

ISABELLA COUNTY
PLANNING
COMMISSION

April 14, 2016

A Regular Meeting of the Isabella County Planning Commission was held on April 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, Phillip Vogel, Nancy White, Tim O'Neil , Erin Strang

MEMBERS ABSENT: Kelly Bean

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

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

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

Mr. Nieporte added an agenda item #9 Definition of a Farm and asked that everything following be renumber accordingly.

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

A motion was made by Mrs. Strang supported by Mr. Vogel to approve the amended agenda as amended.

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

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the February 11, 2016 regular meeting were circulated to the Commission prior to the meeting for their review.

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

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals - Mr. Gilchrist reported the last ZBA meeting was in February.

Parks & Recreation – Mr. Murphy reported last month's meeting was cancelled and there is a special meeting the 1st week in April for the park's new master plan.

Board of Commissioners – Mr. Horton reported the County is conducting a wage and job classification study and it is scheduled to be completed in late August. The County is also conducting a building and grounds study to determine how to best use the building and parking footprint. Mr. Horton announced that he would again be running for his position as a County Board member. The Board is beginning to work on budget for this fiscal year, and there is a Community workshop at 7:00 p.m. on April 18, 2016 for the Mt. Pleasant Center property at City Hall.

TOWNSHIP CONCERNS

Denver – None

Gilmore - None

PUBLIC COMMENT

None heard.

Sherman Township Text Amendment:

Mr. Nieporte reported the Sherman Township Planning Commission held a public hearing and made a recommended approval to their Township Board on March 30, 2016 of the text amendment to the Sherman Township Zoning Ordinance to insert standards for private roads. Mr. Nieporte explained this language was in a Sherman Township land division ordinance and their Planning Commission felt it more appropriate to insert it to their Zoning Ordinance.

Following a brief discussion the planning commission had no comments on the proposed ordinance amendment and consensus was to send a letter back to the Sherman Township planning commission stating there were no issues or comments.

Definition of a Farm

Mr. Nieporte presented a proposed language change to strike a portion of the language in the current definition of a Farm. This was initiated by the realization of a change in the State's language and how they define a farm. The proposed change would ensure that future changes in the State's language may not require a change in the County's ordinance.

Waterfront Lots / Accessory Buildings and Structures Ordinance Language

Mr. Nieporte presented information on the proposed language changes to Section 3.02 Accessory Buildings and Structures through a presentation which included some changes to ensure consistency throughout this section with the rest of the ordinance. Mr. Nieporte discussed the proposed changes that may allow for a structure to be constructed in the required rear yard of waterfront lots with conditions.

Mrs. Silker asked for clarification on the difference between a rear yard and a required rear yard.

Mr. Nieporte clarified these differences for the commission members.

Mr. Gilchrist noted that various varmints may dig under decks low to the ground that hang over the water.

Mr. Nieporte clarified that none of the language would permit someone from building a structure which hangs over the water.

Mr. Nieporte discussed the proposed changes that may allow for a single accessory building to be constructed in the rear yard of a waterfront lot with conditions. These conditions would be dependent upon the distance from the principal building to the ordinary high water mark.

PUBLIC COMMENT

Tom Gibbs thanked the commission and staff for their work on the language to modify requirements for accessory buildings and structures on waterfront lots.

STAFF COMMENTS

Mr. Nieporte stated there are at least two agenda items for next month at this time, the conditional rezoning request the board tabled in February and a Special Use Permit application for a group child care home.

PLANNING COMMISSIONER'S COMMENTS

Mrs. Silker thanked staff for their work putting the language together for accessory buildings and structures.

Mr. Horton complimented staff for their work pulling together the amendments. Mr. Horton also thanked Tim and the GIS staff for their work towards partnering agreements with Union Township for the distribution of GIS parcel data. Mr. Horton commented on an issue with Union township and the tax tribunal and asked Tim if that was something he was able to assist with.

Mr. Nieporte explained that he was unsure if that was appropriately within his scope of responsibilities.

Mr. Gilchrist asked if we should include RV's and truck toppers in Section 3.02 (A) (5).

Mr. Nieporte explained the intent of the original language was to prevent someone from cutting manufactured homes into pieces and turning them into accessory buildings for storage and believes there is some prescient from a previous interpretation and enforcements that would sufficiently take care of Mr. Gilchrist's concerns. Mr. Nieporte stated staff would research this and have more information available at the next meeting.

ADJOURNMENT

A motion was made by Mr. Gilchrist to adjourn the meeting seconded by Mrs. Silker at 7:49 p.m.

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

No: None

Motion carried



Nancy White, Secretary