

ISABELLA COUNTY
PLANNING
COMMISSION

May 12, 2016

A Regular Meeting of the Isabella County Planning Commission was held on May 12, 2016 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Jeremy Murphy, Jim Horton

SUPPORT STAFF PRESENT: 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 agenda be approved as presented.

A motion was made by Ms. Strang supported by Mrs. White to approve the agenda as presented.

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

No: None

Motion carried

PREVIOUS MINUTES

Minutes of the April 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: Kelly Bean, Gordon Gilchrist, Ann Silker, Phillip Vogel, Nancy White, Tim O'Neil , Erin Strang

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals - Mr. Gilchrist reported the ZBA heard one variance request and it was approved.

Parks & Recreation – None

Board of Commissioners – None

TOWNSHIP CONCERNS

Denver – None

Gilmore - None

PUBLIC COMMENT

None heard.

SUP#16-02 Cotter

Mr. Johnson explained that an application was filed on March 31, 2016 by Jill Ann Cotter requesting a Special Land Use Permit to operate a Group Child Care Home. Group Child Care Homes are permitted by Special Land Use in all Agricultural Districts which included a site plan layout. The property is located approximately ½ mile East of Weidman and is surrounded by other single family residences. Mr. Johnson stated that it appeared the application met all the specific requirements of the ordinance related to Group Child Care Homes with the exception that the proposed fence on the site plan had not yet been installed. Mr. Johnson also said the application met all the general requirements for Special Land Uses, however Mrs. Cotter did request the board approve the hours of operation to begin at 6:30 a.m. for child drop off.

Public Hearing was opened at 7:09 pm

Public Hearing was closed at 7:09 pm

A motion was made by Mrs. White supported by Ms. Strang to approve Special Land Use Permit Number 16-02 (SUP#16-02) submitted by Jill Cotter, to establish a Group Child Care Home in the Agricultural Buffer (AG-3) district with approve starting time of 6:30 am and with stipulation of the rear yard fence to be installed prior to opening the Group Child Care Home.

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

No: None

Motion carried

ZA#16-04 Conditional Rezone – David Byler

Mr. Johnson stated that at the February 2016 Planning Commission meeting in which the Planning Commission voted to table the request to conditionally rezone a piece of property in Rolland Township. Concerns were raised by the public regarding the partially constructed sawmill building and the barn on the property not meeting the required setbacks in the district.

Staff received information from Mr. Byler about the setbacks and visited the property to confirm all buildings currently meet the required setbacks.

Mr. Johnson stated that concerns at the public hearing in February were raised about the fence along S. Brinton Rd. being constructed in the road right of way. When staff visited the property, he confirmed the fence had been moved so that it is no longer within the road right of way.

Concerns that an intensive livestock operation was being conducted in the barn on the property, staff received a statement from Mr. Byler that there is "currently 1 calf and only 1 horse at this residence."

Mr. Johnson state at this point all concerns raised at the February meeting have been address and the request appears to be consistent with the current surrounding land uses.

Mr. Johnson explained an application was filed on January 20, 2016 by Mr. Byler to conditionally rezone the property for Milling and Processing of Farm Products, (sawmill). Currently the ordinance does not allow for a commercial sawmill to operate in the AG-3 district. And if approved it would then be presented to the Board of Commissioners for review and final approval. Mr. Johnson also did stated that if the Board of Commissioners approved the conditional rezoning request, Mr. Byler would then have to come back to the Planning Commission for a site plan review. During this site plan review the board would then address things such as outdoor storage, waste disposal, appropriate screening, etc.

Public Hearing Comments

Mr. Bryce Lick, 8150 W Walton Rd, Blanchard had concerns of the size of the property for this type of operation and the possibility of large trucks traveling the road.

A motion was made by Ms. Strang supported by Mr. Vogel to recommend approval to the County Board of Commissioners Map Amendment 16-04 (ZA#16-04) to conditionally rezone a piece of property from the Agricultural Buffer (AG-3) district to the General Agricultural (AG-2) district.

Yes: Gordon Gilchrist, Ann Silker , Kelly Bean, Phillip Vogel, Nancy White, Tim O'Neil , Erin

Strang

No: None

Motion carried

Definition of a Farm

Mr. Johnson asked the board to recall from the April 14, 2016 the proposed change to the definition of a farm, specifically a specialty farm. This change was initiated because of a change in the State law relating to specialty farms. This change would potentially eliminate future changes in our ordinance language and make the ordinance more consistent with the State law.

Motion was made by Mr. Gilchrist supported by Ms. Strang to hold a public hearing on June 9th at 7:00 pm in room 225 of the Isabella County building for the change to the Isabella County Ordinance definition of a farm.

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

No: None

Motion carried

Waterfront Lots / Accessory Buildings and Structures

Mr. Johnson recalled at the April 14, 2016 meeting staff presented information on the proposed language modifications to Section 3.02 Accessory Buildings and Structures to provide for design standards of accessory *buildings* in the **rear yard** and *structures* in the **required rear yard** on waterfront lots in the Lakes Area Residential (L/R) District.

A motion was made by Ms. Strang supported by Mr. Vogel to hold a public hearing on June 9th at 7:00 pm in room 225 of the Isabella County building for a language modification to Section 3.02 Accessory Buildings and Structures to provide for design standards of accessory *buildings* in the **rear yard** and *structures* in the **required rear yard** on waterfront lots in the Lakes Area Residential (L/R) District.

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

No: None

Motion carried

PUBLIC COMMENT - None

STAFF COMMENTS – Mr. Johnson stated that as of yet, the only items we have on the agenda for next month are the public hearings for the text amendments and that Mr. Nieporte would be traveling and will not be at next month's meeting.

PLANNING COMMISSIONER'S COMMENTS - None

ADJOURNMENT

A motion was made by Mr. Gilchrist to adjourn the meeting seconded by Mr. Vogel at 7:25 p.m.

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

No: None

Motion carried



Nancy White, Secretary

Kim Kennedy, Recording Secretary