

ISABELLA COUNTY
PLANNING
COMMISSION

January 12, 2017

A Regular Meeting of the Isabella County Planning Commission was held on January 12, 2017 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel

MEMBERS ABSENT: Kelly Bean, Gordon Gilchrist, Ann Silker

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

The meeting was called to order by Mr. Bean at 7:04 pm.

The Pledge of Allegiance was recited by the commission.

APPROVAL OF AGENDA

Mr. Murphy requested that the agenda be approved with amendments.

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

Yes: Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel

No: None

Motion carried

ELECTION OF OFFICERS/ORGANIZATIONAL MEETING

a. Election of Officers

Mr. Murphy called for nominations for officers for 2017. 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. Murphy called for other nominations, hearing none, Mr. Murphy called for other nominations, hearing none, Mr. Murphy called for other nominations. With no other nominations heard, Mr.

Murphy 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. O'Neil.

Yes: Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel

No: None

Motion carried

b. Establish Meeting Day, Time, Place

Mr. Murphy presented the proposed Meeting Day, Time, and Place for 2017 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 Mrs. White to accept the Meeting Day, Time, and 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. Murphy.

Yes: Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel

No: None

Motion carried

c. Approve 2016 Meeting Calendar

Mr. Murphy presented the proposed Calendar for 2017 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.

The proposed Calendar for 2017 as presented was accepted 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

Yes: Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel

No: None

Motion carried

d. Appoint committee members.

Chairman Murphy appointed Phil Vogel 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 2016 regular meeting were circulated to the commission prior to the meeting for their review.

A motion was made by Mr. O'Neil supported by Mr. Murphy to approve the minutes as presented.

Yes Nancy White, Jeremy Murphy, Jim Horton, Tim O'Neil, Phillip Vogel

No: None

Motion carried

LIAISON REPORTS

Zoning Board of Appeals – None

Parks & Recreation – None

Board of Commissioners – Mr. Horton reported that the last Commissioners meeting was an organizational meeting. Chairperson will be Mr. Green and Vice Chair Mr. Ling. Mr. Horton also reported that the DEQ is now heavily involved in the E-Coli situation and the DEQ has sent a letter was sent to Nottawa Township asking for a plan of action.

TOWNSHIP CONCERNS

Denver – Jackie Curtis had nothing to report.

Gilmore - Tom Gibbs had nothing to report.

PUBLIC COMMENT - None

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.

UNION TOWNSHIP MAP AMENDMENT REVIEW

Union Township forwarded a map amendment to the Isabella County Planning Commission for review. Staff noted it appeared consistent with Union Township's Master Plan.

The board had no comment on these amendments.

Mr. Nieporte stated that staff will forward to Union Township a letter stating that the Commission has reviewed the amendment and has no comments.

DISCUSSION ON ELECTRONIC MESSAGE BOARDS

Mr. Nieporte stated that our office recently had two inquires on electronic message boards. At this time our zoning ordinance does not allow electronic message boards other than those displaying date, time and temperature or items for sale within the establishment. After staff researched the surrounding area it was determined that the trend seems to be going towards electronic message boards. Staff gathered some general criteria that would have to be changed within the Zoning ordinance to make allow for electronic message boards.

1. Modify the definition of an electronic message board.
2. Allow for electronic message boards, 24 square feet in size in all districts.
3. Within the Commercial and Industrial districts the electronic message board would be limited to 24 sq. ft of the currently allowed 80 sq. ft.

Board discussion took place.

After discussion the Board set a public hearing scheduled for the next meeting February 9, 2017 at 7:00 p.m.

DISCUSSION ON AGRICULTURAL TOURISM/WEDDING AND EVENT FACILITIES

Mr. Nieporte informed the board that staff researched Agricultural Tourism as requested.

It was found that Ag Tourism was tied to functions to market the farm or farm products. After research staff concluded that Agricultural Tourism and Wedding and Event Facilities are two different activities.

Staff recommended to modify the zoning ordinance with the following changes;

1. Agricultural Tourism as listed and defined to be deleted.
2. Separate: Cider Mills, Wineries, U-pick Operations and other similar uses to be permitted in all agricultural districts.
3. Add Indoor/Outdoor Entertainment Facilities (such as wedding/event facilities) as a special land use in the AG-2 and AG-3 districts and add (at a minimum) the following criteria
 - a. The parcel shall be a minimum of 40 acres.
 - b. The use shall maintain the rural and agricultural characteristic of the area and shall maintain a minimum of 50% open space which does not include required parking and other outdoor activities.
 - c. All indoor and outdoor entertainment activities (including parking areas) shall take place no closer than 100 feet to a property line, 1320 feet to a residential use, and ½ mile to a residential district.

- d. No outdoor speakers or PA systems shall be allowed, with the exception of music being played during a wedding ceremony.
 - e. All indoor and outdoor entertainment activities shall cease to operate at 11:00 p.m.
4. Private Indoor Entertainment Facilities be allowed by special land use in AG-2 and AG-3 and remove *family type functions, funeral dinners, weddings, reunions, and other similar activities*, and clean up punctuation), modify Special Land Uses Section 12.01 and 12.05 EE accordingly.

	AG-1	AG-2	AG-3
Cider Mills, Wineries, Farm Markets, U-pick Operations and other similar uses	P	P	P
Commercial agriculture and Farm Operations	P	P	P
Indoor/Outdoor Entertainment Facilities (such as wedding/event facilities)	NP	SLU	SLU
Private Indoor Entertainment Facilities (such as Fraternal Organizations and Lodge Halls)	NP	SLU	SLU

5. Define Cider Mills, Wineries, U-pick Operations and Agriculturally Related Activities.

- a. CIDER MILL: a cider mill consists of a farm operation facility where apples are processed into cider. Apples may be from the farm or bought from area farmers and pasteurization may or may not be a part of the process. A cider mill may include agriculturally related activities, kitchen and bakery areas for serving baked goods, and may sell farm and farm related products on site.
- b. WINERY: is the retail and/or manufacturing premises of a small winemaker or winemaker licensee as defined by the Michigan Liquor Control Commission. A winery may include special events involving wine, food, arts and culture; tours; a tasting room for sampling wines or other beverages made by the winery on-site; sale of bottled wine; sale of wine and business related items; and limited food concessions.
- c. U-PICK OPERATION: means a fruit or vegetable farm that provides the opportunity for customers to pick their own fruits or vegetables directly from the plant. A U-pick Operation may include agriculturally related activities and sell farm and farm related products on site.
- d. AGRICULTURALLY RELATED ACTIVITIES: means those activities that predominately use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, sleigh/hay rides, inflatable play areas, picnics, tours, petting farms, goat walks, educational events (such as farming and food preservation classes), and other similar activities.

Board discussion took place.

After discussion the Board requested to have a public hearing schedule for the next meeting February 9, 2017 at 7:00 p.m.

STAFF COMMENTS – Mr. Nieporte informed the Board that there will be an upcoming training being held with the City. Mr. Johnson will be contacting members to confirm dates they will be attending.

PLANNING COMMISSIONER’S COMMENTS - None

ADJOURNMENT

A motion was made by Mr. Horton to adjourn the meeting seconded by Mr. Vogel at 8:05p.m.

Yes Nancy White, Jeremy Murphy, Jim Horton, Tim O’Neil, Phillip Vogel

No: None

Motion carried

Nancy White, Secretary
Kim Kennedy, Recording Secretary