

ISABELLA COUNTY
PLANNING
COMMISSION

January 14, 2016

A Regular Meeting of the Isabella County Planning Commission was held on January 14, 2016 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, 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. Bean requested that the amended agenda adding # 13 PA116 Farmland Agreement – Isabella Township Schumacher Farms be approved as presented.

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

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

No: None

Motion carried

ELECTION OF OFFICERS/ORGANIZATIONAL MEETING

a. Election of Officers

Mr. Bean called for nominations for officers for 2016. A nomination was made by Mr. Vogel for the following slate of officers; Kelly Bean for Chair, Jeremy Murphy for Vice Chair, Nancy White for Secretary.

Mr. Bean called for other nominations, hearing none, Mr. Bean called for other nominations, hearing none, Mr. Bean called for other nominations. With no other nominations heard, Mr. Bean called for a motion to accept the slate of officers.

A motion was made by Mr. Vogel to accept the slate of officers seconded by Mr. Gilchrist

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

No: None

Motion carried

b. Establish Meeting Day, Time, Place

Mr. Bean presented the proposed Meeting Day, Time, Place for 2016 Planning Commission meetings. These dates being the 2nd Thursday of the month at 7:00 p.m. in room 225 of the Isabella County Building.

A motion was made by Mr. Murphy to accept the Meeting Day, Time, Place as presented with the meeting dates being the 2nd Thursday of the month at 7:00 p.m. in room 225 of the Isabella County Building seconded by Mr. Vogel.

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

No: None

Motion carried

c. Approve 2016 Meeting Calendar

Mr. Bean presented the proposed Calendar for 2016 Planning Commission meetings. These dates being the 2nd Thursday of the month at 7:00 p.m. in room 225 of the Isabella County Building.

A motion was made by Mr. Vogel to accept the proposed Calendar for 2016 as presented with the meeting dates being the 2nd Thursday of the month at 7:00 p.m. in room 225 of the Isabella County Building seconded by Mr. Murphy.

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

No: None

Motion carried

d. Appoint committee members.

Chairman Bean appointed Gordon Gilchrist as representative to the Zoning Board of Appeals and Jeremy Murphy as representative to the Parks and Recreation Board.

PREVIOUS MINUTES

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

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

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – none

Parks & Recreation – Mr. Murphy stated that December meeting was a holiday gathering for the Parks Board.

Board of Commissioners – Mr. Horton informed the Board that the Board of Commissioners selected Mr. Green as Chair and Mr. Ling as Vice Chair at their last meeting.

TOWNSHIP CONCERNS

Mrs. Curtiss expressed that the Townships have not been receiving their meeting agendas.

Mr. Nieporte stated he would check into the email group to confirm they were part of that group.

PUBLIC COMMENT

None

ZA #16-01 Section 5.06 Agricultural Districts - Footnotes B, C and D (Public Hearing)

Mr. Nieporte reported to the board, the amendment would provide standards for land with existing structures, potentially allowing for a lot depth greater than 400 ft and/or 3 acres in size but no greater than necessary for the minimum setback distance required for existing structures. This amendment will

also remove the statement in the ordinance which may not allow for an exemption from the 4:1 length to width ratio of a parcel which potentially could be granted under the Michigan Land Division Act.

Public Hearing was opened at 7:10 p.m.

Public Hearing was closed at 7:11 p.m.

A motion was made by Mrs. White to recommend approval of ZA#16-01 as submitted to the Board of Commissioners, supported by Mrs. Silker.

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

No: None

Motion carried

ZA #16-02 Section 12.05 Communication Towers and Antennas – H 7 and 9 (Public Hearing)

Mr. Nieporte reported, currently a tower base is required to be no closer than 500 ft the boundary of a residentially used parcel. This language would modify this requirement to be a minimum of 500 ft from the residential use (i.e. an existing home), rather than the parcel boundary. Also in this amendment, an addition to the language would be made to give the Planning Commission the ability to determine if the applicant has provided sufficient evidence which may justify a reduction in the tower base setback distance. If so, then the setback may be modified by the Planning Commission rather than the applicant obtaining a variance.

Public Hearing was opened at 7:12 p.m.

Public Hearing was closed at 7:13 p.m.

A motion was made by Mr. Gilchrist to recommend approval of ZA#16-02 as submitted to the Board of Commissioners, supported by Mrs. Silker.

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

No: None

Motion carried

ZA #16-03 Section 3.02 Accessory Buildings and Structures – A. 4 (Public Hearing)

Mr. Nieporte reported this amendment would provide clarification in the ordinance on allowing accessory buildings and structures under 200 square feet on water front lots to be placed in the front

yard (between the dwelling and the road right of way) and side lot line but no closer than 5 feet to either of these lot lines. Staff reviewed several sections of the ordinance which eludes to this, but feels the clarification is a necessary addition in order to alleviate confusion on where these types of structures and buildings are permitted to be placed.

Public Hearing was opened at 7:14 p.m.

Public Hearing was closed at 7:15 p.m.

A motion was made by Mr. Gilchrist to recommend approval of ZA#16-03 as submitted to the Board of Commissioners, supported by Mr. Murphy.

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

No: None

Motion carried

Discussion regarding Accessory Structures 200 Sq. Ft. or less on Waterfront Lots

The board discussed the possibility of making a modification to the ordinance to allow for accessory structures under 200 sqft in the rear yard of waterfront lots. Staff presented a brief summary of current conditions around Littlefield Lake, Stevenson Lake, Coldwater Lake and Halls Lake. It was the consensus of the board to have staff research and report back on other municipalities' ordinance language which may or may not allow structures in this location.

PA116 Farmland Agreement – Isabella Township Schumacher Farms

The application was presented to the Planning Commission for review and comment. The application appears to be consistent with the County Master Plan and Zoning Ordinance but was missing years of contract, upon consensus of the commission; staff will forward the application to the County Clerk for with the comment that the number of years is not included on the application.

PLANNING COMMISSION ANNUAL REPORT

Mr. Nieporte reviewed the 2016 Planning Commission Annual Report. Consensus was made to accept the report and forward it on the Board of Commissioners.

PUBLIC COMMENT None

STAFF COMMENTS

Mr. Nieporte stated that at the City of Clare has submitted their notice of intent and will be updating their Master Plan.

Mr. Nieporte stated the additional training on special use permits and zoning amendments will take place in future meetings.

PLANNING COMMISSIONER'S COMMENTS

Mr. Gilchrist made comment on a variance from 2014 related to a deck and a handicapped ramp and how the ordinance currently regulates them. The board held discussion on the topic and it was the consensus of the board not to take action at this time.

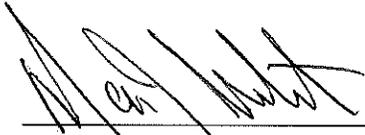
ADJOURNMENT

A motion was made by Mr. Vogel to adjourn the meeting seconded by Mr. Murphy at 8:08 p.m.

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

No: None

Motion carried



Nancy White, Secretary
Kim Kennedy, Recording Secretary