



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

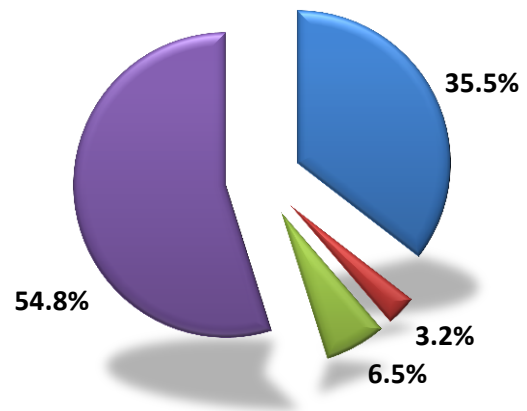
120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

2014 LCPC Annual Report

1. **2014 LCPC Membership & Officers.** County Commissioner Karol “KZ” Bolton, Mr. Keith Dersham, Mr. Howard Keller, Ms. Becky Liedel, County Commissioner Ralph Tillotson, Mr. James A. Tipton, and Mr. Jerry Wilson served as Lenawee County Planning Commissioners in 2014. Mr. Tipton served as the Chair of the LCPC.
2. **2014 LCPC Accomplishments.** The Lenawee County Planning Commission accomplished a lot over the past year including, but not necessarily limited to:

- a. **Coordinated Zoning.** A first primary responsibility of the County Planning Commission is to review and recommend action on proposed amendments to township zoning ordinances. The LCPC made recommendations regarding twelve (n=12) proposed zoning amendments in 2014. The majority of those amendments (n=11) were text amendments while only one (n=1) was a rezoning (i.e., map amendment).



- b. **Coordinated Planning.** The second primary responsibility of the Commission is to review and provide feedback on the proposed municipal (i.e., city, village and township) master plans within Lenawee County as well as master plans proposed by surrounding counties. The LCPC reviewed and commented upon two (n=2) proposed municipal master plans in 2014.

- Text Amendments
- Rezoning (Map Amendments)
- Local Master Plans
- PA 116 Agreements

- c. **Farmland Agreements.** The third primary responsibility of the County Planning Commission is to review and make recommendations regarding Farmland and Open Space Preservation (PA 116) applications to a Township Board or the County Board of Commissioners (whichever is pertinent). The LCPC made recommendations on seventeen (n=17) applications regarding the preservation of farmland and open space for periods up to ninety (90) years in 2014.
- d. **LCPC Annual Dinner.** The 39th Annual Lenawee County Planning Commission Dinner was held at the Lenawee County Club on April 17, 2014. Approximately thirty-five (35) people attended the event which featured a presentation on solid waste planning by Ms. Tonia Olson and crowdsourcing by Rep. Nancy Jenkins and Mr. Chris Miller.

- e. **Population Projections.** The Planning Commission utilized population projections made by the Michigan Department of Transportation for Lenawee County in 2040 to develop 5-year population projections for the entire county as well as the Clinton-Tecumseh-Adrian Urbanizing Corridor (i.e., the Cities of Adrian and Tecumseh; the Village of Clinton; and the Townships of Adrian, Clinton, Madison, Raisin, and Tecumseh), the Irish Hills-Devils Lake Recreational Area (i.e., the Villages of Addison, Cement City (partial), and Onsted and the Townships of Cambridge, Rollin, Rome, and Woodstock). The projections were used for the 2015-2019 edition of the *Lenawee County Parks and Recreation Plan* and will be used for the 2015 amendment of the *Lenawee County Solid Waste Management Plan* and the next edition of the *Lenawee County Master Plan*.
- 3. **2015 LCPC Goals.** The County Planning Commission seeks to coordinate planning throughout Lenawee County while respecting the planning and zoning authority of municipal governments (i.e., cities, villages, and townships). The LCPC will move towards fulfilling that vision by concentrating on the following goals during 2015:
 - a. **LCPC Ordinance.** The Planning Commission intends to update the ordinance creating the LCPC—with the permission of the County Board and Administration—in order to bring it into conformance with the Michigan Planning Enabling Act (MPEA) and submit it to the Board of Commissioners for its review and approval.
 - b. **County Master Plan.** The Commission will continue the process of preparing a new edition of the *Lenawee County Master Plan*. The LCPC will base (in part) its recommendations regarding municipal master plans and township zoning amendments (i.e., rezonings and text amendments) upon the plan. The county plan will also serve as an important resource for local units of government when updating their municipal master plans.
 - c. **Workshops.** The LCPC will host the 40th Annual Lenawee County Planning Commission Dinner and explore—with the permission of the County Board and Administration—the possibility of providing other municipal planning and zoning workshops.
 - d. **Webpage.** The LCPC will continue to investigate—with the permission of the County Board and Administration—the possibility of developing a webpage on <http://lenawee.mi.us> regarding the County Planning Commission for the use of its members and the municipalities they serve.
 - e. **Policies.** The Planning Commission will also develop and promote policies which foster coordination and cooperation among municipalities whenever possible.
- 4. **Meetings.** The County Planning Commission meets on the third (3rd) Thursday of each month at 6:30 pm in the 2nd Floor Committee Room of the Old Courthouse.

