

ISABELLA COUNTY  
PLANNING  
COMMISSION

November 13, 2014

A Regular Meeting of the Isabella County Planning Commission was held on November 13, 2014 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

**MEMBERS PRESENT:** Jerry Neyer, Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel

**MEMBERS ABSENT:** Heather Turner, Evelyn Kent

**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 Ms. Jindeel supported by Mr. Murphy to approve the agenda as presented.

Yes: Jerry Neyer, Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel

No: None

Motion carried

**PREVIOUS MINUTES**

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

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

Yes: Jerry Neyer, Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals –none

Parks & Recreation – none

Board of Commissioners – Mr. Horton informed the PC Board of the two new Commissioners Mr. Jerry Jaloszynski and Mr. Fisher.

## **TOWNSHIP CONCERNS**

None

## **PUBLIC COMMENT**

None

## **NEW BUSINESS**

### **Special Land Use Permit #14-03**

Mr. Nieporte reported Tom Ogletree, on behalf of Ogletree Sandblasting and Powdercoat LLC., is proposing to establish a Rural Production and Processing Facility (sandblasting and powder coating) in accordance with Article 12 of the Isabella County Zoning Ordinance. The property is located in Section 8 of Rolland Township also known as 10379 W. Blanchard Rd. Blanchard MI. Parcel # 12-008-40-003-03.

Mr. Nieporte stated that the operation of the proposed facility is currently in existence and this special land use permit application is in response to the submittal of a zoning application by Mr. Ogletree for a proposed addition to the current facility. Following research by staff on this zoning application it was discovered that Mr. Ogletree had been operating this facility without having previously applied for and receiving a special land use permit. If approved, the action would bring his current business operation into compliance with the Isabella County Zoning Ordinance.

After staff's review of the project it appears to meet all ordinance requirements for such use according to Section 12.05 (JJ) - Rural Production and Processing Facilities.

Mr. Nieporte read a letter received from a neighbor Mr. & Mrs. Barry Lamb. They are not opposed to Mr. Ogletree receiving his permit but had concerns of any dust blowing from Mr. Ogletree's property to theirs.

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

Rolland Township Supervisor Tom Shaw informed the board that the Township Board met and are fully in support of Mr. Olgetree's business in Rolland Township.

Sam Shrug a neighbor stated that he was in full support of Mr. Olgetree and his business. Being a rural farmer Mr. Olgetree offers welding services that are in demand in the area.

The Chairman closed the Public Hearing.

The Board had brief discussion regarding the concerns from a nearby resident that dust and material are blowing onto their property. The Board asked Mr. Ogletree if the sandblasting operation was conducted outside, Mr. Ogletree stated it was conducted completely inside the building. The Board discussed concerns of whether or not the building was adequately fitted with the proper HVAC equipment to handle the dust created by the sandblasting operation. Mr. Nieporte stated this is a question for the building official.

A motion was made by Mr. Horton to recommend approval of SUP #14-03 with contingences that Mr. Ogletree obtain and provide staff with a copy of the Certificate of Occupancy for the use change from a storage building to the sandblasting business to be obtained from the building official, supported by Mr. Murphy.

Yes: Jerry Neyer, Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel

No: None

Motion carried.

#### **Sherman Township ZA #14-01 Text Amendment (Wireless Communication Towers)**

Mr. Nieporte explained that on October 13, 2014 the Sherman Township Planning Commission voted to recommend approval to the Township Board a text amendment to the Sherman Township Zoning Ordinance related to Wireless Communication Towers. This text amendment more clearly states the Township's requirements for Wireless Communication Towers and adds language for collocation as per the Michigan Zoning Enabling Act P.A. 110 of 2006.

Upon consensus of the commission there are no issues with the amendment.

#### **Sherman Township ZA #14-02 Map Amendment (LOR Manufacturing)**

On October 13, 2014 the Sherman Township Planning Commission voted to recommend approval to the Township Board a map amendment proposed by LOR Manufacturing. This amendment would rezone a portion of a parcel from Lakes Area Residential to Light Industrial for the purpose of meeting the required rear yard setback for the expansion of LOR Manufacturing.

A memorandum from the Sherman Township Planning Commission and the application for the map amendment submitted by LOR Manufacturing are submitted for the board review.

Upon consensus of the commission there are no issues with the amendment.

### **Farmland Agreement – Boge Lincoln Township**

Mr. Nieporte explained that Brian and Deborah Boge have made an application to the Farmland and Open Space Preservation Program (PA116). The application is for a 118.45 acre parcel in Section 12 of Lincoln Township which is planned and zoned for Agriculture. The application is for a period of 10 years and appears to be complete.

Upon consensus of the commission; staff will forward the application back to the County Clerk.

**PUBLIC COMMENT-** none

**STAFF COMMENTS** Mr. Nieporte informed the Board the Ms. Turner has resigned due to moving to Kalamazoo. Her term was up in December so it will be filled in January.

Mr. Nieporte stated that we have been contacted about doing the Platt books this year for Isabella County. Which we will put in a bid for. The Determent was also contacted by Clare County to bid on theirs as well.

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

Mr. Gilchrest thanked the CMU Students for attending.

Ms. Jindeel asked if Mr. Nieporte and Mr. Johnson brought any good information back from for their conference. Mr. Nieporte stated he did not have any thing put together but he can for next meeting. Mr. Johnson stated he attended a session which provided information on the Right to Farm Act which he found helpful.

### **ADJOURNMENT**

A motion was made by Ms. Jindeel to adjourn the meeting seconded by Mr. Murphy at 7:35 p.m.

Yes: Jerry Neyer, Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Jeremy Murphy, Kelly Bean, Phillip Vogel

No: None

Motion carried

*Cheryl Jindeel*

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Cheryl Jindeel, Secretary  
Ray Johnson, Planner/Zoning Administrator