

ISABELLA COUNTY
PLANNING COMMISSION

December 10, 2015

A Regular Meeting of the Isabella County Planning Commission was held on December 10, 2015 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Gordon Gilchrist, Jim Horton, Phillip Vogel, Nancy White, Tim O'Neil, Kelly Bean, Ann Silker, Jeremy Murphy

MEMBERS ABSENT: None

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

The meeting was called to order by Mr. Bean at 7:00 pm.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

Mr. Nieporte requested an amendment to the agenda to change #9 Language for Communication Towers Antennas and Accessory Buildings on Waterfront Lots, renumber remaining agenda items.

A motion was made by Mr. Murphy supported by Mr. Gilchrist to approve the amended agenda as amended.

Yes: Gordon Gilchrist, Jim Horton, Phillip Vogel, Nancy White, Tim O'Neil, Kelly Bean, Ann Silker, Jeremy Murphy

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the November 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. Murphy to approve the minutes as presented.

Yes: Gordon Gilchrist, Jim Horton, Phillip Vogel, Nancy White, Tim O'Neil, Kelly Bean, Ann Silker, Jeremy Murphy
No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist reported that last month the ZBA approved a cell tower location in Gilmore Township.

Parks & Recreation – Mr. Murphy that the parks are continue to wrap up their season.

Board of Commissioners – Mr. Horton reported of the resignation of the Sherriff and that the process for finding a replacement doesn't involve the County Board.

TOWNSHIP CONCERNS – None

PUBLIC COMMENT – None

NEW BUSINESS

Mr. Johnson presented a review of the presentation on Farm Dwelling Language and 4:1 Length to Width Ratio Language that was initially presented in August 2015.

Mr. Nieporte presented on proposed language changes to the zoning ordinance for Communication Towners and Antennas, and Accessory Buildings under 200 sq. ft. on waterfront lots.

Board discussion took place on the language amendments to the zoning ordinance was discussed.

Mrs. White proposed language modification for Section 12.05 Design Standards for Special Use Permits H. (9) to read:

9. The tower base shall be setback, a distance equal to one and a half (1 1/2) times the height of the tower, *except in the case that the Planning Commission has determined the applicant has provided sufficient evidence justifying a reduction in the setback requirements.* All other buildings or structures shall meet the minimum setback requirements of the zoning district.

A motion was made by Mr. O'Neil supported by Mr. Murphy to set a public hearing for January 14, 2016, at 7 p.m. in room 225 of the Isabella County Building on the proposed zoning ordinance language change for:

Section 3.02 Accessory Buildings & Structures, A. (4)
Section 5.06 Schedule of District Regulations B., C, & D
Section 12.05 Design Standards for Special Use Permits H. (7) (9)

With the modification proposed by Mrs. White.

Yes: Gordon Gilchrist, Jim Horton, Phillip Vogel, Nancy White, Tim O'Neil, Kelly Bean,
Ann Silker, Jeremy Murphy

No: None

Motion Carried

PUBLIC COMMENT – None

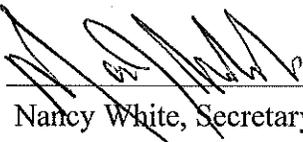
STAFF COMMENTS – None

PLANNING COMMISSIONER'S COMMENTS – Mrs. Silker requested the Board have further discussion on Section 3.02 Accessory Buildings & Structures pertaining to Water Front Lots.

Mr. Nieporte acknowledge the request and will put in on the January agenda.

ADJOURNMENT

A motion was made by Mr. Gilchrist to adjourn the meeting seconded by Mr. Murphy at 8:45 p.m.



Nancy White, Secretary