*Submitted on the behalf of the Lenawee County Planning Commission
Grant E. Bauman, AICP, LCPC Staff and Recording Secretary*



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MEETING MINUTES

Thursday, March 6, 2014

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol Bolton, Lenawee County Commission;
Rebecca Liedel, Madison Charter Township;
Ralph Tillotson, Lenawee County Commission;
James Tipton, Blissfield Township; and
Jerry Wilson, Rollin Township.

Members Absent: Keith Dersham, City of Adrian; and
Howard Keller, Lenawee ISD.

Others Present: Grant Bauman, Staff/Recording Secretary.

Item 1 **Call to order** — The meeting was called to order at 6:35 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the agenda for approval.

A motion was made by Commissioner Tillotson, and seconded by Commissioner Liedel, to approve the agenda as printed. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the December meeting minutes for approval.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to approve the December 19, 2013 meeting minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — A total of two proposed amendments were submitted to the Commission for its review and recommendation.

(1) **#14-01 | Woodstock Twp.** — Commissioners reviewed a Township initiated text amendment which will permit the "hauling of local agricultural products and associated equipment maintenance" as a conditional use in the Agricultural (AG) zoning district. Commissioners suggested appending "not to conflict with the right-to-farm act" to the end of the proposed amendment and noted that the new use should not prevent the hauling of grain and other products raised or used on the farm.

A motion was made by Commissioner Wilson, and seconded by Commissioner Tillotson, to recommend approval of the text amendments with the added comments (please see the staff report). *The motion passed by a majority (5-1) vote.*

b. **Consideration of PA 116 Farmland Agreement(s)** — A single agreement was submitted to the Commission for its review and recommendation.

(1) **#14-01 | Raisin Twp.** — Commissioners reviewed a proposed 20-year agreement for a 53.5-acre property located in Section 33 (T6S,R4E), off of Ridge Hwy.

A motion was made by Commissioner Bolton, and seconded by Commissioner Tillotson, to recommend approval of the application. The motion passed unanimously.

(2) **#14-02 | Raisin Twp.** — Commissioners reviewed a proposed 20-year agreement for a 38-acre property located in Section 25 (T6S,R4E), off of Wellsville Hwy.

A motion was made by Commissioner Liedel, and seconded by Commissioner Wilson, to recommend approval of the application. The motion passed unanimously.

- (3) **#14-03 | Ridgeway Twp.** — Commissioners reviewed a proposed 20-year agreement for a 38.2-acre property located in Section 29 (T6S,R4E), off of Laberdee Rd.

A motion was made by Commissioner Tillotson, and seconded by Commissioner Bolton, to recommend approval of the application. The motion passed unanimously.

- (4) **#14-04 | Deerfield Twp.** — Commissioners reviewed a proposed 90-year agreement for a 55-acre property located in Section 23 (T7S,R5E), off of Hoffman Rd.

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to recommend approval of the application. The motion passed unanimously.

- c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

- a. **Unfinished Business** — The Commission considered a single item of unfinished business.

- (1) **Solid Waste Financials** — Commissioners received the financial statements for January, February, and March of 2014.

- b. **New Business** — The Commission considered a single item of new business.

- (1) **Election of Officers** — Commissioners nominated Mr. Tipton and Ms. Liedel as their Chairperson and Secretary, respectively, for 2014.

A motion was made by Commissioner Tillotson, and seconded by Commissioner Liedel, to approve the slate of nominated officers for 2014. *The motion passed unanimously.*

- (2) **2013 LCPC Annual Report** — Staff summarized the 2013 LCPC Annual Report to the County Board of Commissioners regarding its accomplishments in 2013 and its goals for 2014. A few edits were suggested by Commissioners.

