

ISABELLA COUNTY  
PLANNING  
COMMISSION  
September 11, 2014

A Regular Meeting of the Isabella County Planning Commission was held on September 11, 2014 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

**MEMBERS PRESENT:** Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean,

**MEMBERS ABSENT:** Jerry Neyer, Evelyn Kent, Heather Turner, Phillip Vogel

**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. Bean at 7:06 pm.

The Pledge of Allegiance was recited by the Commission.

**APPROVAL OF AGENDA**

Mr. Bean requested that the amended agenda be approved as presented.

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

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean

No: None

Motion carried

**PREVIOUS MINUTES**

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

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

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Gilchrist reported that they did meet last month in regards to a carport that had a 2 ½ foot setback in the front yard where 35 ft is required. The board approved this variance request.

Parks & Recreation – Ms. Jindeel reported that the monthly meeting was cancelled.

Board of Commissioners – Mr. Horton reported that next week would be the public hearing for the FY15 budget. The Board also have been reviewing 2 % requests.

## **TOWNSHIP CONCERNS**

Jackie Curtis, Denver Township, stated she has received some calls concerning large farm operations coming into the township. Mr. Nieporte informed her of the Michigan Rights to Farm Act and that there are regulations that need to be met if such operation do come into the County.

Bob Neeland, Isabella Township, had nothing to report at this time.

Tom Gibbs, Gilmore Township, had nothing to report at this time.

## **PUBLIC COMMENT**

None

## **NEW BUSINESS**

### **Site Plan Review # 14-08 (Ron Brown-Brown Milling)**

Mr. Nieporte informed the Board that Ron Brown of Brown Milling is proposing to construct a 100' x 120' steel building for purposes of storing seed. Brown Milling currently operates a Seed, Feed and Fertilizer facility at 3761 East Weidman Rd. This is an application for Site Plan Review for the application for rezoning that the Planning Commission acted on at last month's meeting. The County Board of Commissioners took formal action to approve the rezoning and the Notice of Adoption was published. Mr. Nieporte further informed the Board that this action is not a public hearing.

The Board had Brief discussion regarding the application as presented.

A motion was made by Mr. Gilchrist to recommend approval of Site Plan Review # 14-08 as submitted contingent that the owner perform the boundary adjustment as per his application, supported by Ms. Jindell.

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean

No: None

Motion carried.

### **PA 116 Farmland Agreement-Pappas (1) Isabella Township**

Mr. Nieporte stated his office has received a PA 116 application for Isabella Township for review. Ed and Mary Pappas are applying to place 36.5 acres of land into a Farmland Agreement under PA 116 in section 11 of Isabella Township. The County zoning and future land use maps call for General Agriculture and Agricultural Conservation respectively. The application is proposed for the minimum 10 years and appears to be complete. Staff sees no issues with the request.

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.

### **PA 116 Farmland Agreement- Pappas (2) Isabella Township**

Mr. Nieporte stated his office has received a PA 116 application for Isabella Township for review. Ed and Mary Pappas are applying to place 66.35 acres of land into a Farmland Agreement under PA 116 in section 11 of Isabella Township. The County zoning and future land use maps call for General Agriculture and Agricultural Conservation respectively. The application is proposed for the minimum 10 years and appears to be complete. Staff sees no issues with the request.

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.

### **Union Township Text Amendment Review (MMMA Revisions)**

Board reviewed and forward on stating that there were no concerns based on that Union Township Attorneys are advising on the issue.

Mr. Nieporte will send letter to Union Township that amendment was reviewed per the Michigan Zoning Enabling Act.

### **PUBLIC COMMENT**

None

### **STAFF COMMENTS**

Mr. Nieporte reported that Lake Isabella would be returning to the County Inspections Department for inspection services related to construction.

**PLANNING COMMISSIONER'S COMMENTS**

None

**ADJOURNMENT**

A motion was made by Ms. Jindell to adjourn the meeting seconded Mr. Murphy by at 7:24 p.m.

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean

No: None

Motion carried



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Cheryl Jindeel, Secretary  
Kim Kennedy, Recording Secretary