to Community Development and the chart on page 27-32.

Discussion ensued about Capital Improvements and the role of the Planning Commission.

Motion was made by Mr. Gilchrist supported by Ms. Jindeel to approve Capital Improvement Plan as amended and corrected.

Ayes: Jim Horton, Jerry Neyer, Heather Turner, Christine Alwood, Kelly Bean, Evelyn  
Kent, Phillip Vogel

Nays: none

Motion carried.

Farmland Agreement Coe Twp – Fred and Lynn Wilson – Mr. Nieporte stated, Fred and Lynn Wilson are requesting to enter a 68 Acre parcel of land they own in Section 16 of Coe Township into the Farmland and Open Space Preservation Program (PA 116). The application appears to be complete, the request is for 10 years and copies including maps are in your monthly packet. The current Coe Township Master Land Use Plan and the Isabella County Master Land Use Plan have

identified the property as having agricultural characteristics; therefore a 10 year agreement fits within the current long term plans of both the Township and the County.

It was a consensus of the Board to forward comments on to Coe Township.

Farmland Agreement Lincoln Twp – Charles and Maxine Davis – Charles and Maxine Davis are requesting to enter a 16.64 acre parcel of land they own in section 19 of Lincoln Township into the Farmland and Open Space Preservation Program (PA 116). The application appears to be complete, the request is for 20 years and copies including maps are in your monthly packet. The current County Master Plan has this property identified as Rural Agricultural Residential and the current Zoning on the Property is Restrictive Agricultural (AG-1). This application is for a parcel greater than 5 acres but less than 40 acres, therefore the clear tillable land must produce a minimum average gross annual income of \$200 per acre from the sale of agricultural products. The applicant has indicated that the average gross annual income per acre is \$250. Thus the application appears to meet the minimum qualifications for a parcel that size.

It was a consensus of the Board to forward comments on the Isabella County Clerk.

PUBLIC COMMENT none.

STAFF COMMENTS none.

PLANNING COMMISSIONER COMMENTS

Ms. Alwood stated she has been visiting Townships and there is major concern expressed with regard to the elimination of County Zoning.

Mr. Gilchrist met with Vernon Township and they did take the material he presented.

Mr. Bean stated he had been doing Township visits and agreed that there are major concerns with the elimination of County Zoning.

Mr. Neyer stated he and Mr. Nieporte visited Broomfield Township. He further stated that County Commissioner Haupt was in attendance and indicated that he would be voting not to eliminate County Zoning because his townships want it continued. He also requested that people speak to the other commissioners because he is only one vote.

ADJOURNMENT

The meeting was adjourned by the call of the Chairperson at 8:05 p.m.

  
Christine Alwood, Secretary

Kim Kennedy, Recording Secretary