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to approve the 2013 Annual Report as amended. *The motion passed unanimously.*

- (3) **“Zoning Amendment” and Rezoning Worksheet” forms** — Staff presented the proposed forms and a “Deadline Schedule” to Commissioners and requested permission to begin using them.

A motion was made by Commissioner Bolton, and seconded by Commissioner Tillotson, to approve the 2013 Annual Report as amended. *The motion passed unanimously.*

- (4) **39th Annual Dinner** — Commissioners agreed to hold the dinner at the Lenawee County Club (if available) and to invite speakers on the topics of solid waste planning (Ms. Tonia Olson) and crowdsourcing (Rep. Nancy Jenkins and Mr. Chris Miller)

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, May 15, 2014

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission;
Keith Dersham, City of Adrian;
Howard Keller, Lenawee ISD
Rebecca Liedel, Madison Charter Township;
Ralph Tillotson, Lenawee County Commission; and
James Tipton, Blissfield Township.

Members Absent: Jerry Wilson, Rollin Township.

Others Present: Grant Bauman, Staff/Recording Secretary.

Item 1 **Call to order** — The meeting was called to order at 6:35 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the agenda for approval, noting that two PA 116 application and recommending that they be added.

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to approve the agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the March 6, 2014 meeting minutes for approval.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to approve the March 6, 2014 meeting minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — A total of two proposed amendments were submitted to the Commission for its review and recommendation.

(1) **#14-02 | Riga Twp.** — Commissioners reviewed a Township initiated text amendment which will allow for ponds as a permitted use in any zoning district if certain standards are met and the required site plan is approved. Staff advised the Commissioners to recommend approval of the proposed amendment with modifications/comments as long as the suggestions listed in the staff report are considered.

A motion was made by Commissioner Dersham, and seconded by Commissioner Keller, to recommend approval with modification/comments of the text amendment (please see the staff report). *The motion passed unanimously.*

(2) **#14-03 | Woodstock Twp.** — Commissioners reviewed a proposed rezoning to Suburban Residential (SR-1) of a newly created parcel of property in Section 23 (T5S-R1E) of the Township. Staff advised the Commission to recommend disapproval because the rezoning is not supported by the Township's new future land use map, resulting in "spot" zoning. Staff also noted that properties on the south side of Sanford Road are zoned Agricultural (AG) and used for residential purposes.

A motion was made by Commissioner Dersham, and seconded by Commissioner Keller, to recommend disapproval of the rezoning due to the “spot” zoning issue and the need to look at similar properties in the adjacent area (please see the staff report). *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — A single agreement was submitted to the Commission for its review and recommendation.

- (1) **#14-05 | Blissfield Twp.** — Commissioners reviewed a proposed 25-year agreement for a 31.95-acre property located in Section 6 (T7S,R5E), off of Pixley Road.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval of the application. *The motion passed unanimously.*

- (2) **#14-06 | Blissfield Twp.** — Commissioners reviewed a proposed 25-year agreement for a 48-acre property located in Section 34 (T7S,R5E), off of Riga Hwy.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval of the application. *The motion passed unanimously.*

- c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

- a. **Unfinished Business** — The Commission considered a single item of unfinished business.

- (1) **Solid Waste Financials** — Commissioners received the financial statement through March 31, 2014. The “mothballing” of the Adrian Landfill and concern about the \$35,000 transferred out of the fund last year were discussed.

- b. **New Business** — The Commission considered a single item of new business.

- (1) **Planning & Zoning Workshop** — Staff proposed the organization of a workshop for local municipalities this fall which will also explain (in part) why things are organized as they are as well as what is expected of planning commissions. Other possible topics were also solicited. Commissioners suggested mining, water in farm tiles, and wind energy.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, June 19, 2014

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission;
Keith Dersham, City of Adrian;
Rebecca Liedel, Madison Charter Township;
James Tipton, Blissfield Township; and
Jerry Wilson, Rollin Township.

Members Absent: Howard Keller, Lenawee ISD, and Ralph Tillotson, Lenawee County Commission.

Others Present: Grant Bauman, Staff/Recording Secretary.

Item 1 **Call to order** — The meeting was called to order at 6:35 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the agenda for approval.

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to approve the agenda. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the May 15, 2014 meeting minutes for approval.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to approve the May 15, 2014 meeting minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — A total of two proposed amendments were submitted to the Commission for its review and recommendation.

