

ISABELLA COUNTY  
PLANNING COMMISSION

February 13, 2014

A Regular Meeting of the Isabella County Planning Commission was held on February 13, 2014 in Room 320 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Gordon Gilchrist, Jerry Neyer, Heather Turner, Cheryl Jindeel, Evelyn Kent, Jeremy Murphy, Jim Horton

MEMBERS ABSENT: Kelly Bean , Phillip Vogel

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director  
Lisa Hoisington, Recording Secretary

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

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

Mr. Nieporte requested that the Farmland Agreement review for Jerry and Susan Travis be added as item number 10 on the agenda.

A motion was made by Ms. Jindeel supported by Ms. Turner to approve the agenda as amended.

Yes: Gordon Gilchrist, Jerry Neyer, Heather Turner, Cheryl Jindeel, Evelyn Kent, Jeremy Murphy, Jim Horton

No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the January 9, 2014 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Gilchrist supported by Mr. Murphy to approve the minutes as presented.

Yes: Gordon Gilchrist, Jerry Neyer, Heather Turner, Cheryl Jindeel, Evelyn Kent, Jeremy Murphy, Jim Horton

No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrest reported that the ZBA will be making a decision on a side yard variance at the next meeting.

Parks & Recreation – Ms. Jindeel reported that the last Parks & Recreation meeting had been canceled.

Board of Commissioners – Mr. Horton asked if Chippewa Township had entered into a flood plain agreement with the County. Mr. Nieporte stated that they had. Mr. Horton gave a brief report on the status of the Dog Park.

### TOWNSHIP CONCERNS

Jackie Curtis, Denver Township, had nothing to report.

Tom Gibbs, Gilmore Township, had nothing to report.

Bob Neeland, Isabella Township, had nothing to report.

### PUBLIC COMMENT

None heard.

### SPR #14-01 Ben Byler – Milling and Processing of Farm Products (Sawmill)

Mr. Nieporte stated that the Commission will consider taking action on a Site Plan Review #14-01 submitted by Ben Byler. Mr. Byler is proposing a Milling and Processing of Farm products (Sawmill) use on his property located in Section 10 of Rolland Township on the east side of Rolland Rd. The property is conditionally zoned AG-2 and permits said use.

Mr. Nieporte explained because the use is of a commercial nature, Mr. Byler is required to submit a site plan for approval. The Planning Commission can and may impose other conditions as seen fit for the use in the review process. According to Mr. Byler, the existing driveway is suitable for the proposed activity Mr. Nieporte stated that he would suggest conditionally requiring written verification from the Road Commission to permit such use via the existing driveway.

Mr. Nieporte 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 contingent upon the receipt of correspondence from the Road Commission stating that they are satisfied with the driveway.

Board Discussion took place.

A motion was made by Mr. Gilchrest to approve Site Plan Review #14-01 as submitted contingent on the Road Commissions written approval that the driveway meets their standards, supported by Ms. Kent.

Yes: Gordon Gilchrist, Jerry Neyer, Heather Turner, Cheryl Jindeel, Evelyn Kent, Jeremy Murphy, Jim Horton

No: None.

Motion carried

### Farmland Agreement (PA116) – Richard Moss, Rolland Township

Mr. Nieporte explained that Richard Moss is requesting to enter an 80 acre parcel of land and a 10 acre parcel of land he owns in section 25 and 24 of Rolland Township into the Farmland and Open Space Preservation Program (PA 116). The application(s) appear to be complete; both requests are for 10 years. The current County Master Plan has all properties identified as Rural Agricultural Residential (RAR) and the current Zoning on the Properties are Restrictive Agricultural (AG-1) in Section 24 and General Agriculture (AG-2) in Section 25. These application(s) appear to be consistent with the County Master Plan.

The Board reviewed the applications and it was a consensus of the Board to forward comments back to the County Clerk that the applications appeared complete and consistent with the County Master Plan.

#### Farmland Agreement (PA116) – Jerry and Susan Travis, Chippewa Township

Jerry and Susan Travis are requesting to enter a 20.3 acre parcel of land they own in section 34 of Chippewa Township into the Farmland and Open Space Preservation Program (PA 116). The application appears to be complete; the request is for 26 years. The County zoning is Agriculture and the Master Plan calls for Rural Agriculture Residential, therefore being consistent with the County Plan.

Mr. Nieporte further stated that he was unsure what the Chippewa Plan and Zoning were but believed they were agricultural in nature.

The Board reviewed the application and it was a consensus of the Board to forward comments back to the Township Clerk that the application appeared complete and consistent with the County Master Plan.

#### Discussion of Notification for Variances, Special Use Permits and Zoning Amendments

Discussion was held on the notification process for variances, special use permits and zoning amendments.

Mr. Nieporte shared with the commission the comments of the County Legal Counsel, the Michigan Association of Planning and the East Michigan Council of Governments.

Mr. Nieporte further indicated that everyone suggests using a policy rather than a modification of the Ordinance, if additional notification was desired.

Mr. Nieporte suggested the following as policy:

1. Provide signs of zoning issue being considered on all properties requiring public hearing.
2. Send additional notice of hearing to township clerk of township associated with the hearing requesting that said notice be posted at the township hall.
3. Increase area of notification in Agricultural districts to 600’.

It was the consensus of the Board to adopt this as policy and forward it back to the County Board.

#### PUBLIC COMMENT

None heard.

#### STAFF COMMENTS

Mr. Nieporte stated he is still working on the amendments to the Wise Township Master Plan.

Mr. Nieporte advised the Board that he was in the process of interviewing candidates to fill the vacant full time Planner/Zoning Administrator position.

Mr. Nieporte thanked Mr. Kulick and filling in on a part time basis while the position was vacated.

Mr. Nieporte advised the Board that we are effectively administering and enforcing Sherman Township zoning effective February 1<sup>st</sup>.

Mr Nieporte advised the Board that the Coe Township Planning Commission will be holding a public hearing on March 5, 2014 for the rezoning of a piece of property west of the Village of Shepherd on Blanchard road to Light Industrial.

Mr. Nieporte advised the Board that a Conditional Rezoning request for a Milling and Processing facility (sawmill) will be brought in front of them at their next meeting.

#### PLANNING COMMISSIONER'S COMMENTS

Mr. Gilchrist inquired about mileage reimbursement. Mr. Nieporte stated that members can submit mileage from their home a visit site location; however mileage from their homes to the meeting location is not allowed.

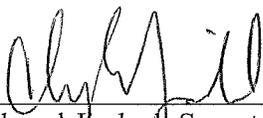
Mr. Gilchrist asked about where we stand on the flood plain. Mr. Nieporte explained that the new flood plain maps became effective February 5, 2014, 12 communities are participating with community development department to administer their flood plain and the other 10 are administering on their own or not participating. Coldwater and Lincoln Townships are not participating at this time.

Mr. Gilchrist asked that a map like those in the plat book be included in the commissioner's packet.

Mr. Horton thanked Mr. Nieporte for looking into the notification issue and coming up with a simple but effective solution.

#### ADJOURNMENT

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



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Cheryl Jindeel, Secretary  
Lisa Hoisington, Recording Secretary