

ISABELLA COUNTY
PLANNING
COMMISSION

July 10, 2014

A Regular Meeting of the Isabella County Planning Commission was held on July 10, 2014 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Kelly Bean, Jim Horton,

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 agenda be approved as presented.

A motion was made by Mr. Gilchrist supported by Ms. Jindeel to approve the agenda as presented.

Yes: Jerry Neyer, Heather Turner Gordon Gilchrist, Cheryl Jindeel, Jeremy Murphy, Evelyn Kent
Phillip Vogel

No: None

Motion carried.

PREVIOUS MINUTES

Minutes of the June 2014 regular meeting were circulated to the Commission prior to the meeting for their review.

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

Yes: Jerry Neyer, Heather Turner Gordon Gilchrist, Cheryl Jindeel, Jeremy Murphy, Evelyn Kent
Phillip Vogel

No: None

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated there were three variances at last month's Zoning Board of Appeals meeting that the Board was able to address.

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.

PUBLIC COMMENT – None

NEW BUSINESS

Site Plan Review – SPR #14-06 – Monroe Miller

Mr. Nieporte explained Monroe Miller is proposing to establish a Milling and Processing Facility (Sawmill) on his property located at 11091 West Millbrook Rd in section 6 of Rolland Township. This property was Conditionally Rezoned back in April for purposes of establishing a Sawmill. The property is zoned AG-2 General Agriculture and allows for sawmills as Milling and Processing Facilities. The application and site plan appear to be complete. Staff sees no issues with the application and has received a copy of the Road Commission approval for the new driveway. Staff would also suggest a double row of staggered conifers planted and maintained beginning North West of the building and 10 feet west of the drive access with the trees running west, between the front lot line and the building front for purposes of screening.

Discussion occurred

A motion was made by Ms. Turner to approve SPR #14-06 as submitted with the condition that Mr. Miller will work with staff to establish a landscape plan for screening, supported by Mr. Murphy.

Yes: Gordon Gilchrist, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel, Jim Horton,
Evelyn Kent

No: None

Motion carried

Discussion regarding Mini Storage and Swimming Pools

Mr. Nieporte requested a discussion regarding Mini Storage and Swimming Pools. Mr. Nieporte stated that discussion had taken place on both in the past and have been waiting to get several amendments together at once for purposes of efficiency and saving money.

Mini Storage – several months ago our office received a request to consider amending the Ordinance to allow outside storage at Mini Storage operations. The ordinance currently states “There shall be no outside storage or stockpiling. All merchandise shall be stored within and enclosed building.” Mr. Nieporte stated that after some review of other Ordinances staff would suggest that if the planning commission wants to allow for boat and recreational vehicle storage outside that we either delete the current language or include the exception to boats and recreational vehicles provided they are in the side or rear yards and fenced including screening as seen fit by the planning commission.

Discussion occurred

A motion was made by Ms. Turner seconded by Mr. Gilchrist to set a public hearing August 14, 2014 to amend the Mini Storage language in the current ordinance.

Yes: Gordon Gilchrist, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel, Jim Horton,
Evelyn Kent

No: None

Motion carried

Mr. Nieporte requested clarity with regard to requiring fences and placement for swimming pools was needed with our current language. Previously discussions have taken place and it was recommended that staff utilize the previous language established by the planning commission.

Discussion occurred

A motion was made by Mr. Murphy seconded by Ms., Tuner to set a public hearing August 14, 2014 to amend the Swimming Pools language in the current ordinance.

Yes: Gordon Gilchrist, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel, Jim Horton,
Evelyn Kent

No: None

Motion carried

PUBLIC COMMENT - Mr. Reale spoke in regards to his personal snow removal and adverse possession.

STAFF COMMENTS - None

PLANNING COMMISSIONER'S COMMENTS -

Mr. Gilchrist expressed his disapproval of how the conditional rezone, voted on in the June Planning Commission meeting, and was not approved by the Board of Commissioners.

Ms. Turner expressed her concerns of long term planning within the County Government. Mr. Nieporte stated that the current administration is working on a more comprehensive plan.

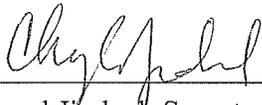
ADJOURNMENT

A motion was made by Ms. Jindeel to adjourn the meeting seconded by Ms. Kent at 7:40 p.m.

Yes: Gordon Gilchrist, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel, Jim Horton, Evelyn Kent

No: None

Motion carried.



Cheryl Jindeel, Secretary
Kim Kennedy, Recording Secretary