(1) **#14-04 | Rollin Twp.** — Commissioners reviewed a Township initiated text amendment, altering the standards applied to accessory buildings (please see the staff report). Staff advised Commissioners to recommend approval of the proposed amendment.

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend approval of the text amendment. *The motion passed unanimously.* Commissioner Wilson abstained as he serves on the Rollin Township Planning Commission (please see Sec. 107(A)(4) of the LCPC Bylaws).

(2) **#14-05 | Madison Twp.** — Commissioners reviewed a Township initiated text amendment allowing for the installation of wheelchair ramps in agricultural and residential districts that violate minimum setback requirements as long as there is a demonstrated need and the requirement that ramps will be removed when that need no longer exists (please see the staff report). Staff advised Commissioners to recommend approval of the proposed amendment. Commissioner Dersham questioned why the exception does not extend to all zoning districts.

A motion was made by Commissioner Wilson, and seconded by Commissioner Dersham, to recommend approval of the text amendment. *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — A single agreement was submitted to the Commission for its review and recommendation.

- (1) **#14-07 | Ogden Twp.** — Commissioners reviewed a proposed 90-year agreement for a 53-acre property located in Section 35 (T8S,R4E), at the intersection of Loar Highway and Yankee Road (please see the staff report).

A motion was made by Commissioner Wilson, and seconded by Commissioner Bolton, to recommend approval of the application. *The motion passed unanimously.*

- c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

- a. **Unfinished Business** — The Commission considered a single item of unfinished business.

- (1) **Solid Waste Financials** — Commissioners received the financial statement through April 30, 2014.

- b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:10 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, July 17, 2014

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission;
Keith Dersham, City of Adrian;
Rebecca Liedel, Madison Charter Township;
Howard Keller, Lenawee ISD; and
James Tipton, Blissfield Township.

Members Absent: Ralph Tillotson, Lenawee County Commission, and Jerry Wilson, Rollin Township.

Others Present: Grant Bauman, Staff/Recording Secretary.

- Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Chairperson Tipton.
- Item 2 **Public comment** — None.
- Item 3 **Approval of Agenda** — Staff added two cases to the agenda.
A motion was made by Commissioner Bolton, and seconded by Commissioner Dersham, to ap-
prove the agenda as amended. *The motion passed unanimously.*
- Item 4 **Approval of Minutes** — Staff submitted the June 19, 2014 meeting minutes for approval.
A motion was made by Commissioner Dersham, and seconded by Commissioner Keller, to ap-
prove the June 19, 2014 meeting minutes. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s)** — A total of two proposed amend-
ments were submitted to the Commission for its review and recommendation.
- (1) **#14-06 | Clinton Twp.** — Commissioners reviewed Township initiated text amend-
ments regarding sign regulations (Section 5.2) and civil infractions (Sec. 6.7). Staff ad-
vised Commissioners to (1) recommend **APPROVAL WITH COMMENTS AND MODIFICATIONS** of
the proposed amendment of Section 5.2 and (2) recommend **APPROVAL WITH COMMENT** of
the proposed amendment of Section 6.7. Staff also advised Commissioners to **TAKE NO AC-
TION** regarding the blight elimination ordinance given that it is not part of the zoning or-
dinance (please see the staff report).
A motion was made by Commissioner Dersham, and seconded by Commissioner Keller,
to make the recommendations advised by staff regarding the amendment of the zoning
ordinance and to take no action regarding the proposed blight elimination ordinance.
The motion passed unanimously.
- (2) **#14-07 | Woodstock Twp.** — Commissioners reviewed a Township initiated text
amendment that adds "state licensed residential facilities" to the listing of permitted us-
es in the Township's Agricultural (AG) District, correcting an oversight and conforming to
the Michigan Zoning Enabling Act (please see the staff report). Staff advised Commis-
sioners to recommend **APPROVAL** of the proposed amendment.
A motion was made by Commissioner Keller, and seconded by Commissioner Bolton, to
recommend approval of the text amendment, as advised by staff. *The motion passed
unanimously.*

