

ISABELLA COUNTY  
PLANNING  
COMMISSION

February 12, 2015

A Regular Meeting of the Isabella County Planning Commission was held on February 12, 2015 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

**MEMBERS PRESENT:** Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Phillip Vogel, Nancy White, Tim O'Neil

**MEMBERS ABSENT:** Kelly Bean, Ann Silker, Jeremy Murphy

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

The meeting was called to order by Mrs. Jindeel at 7:03 pm.

The Pledge of Allegiance was recited by the Commission.

**APPROVAL OF AGENDA**

Mrs. Jindeel requested that the agenda be approved as presented.

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

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Phillip Vogel, Nancy White, Tim O'Neil

No: None

Motion carried

**PREVIOUS MINUTES**

Minutes of the January 2015 regular meeting were circulated to the Commission prior to the meeting for their review.

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

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Phillip Vogel, Nancy White, Tim O'Neil

No: None

Motion carried

## **LIAISON REPORTS**

Zoning Board of Appeals – None

Parks & Recreation – None

Board of Commissioners – Mr. Horton reported the Board of Commissioners have made an appointment to the Road Commission, the County Planning Commission, and the Economic Development Board.

**TOWNSHIP CONCERNS** - None

**PUBLIC COMMENT** - None

## **NEW BUSINESS**

### **Zoning Amendment #15-01:**

David Zamarron has applied on behalf of Absolute Investment Solutions LLC, to rezone a portion of a parcel in Section 13 of Broomfield Township from Agricultural Buffer (AG-3) to General Commercial (C-1). All notifications have been made and a copy of the application with attachments are included for your review.

Mr. Nieporte explained the property owned by Absolute Investments is split zoned parcel, meaning that the legal description of the zoning classifications split the parcel into two different zoning classifications. In an attempt to sell the property for commercial purposes the owner is requesting to fix the split zoning by having the zoning classification of the northern piece of the property change to the same as the southern piece of the property. Therefore the entire parcel of land will be zoned General Commercial (C-1). The current Isabella County Master Land Use Plan shows this property as General Commercial. Therefore the action to rezone is consistent with the Master Plan.

Mr. Nieporte displayed the area proposed to be rezoned on a large map for the Planning Commission.

Shawn Reim 151 S. Castor Rd, Shepherd MI 48883 of Absolute Investment Solutions explained the justification for the rezone as the best use of this property.

Mr. Horton asked about the house behind the property requesting to be rezoned.

Mr. Nieporte explained the house and property was split by the granting of a variance by the ZBA last year to have a driveway off Coldwater Rd.

The Board held general discussion about parcels which have split zoning districts and a future plan to use the County's GIS to analyze these parcels for future rezone if necessary.

A motion was made by Mr. Horton, seconded by Mr. Gilchrist to recommend approval to the Board of Commissioners the requested rezone as submitted.

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Phillip Vogel, Nancy White, Tim O'Neil

No: None

Motion Carried

**PUBLIC COMMENT** - None

**STAFF COMMENTS** – Mr. Nieporte stated staff was working to provide more interactive visuals for future meetings

**PLANNING COMMISSIONER'S COMMENTS** – Mr. Gilchrist asked if the County can rezone parcels of land without the landowner being present at the meeting.

Mr. Nieporte explained the future play may be to use GIS to analyze parcels which have split zoning, and make some decisions about rezoning these parcels to “clean up” the split zoned areas. Where appropriate, the County would work with the landowner but the County has the authority to rezone parcels.

**ADJOURNMENT**

A motion was made by Mr. Horton to adjourn the meeting seconded by Mr. Vogel at 7:28 p.m.

Yes: Gordon Gilchrist, Jim Horton, Cheryl Jindeel, Phillip Vogel, Nancy White, Tim O'Neil

No: None

Motion carried

  
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Cheryl Jindeel, Secretary