

ISABELLA COUNTY
PLANNING COMMISSION

July 18, 2013

A Regular Meeting of the Isabella County Planning Commission was held on July 18, 2013 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Gordon Gilchrist, Jim Horton, Jerry Neyer, Christine Alwood, Cheryl Jindeel, Kelly Bean,

MEMBERS ABSENT: Phillip Vogel, Heather Turner, Evelyn Kent

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 2 farmland agreements to the agenda #10. Vernon Township - McConnell Farm LLC, and # 11. Fremont Township – Charles & Maxine Davis.

A motion was made by Kelly Bean supported by Gordon Gilchrist to approve the agenda as amended.

Ayes: Jim Horton, Jerry Neyer, Christine Alwood, Cheryl Jindeel

Nays: none

Motion carried.

PREVIOUS MINUTES

Minutes of the June 13, 2013 regular meeting were circulated to the Commission prior to the meeting for their review.

Ms. Alwood stated that there were grammar and spelling errors adjustments that needed to be made.

A motion was made by Christine Alwood, supported by Kelly Bean to approve the minutes as amended.

Ayes: Gordon Gilchrist, Jim Horton, Jerry Neyer, Cheryl Jindeel,
Nays: none

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – No report

Parks & Recreation – Ms Alwood state there was no meeting due to the 4th of July , but did have contact with Director and attends was good. And that she will provide an update next month.

Board of Commissioners – Mr. Horton reported that the Board of Commissions have narrowed down the search for the new County Administrator to three candidates; one being from Shiawassee County , a gentle man with experience from Saginaw and Case county, and the third is Mr. Smith from Mt Pleasant Union Township.

Mr. Neyer asked Mr. Horton on the status of the budget he stated he has not seen much on it, but believes it should be at their next meeting. One of the first questions he has for our new Administer will be what is the plan in regards to Planning / Zoning not just short term but long term. He stated that is behooving on us if we are going to move forward with Zoning and Planning in our County by the townships to give them a long term plan and show them we are going to maintain it. It does no good to bring on new townships and then a year out drop the service. Then they are back to square one and that is not fair to them. Mr. Horton believes we need to have long term planning and zoning in place.

Ms Alwood asked Mr. Horton if there has been any talk on the ad hock committee. Mr. Horton indicated, no. Mr. Horton stated he feels that the issue has been beaten to death. They already have had an ad hock committee and they have already formed an opinion.

TOWNSHIP CONCERNS

Bob Neeland/Isabella Township – none
Tom Gibb/Gilmore Township – none

PUBLIC COMMENT - None

Zoning Amendment #13-04 TMM Properties (Bandit Industries) – 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 had 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. In an email dated Friday, June 28th, Mr. Jensen requested to dispose of the request for rezoning. Therefore, no action is required and Zoning Amendment #13-04 is officially disposed of as per the applicant's request.

Farmland Agreement (PA 116) Isabella Twp – William T and Charlotte Funnell– The Funnell's are requesting to enter an 80 acre parcel of land they own in section 20 and a 39 acre of land they own in section 30 of Isabella Township into the Farmland and Open Space Preservation Program (PA 116). The application appears to be complete, the request is for 15 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 appears to be consistent with the County Master Plan and therefore, upon consensus of the commission, staff will forward the application back to the Clerk with the above referenced comments.

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

Farmland Agreement (PA 116) Vernon Twp – McConnell Farm, LLC – McConnell Farm LLC is requesting to enter a 77.5 acre parcel of land off Isabella Rd. adjacent to US-127 into the Farmland and Open Space Preservation Program (PA 116). The property is identified as Rural Agricultural Residential and the current Zoning on the property is Restrictive Agricultural (AG-1). This application appears to be consistent with the County Master Plan and therefore, upon consensus of the commission, staff will forward the application back to the Clerk with the above referenced comments.

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

Farmland Agreement (PA 116) Fremont Twp – The State of Michigan received a application from Fremont Township with Charles & Maxine Davis requesting to enter three parcels approximately 178 acres into Farmland and Open Space Preservation Program (PA 116). The letter is coming from the State because the Township erred in sending to the County Planning Commission for review and comment. First parcel is 38 acre of land in section 14 of Fremont Township; the next parcel is 60 acres in section 25 of Fremont Township. The third parcel is 80 acres in section 27 of Fremont Township all are requested for 20 yrs. 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 appears to be consistent with the County Master Plan and therefore, upon consensus of the commission, we will send a letter back to the State of Michigan that we have completed our requested review of the requests.

Further discussion was held on order of governing bodies in regards to zoning.

It was a consensus of the Board to forward a letter back to the State of Michigan that we have done our review.

PUBLIC COMMENT none.

STAFF COMMENTS Chippewa Township and the Village of Shepherd have sent us a notice of intent to amend their Master Plans. Mr. Nieporte indicated that he has been working on FY14 Budgets and they are due Friday.

PLANNING COMMISSIONER COMMENTS

Ms Alwood has done 3 township meeting – Denver Township feel very strong about Zoning. Fremont appreciated the update and the personal visit. And Chippewa Township had positive comments.

Mr. Neyer asked Mr. Horton to pass along to the County Commissioners a request to keep the Townships informed in the process of hiring for the new County Administrator.

ADJOURNMENT

The meeting was adjourned by the call of the Chairperson at 7:30 p.m.


Christine Alwood, Secretary

Kim Kennedy, Recording Secretary