- (3) **#14-08 | Raisin Twp.** — Commissioners reviewed a Township initiated text amendment that defines and regulates “agricultural tourism” and adds each component use to the listings of “permitted” or “conditional” uses in the Township’s Agricultural (A-1) District. Staff advised Commissioners to recommend **APPROVAL WITH COMMENTS** of the proposed amendment (please see the staff report), noting that this proactive approach can be utilized as a template for other townships. Commissioners discussed the proposed amendments noting that defining what “small-scale” means may eliminate potential disagreements between applicants and the Township.
- A motion was made by Commissioner Keller, and seconded by Commissioner Bolton, to recommend approval with comments of the text amendments. *The motion passed unanimously.*
- b. **Consideration of PA 116 Farmland Agreement(s)** — A single agreement was submitted to the Commission for its review and recommendation.
- (1) **#14-08 | Blissfield Twp.** — Commissioners reviewed a proposed 90-year agreement for a property located in Section 31 (T6S,R5E) of Blissfield Township, at the intersection of Wellsville Highway and Garno Road. Staff noted that the farmstead (containing a residence, barns, and other structures) is included in the application and that the average annual income per acre is \$332 (please see the application).
- A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval of the application provided that the portion of the property containing the farmstead is removed. *The motion passed unanimously.*
- c. **Consideration of Master Plan(s)** — None.
- Item 6 **Other Business**
- a. **Unfinished Business** — The Commission considered two items of unfinished business.
- (1) **Solid Waste Financials** — Commissioners received the financial statement through June 30, 2014.
- (2) **Demographics Template** — Staff informed Commissioners that demographics need to be developed for the new editions of the Lenawee County Solid Waste Management Plan and the Jackson County Parks and Recreation Plan as well as the Lenawee County Master Plan. Accordingly, it makes sense to develop a common set of demographics for use in all three documents. Staff sought and received ‘buy-in’ on the template.
- b. **New Business** — The Commission considered a single item of new business.
- (1) **Special Dinner** — Staff informed Commissioners of a request from the Lenawee County Solid Waste Planning Committee to hold a special dinner for local units of government regarding the development of the new edition of the Lenawee County Solid Waste Management Plan. Commissioners were in support of sponsoring an event but wish to make it inexpensive in order to allow for more people to attend. The forum will likely occur in September.
- Item 7 **Public Comment** — None.
- Item 8 **Commissioner Comment** — None.
- Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:10 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, August 21, 2014

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission;
Keith Dersham, City of Adrian;
Rebecca Liedel, Madison Charter Township;
Howard Keller, Lenawee ISD;
Ralph Tillotson, Lenawee County Commission;
James Tipton, Blissfield Township; and
Jerry Wilson, Rollin Township.

Members Absent: None.

Others Present: Grant Bauman, Staff/Recording Secretary.

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda.

A motion was made by Commissioner Keller, and seconded by Commissioner Tillotson, to approve the agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the July 17, 2014 meeting minutes for approval.

A motion was made by Commissioner Tillotson, and seconded by Commissioner Keller, to approve the July 17, 2014 meeting minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — A single zoning ordinance text amendment was submitted to the Commission for its review and recommendation.

(1) **#14-09 | Macon Twp.** — Commissioners reviewed Township initiated text amendments adding Article XIVA, which creates a process for the creation of Planned Unit Developments (PUDs). Staff explained the proposed process for creating PUDs allows for a mix of land uses in a manner which conserves natural resources, including agriculture, and energy. Commissioners were also informed that:

- the controversy they may have heard about surrounding the PUD proposal was for a specific proposed development, not the proposed standards and
- staff assisted the Macon Township Planning Commission in the drafting of the proposed Article.

Staff advised Commissioners to (1) recommend **APPROVAL** of the proposed amendment (please see the staff report).

A motion was made by Commissioner Wilson, and seconded by Commissioner Dersham, to recommend approval of the proposed zoning ordinance amendment to the Macon Township Board. *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — A single agreement was submitted to the Commission for its review and recommendation.
 - (1) **#14-09 | Medina Twp.** — Commissioners reviewed a proposed 15-year agreement for a property located in Section 19 (T8S,R1E) of Medina Township on Ridgeville Road, between US 127 (Meridian Road) and Munson Highway. Staff noted that the homestead (containing a residence, two barns, and three other farm buildings) is included in the application (please see the application). Homesteads are often removed from PA 116 agreements when the ownership of property changes.
A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval of the application and suggesting that the homestead be removed. *The motion passed unanimously.*
 - c. **Consideration of Master Plan(s)** — None.
- Item 6 **Other Business**
- a. **Unfinished Business** — The Commission considered two items of unfinished business.
 - (1) **Solid Waste Financials and Meeting Minutes** — Commissioners received the financial statement through June 30, 2014 and the August 6th meeting minutes of the Solid Waste Coordinating Committee. Prior to the meeting, Commissioner Bolton asked that the Coordinating Committee meeting minutes be submitted with the financial statement. Commissioner Dersham asked if the Commission was receiving the most up-to-date financial statement; the budget report is dated July 31, 2013. Staff agreed to look into the issue further.
 - b. **New Business** — None.
- Item 7 **Public Comment** — None.
- Item 8 **Commissioner Comment** — Commissioner Bolton announced the next solid waste collection day at the Lenawee County Fairgrounds on September 13, 2014.
- Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:15 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, October 16, 2014

