

ISABELLA COUNTY
PLANNING COMMISSION

May 8, 2014

A Regular Meeting of the Isabella County Planning Commission was held on May 8, 2014 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Jim Horton, Cheryl Jindeel

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Kim Kennedy, Recording Secretary
Ray Johnson, Planner/Zoning Administrator

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. Neyer requested that the Board review and accept the amended agenda.

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

Yes: Gordon Gilchrist, Jerry Neyer, Jeremy Murphy, Kelly Bean, Phillip Vogel
Evelyn Kent, Heather Turner

No: None

Motion carried.

PREVIOUS MINUTES

Minutes of the April 10, 2014 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 presented.

Yes: Gordon Gilchrist, Jerry Neyer, Jeremy Murphy, Kelly Bean, Phillip Vogel
Evelyn Kent, Heather Turner

No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – none
Parks & Recreation – none
Board of Commissioners- none

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.

NEW BUSINESS

Farmland Agreement – Brookens, Lincoln Township

The application was presented to the Planning Commission for review and comment. The application appears to be consistent with the County Master Plan and Zoning Ordinance therefore, upon consensus of the commission; staff will forward the application back to the County Clerk.

Farmland Agreement – Anthony R. Eberhart, Vernon Township

The application was presented to the Planning Commission for review and comment. The application appears to be consistent with the County Master Plan and Zoning Ordinance therefore, upon consensus of the commission; staff will forward the application back to the County Clerk.

Sherman Township Text Amendment Review

The Sherman Township Planning Commission has forwarded several text amendments to the County Planning Commission for review. The Townships are required as per the Michigan Zoning Enabling Act (MZEA), PA 110 of 2006 to forward all amendments for review by the County. The amendments proposed are to references of the MZEA, membership of their ZBA, the notification process and references to the Zoning Board. All of the amendments except the ZBA membership are amendments that are coming in compliance with the new MZEA of 2006. Staff has no issues with the amendments.

Mecosta County Master Plan Notice of Intent

The Mecosta County Planning Commission has provided us with Notice of their intent to update their Master Plan. This process is a requirement of the Michigan Planning Enabling (MPEA) Act, PA 33 of 2008 as a neighboring County. Staff will provide updates as they come.

Maeder Bros Inc SPR# 14-02

Rick Maeder is proposing a replacement building due to a complete loss by fire. The proposed building will be in same location of the former building. The Planning Commission monthly packet has a site plan application with a complete plot plan for the location.

A motion was made by Mr. Murphy supported by Ms. Kent for approval of the SPR#14-02 as submitted.

Yes: Gordon Gilchrist, Jerry Neyer, Jeremy Murphy, Kelly Bean, Phillip Vogel
Evelyn Kent, Heather Turner

No: None.

Motion carried.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Nieporte stated that the Capital Improvement Program process for updating in 2014 is taking place. Mr. Nieporte will bring the updated CIP to the next meeting for review and action.

Mr. Nieporte informed the board that the County did an Emergency Declaration for the storm damage in early April.

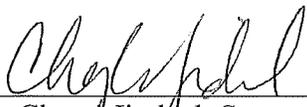
Mr. Nieporte stated our office had an inquiry on building a duplex which are only allowed in R2 district. The parcel in question is not within this district. A discussion concerning duplexes and zoning occurred. Staff will submit a report to the Commission at next month's meeting with recommendations on how to plan for duplexes county-wide.

PLANNING COMMISSIONER'S COMMENTS

None

ADJOURNMENT

The meeting was adjourned by the call of the Chairperson at 7:35 p.m.



Cheryl Jindeel, Secretary
Kim Kenndy, Recording Secretary