

ISABELLA COUNTY
PLANNING
COMMISSION

December 11, 2014

A Regular Meeting of the Isabella County Planning Commission was held on December 11, 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, Evelyn Kent

MEMBERS ABSENT: None

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

The meeting was called to order by Mr. Neyer at 7:01 pm.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

Mr. Neyer requested that the agenda be approved as presented.

Mr. Nieporte informed the Board of an addition to the Agenda of Farmland Agreement for Garrett of Deerfield Township.

A motion was made by Mr. Gilchrist supported by Mrs. Kent to approve the agenda as presented with Mr. Nieporte's addition.

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

No: None

Motion carried

PREVIOUS MINUTES

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

Mrs. Kent indicated a correction on the previous month's minutes.

A motion was made by Mrs. Jindeel supported by Mr. Bean to approve the minutes with a correction made by Mrs. Kent.

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist reported on one variance request by Mrs. Lahti for a front yard setback, request was denied.

Parks & Recreation – Mrs. Jindeel reported that there was a review of the events of last year. 2 miles of the rail trail were re-sealed. Camping fees and sales were down for the 25% for the year due to weather conditions in October. 5 events for disc golf starting in January. Coldwater boat launch project has begun. Dog park project at Mission Creek should be finished in the spring. Campground reservations open on January 9.

Board of Commissioners – Administrator review at the next board meeting and Mr. Horton indicated the Board has been pleased with the current Administrator.

TOWNSHIP CONCERNS

None

PUBLIC COMMENT

None

NEW BUSINESS

Isabella Township #14-06 Map Amendment - Gary House Trust

Mr. Bean disclosed that he is related to the applicant, Jeff Bean and the property owner, Gary House and that he has no personal or financial interest in the Map Amendment.

Mr. Nieporte reported on a request to rezone a piece of property from General Agricultural (AG-2) to Light Industrial (I-1) as submitted by Jeffrey Bean on behalf of Gary House. The property is located in the 3000 block of East Denver Rd. in the Southeast ¼ of the Southeast ¼ of Section 03 of Isabella Township

Mr. Nieporte stated that staff has provided all the proper public notices and indicated to the Board they are to use the guidelines in Section 15.08 (C) (2) when making their decision on this proposal and they will make a recommendation to the County Board of Commissioners for final approval. Mr. Nieporte indicated the applicant has done a good job of providing justification for this amendment attached to the application.

Mr. Nieporte stated that staff has received no telephone correspondences regarding this proposal however staff received 5 letters in support of the action. One from Gary Lynch, one from Mr. Rick Irvin, Township Supervisor indicating the Township Board is in support of the action. The third letter is from the Commander of the American Legion Post, Luthie Metals signed by Reuben Luthie and a final letter by Phil Hart from the Rosebush Sale Barn.

Mr. Jeff Bean gave a description and a background history of the property and some of the surrounding properties and their current uses. Mr. Bean provided a description of the property, its current and past uses and his justification for the rezone request. Mr. Bean described this property as currently being used in an industrial fashion now and in the past and that there are poor soils for farming and/or residential uses in the future.

Mr. Neyer opened the meeting to public comment at 7:22 p.m.

Denise Schutt, 5237 N. Mission, stated she owns two pieces of property on the border of the property proposed to be rezoned. Mrs. Schutt spoke about the current use of the property and provided her opinion against the rezoning request.

Kelly Schmus , 5048 N. Mission, spoke about the current conditions of the property and her concern that the industrial use will increase truck traffic in front of her home.

Mr. Neyer closed the meeting to public comment at 7:30 p.m.

Mr. Nieporte provided clarification that many of these concerns will be address during a site plan review once development is proposed and screening and other nuisance abatement measures may be implemented.

Mr. Vogel asked about permitted uses in the Light Industrial uses. Mr. Nieporte referred Mr. Vogel to the table of permitted uses in the Ordinance.

A motion was made by Mr. Bean to recommend approval to the County Board of Commissioners because the proposed rezone request as it meets the requirements of Section 15.08 (C) (2) supported by Mr. Vogel.

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

No: None

Motion carried.

Farmland Agreement – Faber Coe Township

Mr. Nieporte reported that Michael E. Faber has made an application to the Farmland and Open Space Preservation Program (PA116). The application is for a 27.4 acre parcel in Section 15 of Coe Township which is planned and zoned for Agriculture.

The application is for the maximum of 90 years and appears to be complete. A map is attached for your review.

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

Farmland Agreement – Garrett Deerfield Township

Mr. Nieporte reported that Dilbert Garrett has submitted a renewal application to the Farmland and Open Space Preservation Program (PA116). The application is for a 173 acre parcel in Section 14 of Deerfield Township which is planned and zoned for Agriculture.

The application is for the maximum of 15 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 thanked Mr. Neyer for his service to the board as Chair.

Mr. Nieporte informed the Board that he will be absent at the January 8, 2015 meeting and Mr. Johnson will be conducting the organization meeting for the Board.

PLANNING COMMISSIONER'S COMMENTS

Mr. Murphy asked about the MAP training coming in January.

Mr. Nieporte clarified the training is for new(er) Board members and can be offered to others if spots open up.

Mr. Bean asked a question about a requirement and Mr. Nieporte stated he will bring that back for discussion as at a later date.

Mr. Neyer expressed his gratitude for being able to serve on the Board and thanked Staff for their work to development the ordinance to its current level.

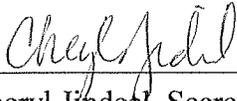
ADJOURNMENT

A motion was made by Mrs. Kent to adjourn the meeting seconded by Mr. Gilchrist at 7:44 p.m.

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

No: None

Motion carried



Cheryl Jindeel, Secretary
Ray Johnson, Planner/Zoning Administrator