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Keith Dersham, City of Adrian; Howard Keller, Lenawee ISD; James Tipton, Blissfield Township; and Jerry Wilson, Rollin Township

Members Absent: Karol (KZ) Bolton, Lenawee County Commission; Rebecca Liedel, Madison Charter Township; and Ralph Tillotson, Lenawee County Commission

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda.

A motion was made by Commissioner Keller, and seconded by Commissioner Dersham, to approve the agenda. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the August 17, 2014 meeting minutes for approval.

A motion was made by Commissioner Tillotson, and seconded by Commissioner Keller, to approve the August 17, 2014 meeting minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — A single zoning ordinance text amendment was submitted to the Commission for its review and recommendation.

(1) **#14-10 | Rollin Twp.** — Commissioners reviewed Township initiated major rewrite of its zoning ordinance. Staff explained the amendments:

- simply bring the ordinance into compliance with the Michigan Zoning Enabling Act (MZEA) and other laws;
- help to clarify existing regulations;
- include substantive changes to standards regarding the keeping of animals and decks;
- introduce new standards regarding site condominiums; telecommunication facilities and towers; wind energy systems; outdoor wood-fired boilers, stoves, and furnaces; and biofuel production facilities; and
- the establishment of a Lake Residential (LR) District and standards for conditional rezonings.

Staff advised Commissioners to recommend **APPROVAL** of the proposed amendments, noting the potential conflict with the Michigan Right-to-Farm Act regarding the keeping of animals (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Keller, to recommend approval of the proposed amendments to the Rollin Township Board, in concurrence with the staff advisement. *The motion passed unanimously, with Commissioner Wilson abstaining.*¹

- (2) **#14-11 | Riga Twp.** — Commissioners reviewed Township initiated text amendments clarifying the intent of standards regarding nonconforming structures and the need for variances. Staff advised Commissioners to recommend **APPROVAL** of the proposed amendments (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Wilson, to recommend approval of the proposed amendments to the Riga Township Board, in concurrence with the staff advisement. *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — A single agreement was submitted to the Commission for its review and recommendation.

- (1) **#14-10 | Riga Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 4 (T8S,R5E) of Riga Township.

A motion was made by Commissioner Keller, and seconded by Commissioner Dersham, to recommend approval of the application. *The motion passed unanimously.*

- (2) **#14-11 | Riga Twp.** — Commissioners reviewed a proposed 90-year agreement for a property located in Section 6 (T8S,R5E) of Riga Township.

A motion was made by Commissioner Wilson, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

- (3) **#14-12 | Palmyra Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 31 (T7S,R4E) of Palmyra Township.

A motion was made by Commissioner Dersham, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

- (4) **#14-13 | Fairfield Twp.** — Commissioners reviewed a proposed 30-year agreement for a property located in Section 6 (T8S,R3E) of Fairfield Township.

A motion was made by Commissioner Keller, and seconded by Commissioner Dersham, to recommend approval of the application. *The motion passed unanimously.*

- c. **Consideration of Master Plan(s)** — A master plan was submitted to the Commission for its review and recommendation.

- (1) **Rollin Township Master Plan.** — Commissioners reviewed the proposed 2014 edition of the Rollin Township Master Plan. Staff explained that the Michigan Planning Enabling Act requires (at a minimum) that the County Planning answer the following questions regarding the document:

- Does the county planning commission consider the proposed master plan to be inconsistent with the master plan of any adjacent municipality?

¹ Please note that this was not an official vote given that there was not a quorum. Commissioner Wilson had to abstain per the requirements of the LCPC's bylaws. Staff also informed Commissioners that he assisted the Township's Planning Commission in the preparation of the zoning ordinance amendments.

- Does the county planning commission consider the proposed master plan to be inconsistent with the county master plan?

Staff advised Commissioners to state that, in its opinion, the Rollin Township Master Plan is consistent with:

- The master plans of adjacent Lenawee County municipalities and
- The Lenawee County Comprehensive Land use Plan.

