

ISABELLA COUNTY
PLANNING
COMMISSION

August 11, 2016.

A Regular Meeting of the Isabella County Planning Commission was held on August 11, 2016 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Phillip Vogel, Kelly Bean

SUPPORT STAFF PRESENT: Ray Johnson, 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. Murphy requested that the agenda be approved as presented.

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

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

No: None

Motion carried

PREVIOUS MINUTES

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

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

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

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated that the ZBA approved a Variance for Verizon cell tower

Parks & Recreation – Mr. Murphy reported at the last Parks meeting there was budget and park improvements discussions.

Board of Commissioners – Mr. Horton reported that the Board of Commissioners continue to work on the building and wage studies and have formed a committee to study E. Coli levels.

TOWNSHIP CONCERNS

Denver – Jackie Curtis had nothing to report.

Sherman – Richard Schmidt had nothing to report.

PUBLIC COMMENT

None heard.

SPR#16-04 Milling and Processing of Farm Products/Sawmill

Mr. Johnson explained that an application was filed on July 20, 2016 by Mr. Korie Miller which included a site plan outlining his current sawmill operation and proposal for the installation of screening along S. Woodruff Rd.

The application was submitted in response to a written complaint submitted to our office which stated Mr. Miller had been operating a sawmill on the property without first applying for appropriate permits. After discussing the violation with Mr. Miller, it was determined the sawmill began its operation shortly after the property was purchased in 2013 including the expansion of the 30 x 40 ft barn to accommodate the inclusion of the sawmill.

As indicated in the site plan, Mr. Miller is offering up screening in the form of a double row of staggered trees along S. Woodruff Rd. Mr. Miller has also indicated that the sawdust and milled lumber is being stored within the expanded buildings and is periodically hauled off site.

Mr. Johnson also added that the generator running the sawmill was indoors which helps to keep noise at a minimum.

Mr. Horton asked about the zoning district the sawmill is located in.

Mr. Johnson reported this is in the AG-1 (restrictive agricultural) district and is permitted by right in this district.

A motion was made by Mrs. Silker supported by Mr. Gilchrist to approve Site Plan Review Number 16-04 as submitted with the stipulation that the applicant provide a copy of the driveway permit issued by the Isabella County Road Commission for the sawmill driveway, permit from Central Michigan District Health Department for the outhouse and the applicant shall install and maintain a staggered, double row of evergreen trees at a minimum of 3 ft in height when planted in the location(s) indicated on the submitted site plan prior to operating the sawmill.

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

No: None

Motion carried

SUP#16-06 Verizon Wireless Site – “Peas Lake” – Lincoln Township

Mr. Johnson stated that an application was filed on July 21, 2016 Andrew Webber on behalf of Verizon Wireless which included a site plan. The applicant is requesting a special use permit to erect a new wireless communications tower with a maximum height of 199'. The application includes a wireless communications compound of 100 x 100 ft to contain the tower and ground equipment.

Mr. Johnson stated that after review of the ordinance the application appears to be complete and meet the criteria of the Section 12.05 (H) of the ordinance. Mr. Webber also has submitted the answers to the general requirements for special land uses on a separate sheet of paper. Mr. Johnson reminded the planning commission members the required conditions within the ordinance which are receipt of compliance with the FAA, FCC, MDOT Tall Structures Act, any other state and federal acts as well as a report from the FAA that the tower complies with air navigation and the receipt of a \$15,000 bond as per the ordinance.

Public Hearing was opened

Mr. Weber stated that Verizon is purposing to construct a 100 x 100 compound with a 199 ft. mono pole wireless communication tower. He stated that the location complied with all setback distances from a residence.

Mr. Labell spoke to the planning commission of the telecommunications act and Verizon's requirement to provide for coverage for its customers. Mr. Labell also explained the propagation maps provided by

Mr. Weber to the planning commission members which he says demonstrates the need for coverage in this area so as not to create permanent gaps or overlaps in coverage which can cause cellular signal interference reducing the quality of coverage.

Mr. James Neyer, neighboring property owner had concerns with possible cancer from tower and if it will affect the land values.

Mr. Labell commented that according to the American Cancer Society has shown there is no correlation between cellular towers and incidences of cancer. He also stated the radio frequency waves emitted from the tower are so low that most instruments will not detect the radio waves. Mr. Labell also stated that many landowners see the inclusion of a cellular tower in the area as a positive selling point.

A motion was made by Mrs. White supported by Mr. Horton to approve Special Use Permit Number 16-06 (SUP#16-06) which was submitted by Andrew Webber on behalf of Verizon Wireless, to allow for a new wireless communications tower in the General Agricultural (AG-2) district with the stipulation that the applicant proved a copy of approvals from the FAA, FCC, MDOT and any other applicable state or federal acts, a security bond as indicated in the current ordinance, and evidence from the FAA that the tower meets all safety requirements for public and private airports in or within 4 miles. The approval is based upon the fact the applicant has demonstrated they are meeting the requirements of Section 12.03 and Section 12.05 (H).

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

No: None

Motion carried

PUBLIC COMMENT - None

STAFF COMMENTS – Mr. Johnson requested consideration from the board to cancel the September meeting due to Mr. Johnsons and Mr. Nieporte will be attending a conference during that time. Upon consensus the Board cancelled the September 8, 2016 meeting.

Mr. Johnson asked Board members to review the section of the ordinance that covers Agritourism. Mr. Johnson stated there has been inquiry from several residents about creating an event venue at a farm barn (i.e. wedding barn). Mr. Johnson also stated that we have not yet received any applications, but we may see some in the near future.

PLANNING COMMISSIONER'S COMMENTS - None

ADJOURNMENT

A motion was made by Mr. Horton to adjourn the meeting seconded by Mrs. White at 8:00 p.m.

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

No: None

Motion carried



Nancy White, Secretary

Kim Kennedy, Recording Secretary