

ISABELLA COUNTY
PLANNING COMMISSION

September 12, 2013

A Regular Meeting of the Isabella County Planning Commission was held on September 12, 2013 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Jim Horton, Christine Alwood

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 new #9 Union Twp PA116 Farmland Agreement, new #10 Sherman Twp text amendment, new #11 Review Village of Lake Isabella Master Plan the existing #9 becomes the new #12 and so forth. Also the numbering for SPR#13-07 should be SPR#13-09.

A motion was made by Ms Kent supported by Mr. Gilchrist to approve the agenda as amended.

Ayes: Jerry Neyer , Cheryl Jindeel, Kelly Bean, Phillip Vogel, Heather Turner

Nays: none

Motion carried.

PREVIOUS MINUTES

Minutes of the July 18, 2013 regular meeting were circulated to the Commission prior to the meeting for their review.

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

Ayes: Jerry Neyer, Kelly Bean, Phillip Vogel, Cheryl Jindeel, Heather Turner

Nays: none

Motion carried.

LIAISON REPORTS

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

Parks & Recreation – None Presented

Board of Commissioners –None Presented

TOWNSHIP CONCERNS

Jackie Curtis/Denver Township - none presented

Bob Neeland/Isabella Township – none presented

Tom Gibb/Gilmore Township – Mr. Gibb’s had a landowner inquire about Hydraulic Fracking and if the County itself has an ordinance pertaining to fracking. Mr. Nieporte state that is not an issue that this board has addressed and there is no current ordinance dealing with fracking. Citizens are asking questions this would be an opportunity to educate ourselves on this and gather information. Mr Nieporte will have staff gather information and have it sent to Mr. Gibb.

PUBLIC COMMENT - None

SPR #13-09 Proposed Private Road – Arden and Dorothanne Caszatt – Mr. and Mrs. Caszatt are proposing a private road to serve less than 3 parcels. The Cassatt’s want to split off an existing residence with outbuildings in the center of a 120 acre parcel of land they own. The current Zoning Ordinance requires all new parcels to have their minimum frontage on a public or private road. The parent parcel is comprised of more than 75% major agricultural soils and is zoned AG-1. The current restrictions for the creation of a new parcel under these circumstances are that parcels must be 3 acres or less and not deeper than 400 ft. Therefore, the Caszatt’s can either request a private road through the site plan review process or request a variance. The Caszatt’s have chosen the private road process. Included in their application you will find copies of the legal description of the private road, a survey, a location map and a sworn statement to construct the private road in compliance with the Isabella County Zoning Ordinance for private roads servicing less than 3 parcels.

Mr. Nieporte stated that if an application for a use requiring site plan review approval meets all the

standards of the Ordinance and the Planning Commission determines that the application meets Section 11.06, Standards for Site Plan Approval then the Planning Commission shall approve the Site Plan.

Mr. Nieporte further stated that after a thorough review by staff the application appears to be complete, meets all requirements of the Ordinance and meets the Standards for Site Plan Approval. Therefore, staff would recommend approval of said application and notify the applicant that road signage is required and that the applicant shall notify the Community Development Department when signage is in place for final inspection.

A motion was made by Mr. Gilchrist supported by Ms. Kent for approval being that it met all requirements for site plan review and that the applicant shall notify the Community Development Department when signage for the Private Road is in place.

Ayes: Jerry Neyer, Heather Turner, Cheryl Jindeel, Phillip Vogel, Kelly Bean

Nays: none

Motion carried.

Farmland Agreement Union Twp – Amy Burr – Ms. Burr is requesting to enter a 78 acre parcel of land she owns in section 7 of Union Township into the Farmland and Open Space Preservation Program (PA 116). The application appears to be complete; the request is for 10 years. Current zoning in the Township is Agricultural. The County Master Plan has this property identified as Rural Agricultural Residential and if it was zoned by Isabella County the Property would be General Agricultural (AG-2). This application appears to be complete after review and therefore, upon consensus of the commission, we will forward the notice of review back to Union Township.

It was a consensus of the Board to forward notice of review to Union Township.

Text Amendment to the Sherman Twp Zoning Ordinance – Keeping of Animals

Sherman Township requested for us to review the proposed text amendment related to the keeping of animals in residential districts.

The Planning Commission had no concerns with the specific language; however the Commission wanted to express to the township that there are many opinions and legal positions with regard to this issue and protection via the Right to Farm Act.

Lake Isabella Draft Master Plan Review - Mr. Nieporte explained that the Lake Isabella has requested the County Planning Commission's review and comment on their proposed Master Plan. After a brief presentation by Staff the Planning Commission requested staff send a correspondence back to the Village thanking them for the opportunity for review and commenting that it appeared not to conflict with the County Plan.

Correspondence from Kim VanDePerre Rolland Township Treasurer (Discussion) – Mr. Nieporte explained that a letter of correspondence from the Rolland Township Treasurer Kim VanDePerre

has been received by the Community Development Department and has been included in your packet for review. Mr. Nieporte further explained that the letter is regarding a request that has not been made yet for an Amish Cemetery in Rolland Township.

STAFF COMMENTS -

Mr. Nieporte informed the Board of a Administrative Site Plan Review that is taking place for Outdoor Adventures. Shardi's Hide Away campground has been purchased and major changes will be proposed. Our office is currently providing administrative review for establishing a new sales office, access and sign. Other major modifications to the facility will be proposed and go through a full blown Site Plan Review.

Mr. Nieporte reported he received the requested Capital Improvement information from ICTC after much discussion with Assistant General Manager Lisa Pratt.

Budgeting is well underway and there has been no discussion of Zoning. All request have been approved by the Interim County Administrator and will be presented at the September 17th, 2013 Board Meeting. The Board has a special meeting set for September 24, 2013 to approve the Budget.

The Coe Township Master Plan is nearing completion. On September 4, 2013 a Public Hearing was held and a recommendation to the Township Board was made to approve the document. As you may recall we have contracted with Coe Township to provide Planning and Zoning Services.

Doris Methner, Wise Township Clerk, stopped into the Community Development office inquiring about the process for updating their Master Plan. Staff discussed options which included the possibility of our office providing service to amend their Master Plan.

Sherman Township has also contacted our office requesting us to do a side by side comparison of the County Zoning Ordinance with their Zoning Ordinance. This appears to be the beginning of a very detailed analysis of Zoning in Sherman Township.

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

The meeting was adjourned by the call of the Chairperson at 8:20 p.m.


Christine Alwood, Secretary *KL*

Kim Kennedy, Recording Secretary