A motion was made by Commissioner Dersham, and seconded by Commissioner Keller, to recommend approval of the proposed 2014 edition of the Rollin Township Master Plan, in concurrence with the staff advisement. *The motion passed unanimously, with Commissioner Wilson abstaining.*²

Item 6 **Other Business**

- a. **Unfinished Business** — The Commission considered two items of unfinished business.

(1) **Solid Waste Financials and Meeting Minutes** — Commissioners received the solid waste financial statements through August 31, 2014 and September 30, 2014.

- b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment**. Chairperson Tipton adjourned the meeting at 7:00 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary

² Please note that this was not an official vote given that there was not a quorum. Commissioner Wilson had to abstain per the requirements of the LCPC's bylaws. Staff also informed Commissioners that he assisted the Township's Planning Commission in the preparation of the master plan.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, November 20, 2014

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Howard Keller, Lenawee ISD; James Tipton, Blissfield Township; Ralph Tillotson, Lenawee County Commission; and Jerry Wilson, Rollin Township

Members Absent: Keith Dersham, City of Adrian, and Rebecca Liedel, Madison Charter Township

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda, requesting that discussion of the proposed Rover Pipeline be added under new business (Item 6.b.(2)).

A motion was made by Commissioner Keller, and seconded by Commissioner Bolton, to approve the agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the minutes of the October 16, 2014 meeting for approval.

A motion was made by Commissioner Wilson, and seconded by Commissioner Keller, to approve the October 16, 2014 meeting minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — A single zoning ordinance text amendment was submitted to the Commission for its review and recommendation.

(1) **#14-12 | Woodstock Twp.** — Commissioners reviewed Township initiated amendments to its zoning ordinance. Staff explained the various amendments/additions will have the following effect:

- **Primary Structures** — No more than 1 dwelling may be located on a residentially zoned property, with the exception of multi-family districts. No more than 1 dwelling may be located on agriculturally or open space zoned property. No more than 1 principal structure may be located on a property in any other zoning district.
- **Accessory Structures** — Only one attached and one detached accessory structure is permitted in the Township's residential districts. There is no limit on the number of accessory structures allowed in the Township's other districts. Freestanding accessory structures are allowed without a principal structure if the following minimum lot areas are available: agricultural and open space districts, 2 acres; rural non-farm districts, 1 acre; and lake residential districts, 10,000 square feet.

Staff advised Commissioners to recommend **APPROVAL** of the proposed amendments (please see the staff report). Commissioner Wilson noted his concern about allowing free-standing accessory structures on lake residential districts. Commissioner Tillotson expressed his concern regarding the limitation on the number of dwellings allowed on an agriculturally zoned lot.

A motion was made by Commissioner Keller, and seconded by Commissioner Wilson, to recommend approval of the proposed amendments to the Woodstock Township Board, in concurrence with the staff advisement. *The motion passed, with Commissioner Tillotson dissenting.*

b. **Consideration of PA 116 Farmland Agreement(s)** — Several agreements were submitted to the Commission for its review and recommendation.

- (1) **#14-14 | Seneca Twp.** — Commissioners reviewed a proposed 20-year agreement for properties located in Sections 22 and 27 (T8S,R2E) of Seneca Township.

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

- (2) **#14-15 | Seneca Twp.** — Commissioners reviewed a proposed 30-year agreement for a property located in Section 12 (T8S,R2E) of Seneca Township.

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

- (3) **#14-16 | Deerfield Twp.** — Commissioners reviewed the proposed removal of a farmstead from PA 116 Agreement #46-36143-123119, which pertains to a property located in Section 34 (T6S,R5E) of Deerfield Township. Commissioner Tillotson noted his frustration regarding such requests.

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed, with Commissioner Tillotson dissenting.*

- (4) **#14-17 | Palmyra Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Sections 15 and 16 (T7S,R4E) of Palmyra Township.

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

c. **Consideration of Master Plan(s)** — A master plan was submitted to the Commission for its review and recommendation.

- (1) **Hudson Township Master Plan.** — Commissioners reviewed the proposed Hudson Township Master Plan. Staff explained that the Michigan Planning Enabling Act requires (at a minimum) that the County Planning Commission answer the following questions regarding the document:

- Does the county planning commission consider the proposed master plan to be inconsistent with the master plan of any adjacent municipality?
- Does the county planning commission consider the proposed master plan to be inconsistent with the county master plan?

Staff compared the municipal future land use maps of the adjoining local units of government on file with the R2PC as well as the future land use map in the countywide plan.

