

ISABELLA COUNTY  
PLANNING  
COMMISSION

August 14, 2014

A Regular Meeting of the Isabella County Planning Commission was held on August 14, 2014 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

**MEMBERS ABSENT:** Kelly Bean, Phillip Vogel

**SUPPORT STAFF PRESENT:** Tim Nieporte, Community Development Director  
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 Mrs. Kent supported by Mrs. Jindeel to approve the agenda as presented.

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

No: None

Motion carried

**PREVIOUS MINUTES**

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

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

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

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Gilchrist stated there was no meeting last month.

Parks & Recreation – Mrs. Jindeel - Sales are up in June and July, Rail trails maintenance performed, boat launch at Coldwater DEQ permit scheduled to be done next Friday. Two motions passed for morning of 7 spots. Campers are \$100 and all residents are \$150. Lastly, a \$5 fee is in effect for replacement permits, and there is an August 19 meeting with Commissioners.

Board of Commissioners – Mr. Horton – There was one meeting in July at the Commission on Aging. We are currently working on the budget we will know more in the next few weeks and fees went up on certain items.

## **TOWNSHIP CONCERNS**

None

## **PUBLIC COMMENT**

None

## **NEW BUSINESS**

### **ZA# 14-03 Map Amendment (Ron Brown)**

Mr. Nieporte reported that Ron Brown the owner of Superior Fertilizer purchased some property to the East of Superior Fertilizer just a few years ago and has applied to rezone a portion of this property from AG-3 to AG-1. The rezone is being requested with the intent to expand Superior Fertilizer. Major Agricultural soil on this property is approximately 100%. All publications and public notifications have been sent out and no correspondence for or against the request has been received. This action is a recommendation to the County Board of Commission.

Mr. Neyer asked what the uses were in AG-1 verses AG-3.

Mr. Nieporte explained that AG-3 is a buffer district and allows for uses that are more conducive with residential and municipality uses than AG-1. Superior Fertilizer falls under the permitted use of the Storage and sale of seed, feed, fertilizer and other products essential to agricultural production. This is a use not permitted in the AG-3 district. Therefore the applicant is requesting to rezone it to AG -1.

The Chairman called for Public comment and opened the Public Hearing: None Heard

The Chairman closed the Public Hearing.

The Board had Brief discussion.

A motion was made by Mr. Gilchrist to recommend approval to the Board of Commissioners on ZA#14-03 as submitted, supported by Mrs. Jindeel

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

No: None

Motion carried.

**ZA# 14-04 Text Amendment (Mini-Warehouse)**

Mr. Nieporte stated this is the language which was reviewed at the previous meeting. An owner of a mini-warehouse previously requested the Planning Commission review the language to allow outdoor storage of boats and recreational vehicles. All publications and public notifications have been sent out and no correspondence for or against the request has been received. This action is also a recommendation to the County Board of Commission.

The Chairman called for Public comment and opened the Public Hearing: None Heard

The Chairman closed the Public Hearing.

Mr. Gilchrist asked if there needed to be additional requirements regarding screening.

Mr. Nieporte stated that the language referencing Section 3.23 allows for Staff to work with the application on screening requirements dependent on the location and surrounding uses.

A motion was made by Mr. Gilchrist to recommend approval of ZA#14-04 as submitted to the Board of Commissioners, supported by Mrs. Jindeel.

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

No: None

Motion carried.

**ZA# 14-05 Text Amendment (Swimming Pools)**

Mr. Nieporte stated this is clarification language to bring the Zoning Ordinance in line and consistent with the State Building Code. Existing section 3.26 will be removed and replaced with the updated language. All publications and public notifications have been sent out and no correspondence for or against the request has been received. This action is also a recommendation to the County Board of

Commission.

The Chairman called for Public comment and opened the Public Hearing.

Public Comment: Mr. Peter Reale spoke in regards to removal of his swimming pool and adverse possession in the City of Mt. Pleasant.

The Chairman closed the Public Hearing.

Board Discussion: Mr. Horton suggested the text be consistent in the title and heading regarding Spas, hot tubs and other similar devices. Mr. Nieporte agreed. Mr. Horton also questioned if we needed to add working to specify outdoor verses indoor. Mr. Nieporte will reference back to the building code to see if there is a reference to outdoor and add if necessary. However if the building code doesn't reference outdoor verse indoor the building code should reference the issue within the structure of the building.

A motion was made by Mr. Horton to recommend approval of ZA#14-05 with the recommendation to be consistent in the first paragraph with the title and if there is an reference in the Building Code of outdoor verses indoor pools add this reference and continue it to the Board of Commissioners, if there is significant change in the language Mr. Nieporte will bring it back to the Planning Commission for discussion, supported by Mr. Murphy.

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

No: None

Motion carried

### **Farmland Agreement Wise Township**

Mr. Nieporte received a PA 116 application from Wise Township for Jacob McConnell on 120 acres of land for a Farmland Agreement in Section 28 of Wise Township. The township zoning and future land use map identifies the area as Agriculture. The County zoning and future land use maps indicate the same. The application is proposed for 50 years and appears to be complete. In your packet is a copy of the application including maps for your review.

The Board had no concerns.

### **Farmland Agreement Coe Township**

Mr. Nieporte received PA 116 application from Coe Township for your review. Brian Toth is applying to place 32 acres of land into a Farmland Agreement under PA 116 in section 18 of Coe Township. The township zoning and future land use map identifies the area as Agriculture. The County zoning and future land use maps indicate the same. The application is for 50 years and is for a parcel less than 40 acres but

greater than 5 acres. Therefore, to qualify the land must produce a minimum of \$200 per acre from the sale of agricultural products. The applicant has indicated that the land has produced an average gross income over the past 2 of 3 years immediately preceding the application of \$468.75 from the sale of agricultural products which qualifies them under the statute.

The Board had no concerns.

### **PUBLIC COMMENT**

None

### **STAFF COMMENTS**

Mr. Nieporte stated that we received Wise Township's distribution on their Master Plan. Staff is contracted with Wise Township to assist with the update of their master plan. There are no major modifications, just an update to their census information and we helped bring their maps into a format easier for distribution and updates.

Mr. Nieporte also reported that October's Planning Commission meeting conflicts with a MAP (Michigan Association of Planners) annual conference being attended by Mr. Nieporte and Mr. Johnson. We are requesting to cancel October's meeting as currently scheduled. If we receive applications that need actions in October we will call a meeting the week following the regularly scheduled meeting. If nothing is received we would just cancel the October meeting.

A motion was made to cancel the October 9, 2014 meeting made by Mrs. Turner, seconded by Mrs. Jindeel.

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

No: None

Motion carried

### **PLANNING COMMISSIONER'S COMMENTS**

Mrs. Jindeel commented that our online zoning ordinance was dated 2012 and needed to be updated to the current version.

### **ADJOURNMENT**

A motion was made by Mr. Murphy to adjourn the meeting seconded by Mr. Gilchrist at 7:32 p.m.

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

No: None

Motion carried



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Cheryl Lindeel, Secretary  
Ray Johnson, Planner/Zoning Administrator