Staff advised Commissioners to state that, in its opinion, the Hudson Township Master Plan is consistent with:

- The master plans of adjacent Lenawee County municipalities and
- The Lenawee County Comprehensive Land use Plan.

Staff also advised the Commission to make the following recommended changes regarding the text of the document:

- The Master Plan is a guide describing ~~the Hudson Township Planning Commission's~~ [Hudson Township's] strategies for land use. (Page 3, under "purpose": *It is recommended that the Township Board also adopt the Plan, making it the policy of the entire Township rather than simply the Planning Commission.*)
- A draft Master Plan was reviewed by local officials in late 2014. ~~Revisions to the draft plan were undertaken and a revised plan was presented at a public hearing, held by the Planning Commission. The Master Plan was finalized and adopted by the Planning Commission on November 10, 2014.~~ (Page 5, top of the page: *The cover letter indicates that the public hearing will be held in late January. If the above process was used, it is not in conformance with the approval procedure required by Sections 39-43 of the Michigan Planning Enabling Act (MCL 125.3839-125.3843.)*)
- Hudson Township's 50-year trend is consistent with nearby communities ~~and remains on an upward trajectory.~~ (Page 6, under "population trends": *State population projections indicate that rural local governments in Lenawee County will decrease by 6.4% between 2010 and 2040.*)
- ~~Soils are not generally suitable for new construction, though fewer limitations exist near the City of Hudson.~~ (Page 7, under "Land Use and Physical Features": *The Soil Survey [for] Lenawee County Michigan (issued August 1961) indicates that most of the soils in Hudson Township are located in Association 3 and their "chief management problems are the need for soil erosion control on sloping areas and the need for artificial drainage on the wetter sites." Soils in the vicinity of the Village of Clayton are in Association 4 and "the need for artificial drainage and for maintaining good soil tilth are the chief management problems."*)
- The purpose is to preserve land containing agricultural value, support a relationship between urban and rural environments, create rural character, ~~permit land allotments for urban purposes to support new public utilities,~~ and discourage the development of agricultural lands that adversely affects remaining agricultural endeavors by increasing land values. (Page 16, under "Agricultural (A)": *The statement, "permit land allotments for urban purposes to support new public utilities," seems to be at odds with the other provisions of the future land use category.*)
- Township Board ~~in conjunction with Region 2 Planning Commission.~~ (Page 22 under the "protecting and Enhancing Agricultural Economy" implementation table: *The "Farm-to-Factory Initiative" was included in the 2010 edition of the Region 2 Comprehensive Economic Development Strategy (CEDS), but is not included in the 2013*

edition of the Plan nor will it be included in the 2014 edition. Also, the applicant for that project was the "Partnership for Regional Solutions (PRSC)," not the R2PC.)

- (Pages 13 and 18: Turn the maps counterclockwise by 90° and enlarge them to the greatest extent possible in order to make them more readable.)
- (There is no Zoning Plan element. Section 33(2)(d) of the Michigan Planning Enabling Act states that:

For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.)

A motion was made by Commissioner Bolton, and seconded by Commissioner Wilson, to recommend approval of the proposed Hudson Township Master Plan, in concurrence with the staff advisement and suggested changes. *The motion passed unanimously.*

Item 6 **Other Business**

- a. **Unfinished Business** — The Commission considered two items of unfinished business.

- (1) **Solid Waste Financials** — Commissioners received the solid waste financial statement through October 31, 2014.
- (2) **Solid Waste Coordinating Committee Meeting Minutes** — Commissioners received the November 5, 2014 meeting minutes of the Committee.

- b. **New Business** — The Commission considered two items of new business.

- (1) **Commissioner Appointments** — Staff reminded Commissioners Tipton, Wilson, and Keller that their current terms expire in December of 2014 and asked if they wish to request reappointment. The Commissioners indicated that they wish to be reappointed and staff provided them with the application that needs to be submitted to the Office of the County Administrator. County Commissioners Bolton and Tillotson recommended that their fellow Planning Commissioners be reappointed.
- (2) **Proposed Rover Pipeline** — Staff informed Commissioners of the proposed Rover Pipeline Project which will traverse the Townships of Adrian, Dover, Franklin, Madison, and Seneca if approved. Commissioners were provided with various informational pieces regarding the proposal and informed of the Federal Energy Regulatory Commission's (FERC's) "public scoping hearing" which will be held in Adrian on December 1, 2014.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:50 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary