



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, January 15, 2015

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

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

Members Absent: Keith Dersham, City of Adrian, 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 6:40 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

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

A motion was made by Commissioner Wilson, and seconded by Commissioner Keller, to ap-
prove the agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the minutes of the November 20, 2014 meeting for approval.

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to ap-
prove the November 20, 2014 meeting minutes. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — No zoning ordinance amendments were submitted to the Commission for its review and recommendation.

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

(1) **#15-01 | Palmyra Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 26 (T7S,R4E) of Palmyra Township.

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)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

a. **Unfinished Business** — The Commission considered no unfinished business.

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

(1) **2015 Meeting Dates and Submission Schedule** — Staff presented the proposed

meeting and submission deadline schedules for 2015. Commissioner Bolton requested that April 16th be identified as the date of the 2015 Annual Meeting.

(2) **2015 Annual Meeting** — The Commissioners asked staff to make arrangements to have the Annual Dinner at the Lenawee County Club. The following topics/speakers were discussed:

- Presentations by officials from MAC (Michigan Association of Counties), MTA (Michigan Township Association), and MML (Michigan Municipal League).
- Michigan Right-to-Farm Act
- Senator Dale Zorn
- Dr. Kratz, River Raisin Watershed Council
- Tour of MilkSource prior to the Dinner
- Public Act 116
- Tuckerman Farm, Recipients of the Conservation Farm of the Year Award
- The History of Farming in Lenawee County: Amy Gillhouse, Lenawee County Conservation District
- Staff presentation on the history of planning
- Lenawee Tech Center FFA (Future Farmers of America): Land Use Challenges for FFA participants
- Lenawee County Farm Bureau

Commissioners asked staff to contact the following potential speakers:

1. Dr. Carley Kratz, PhD, River Raisin Watershed Council
2. Amy Gillhouse, Lenawee County Conservation District: The History of Farming in Lenawee County
3. Tuckerman Farm, Recipients of the Conservation Farm of the Year Award
4. Lenawee Tech Center FFA: Land Use Challenges for FFA participants
5. Lenawee County Farm Bureau

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:30 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING NOTES

Thursday, February 19, 2015

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

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Rebecca Liedel, Madison Charter Township; and James Tipton, Blissfield Township;

Members Absent: Keith Dersham, City of Adrian, Howard Keller, Lenawee ISD; 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 6:45 p.m. by Chairperson Tipton. However, due to the lack of a quorum, no official business was conducted by the Commission.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda** — N/A

Item 4 **Approval of Minutes** — N/A

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

a. **Consideration of Township Zoning Amendment(s)** — Two zoning ordinance amendments were submitted to the Commission for its review and recommendation.

(1) **#15-01 | Palmyra Twp.** — Commissioners reviewed a Township initiated cover-to-cover revision of its zoning ordinance. Staff explained that he could not advise the Commission to recommend approval of the proposed amendments to the Township Board because they did not bring the ordinance into compliance with the Michigan Zoning Enabling Act. Staff provided various resources to the Township Planning Commission to aid in the further revision of the ordinance (please see the staff report).

Those Commissioners in attendance agreed with the staff advisement to recommend disapproval of the application. *Please note that this is an unofficial recommendation given the lack of a quorum.*

(2) **#15-02 | Woodstock Twp.** — Commissioners reviewed Township initiated amendments to its zoning ordinance regarding decks and the ordinance amendment process. Staff provided a few comments/modifications regarding the proposed amendments (please see the staff report) and advised the Commission to recommend approval of the amendments with comments/modifications.

Those Commissioners in attendance agreed with the staff advisement to recommend approval with comments/modifications of the application. *Please note that this is an unofficial recommendation given the lack of a quorum.*

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

(1) **#15-01 | Ridgeway Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 29 (T6S,R5E) of Palmyra Township. A few comments regarding the application were made by staff in its report

Those Commissioners in attendance recommended approval of the application with staff comments. *Please note that this is an unofficial recommendation given the lack of a quorum.*

- c. **Consideration of Master Plan(s)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

- a. **Unfinished Business** — Staff informed the Commission that the Lenawee County Club has been reserved for the Annual Dinner.
- b. **New Business** — There was no new business.

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, March 19, 2015

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

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

Members Absent: Keith Dersham, City of Adrian, Howard Keller, Lenawee ISD; 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 submitted the meeting agenda for approval.

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

Item 4 **Approval of Minutes**

a. Staff submitted the minutes of the January 15, 2015, meeting for approval.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to approve the January 15, 2015, meeting minutes as presented. *The motion passed unanimously.*

b. Staff submitted the notes of the February 19, 2015, meeting for receipt. (A quorum was not present during that meeting, so no official business was conducted.)

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to receive the February 19, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

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

(1) **#15-03 | Rollin Twp.** — Commissioners reviewed a proposed amendment to the text of the Township's zoning ordinance which would treat zoning violations as a civil infraction rather than a misdemeanor. Staff advised the Commission to recommend approval to the Rollin Township Board

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval of the text amendment as advised by staff. *The motion passed unanimously.*

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

- (1) **#15-03 | Macon Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 9 (T5S,R5E) of the Township.

Staff commented in its report that the Commission normally recommends that the farmstead be excluded from the agreement. Commissioner Tillotson was concerned about recommending that action in this case given that the entire parcel only comprises 18.85 acres; a split tax rate on such a small parcel may be hard for the Township to administer. The Commission asked staff to inquire if such an action would cause problems.

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

- (2) **#15-04 | Riga Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 3 (T8S,R5E) of the Township.

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

- (3) **#15-05 | Ridgeway Twp.** — Commissioners reviewed a proposed 90-year agreement for a property located in Section 18 (T6S,R5E) of the Township.

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)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

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

- (1) **40th LCPC Annual Dinner** — Staff provided Commissioners with an update on the preparations for the annual dinner. Arrangements were made with the Lenawee County Country Club including a buffet dinner similar to what was served last year. The theme for the evening is “agriculture”. Ms. Amy Gillhouse, Dr. Carley Kratz, and Mr. John Tuckerman will speak about the “Michigan Agriculture Environmental Assurance Program”, which assists farmers regarding compliance with state and federal laws that address water resource protections. Ms. Lori Isley will speak about the “Impact of Proposed Pipelines on Agriculture” in Lenawee County. Drafts of the invitation and program were also reviewed by Commissioners.

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

- (1) **Election of Officers**

A motion was made by Commissioner Tillotson, and seconded by Commissioner Bolton, to nominate Commissioner Tipton to serve another term as Chair. *The motion passed unanimously.*

A motion was made by Commissioner Tillotson, and seconded by Commissioner Bolton, to nominate Commissioner Liedel to serve another term as Secretary. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — There was one Commissioner comment.

Commissioner Bolton noted that the Governor is promoting a greater connection between land use and transportation and asked if a new member needed to be added to the Commission to represent transportation interests. Staff responded that the ordinance creating the Planning Commission would have to be amended in order to accommodate a new member. Commissioners agreed that this is a topic which needs to be discussed further.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with the first name "Grant" being more prominent.

Grant E. Bauman, Recording Secretary



Lenawee County Planning Commission

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SPECIAL MEETING MINUTES

Thursday, April 16, 2015

Lenawee Country Club • Adrian, Michigan

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

Members Absent: Keith Dersham, City of Adrian, Howard Keller, Lenawee ISD; and Jerry Wilson, Rollin Township

Others Present: Grant Bauman, Staff/Recording Secretary

The County Planning Commission held a special meeting at a different time and place in order to accommodate its 40th Annual Dinner at the Lenawee Country Club.

Item 1 **Call to order** — The special meeting was called to order at 5:10 p.m. by Chairperson Tipton.

Item 2 **Public comment** — None.

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

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

Item 4 **Approval of Minutes**

a. Staff submitted the minutes of the March 19, 2015, meeting for approval.

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to approve the March 19, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — Two zoning ordinance amendments were submitted to the Commission for its review and recommendation.

(1) **#15-04 | Woodstock Twp.** — Commissioners reviewed a proposed rezoning to Highway Service Commercial (C-3) of a parcel of property in Section 11 (T5S-R1E) of the Township. The Township Planning Commission recommends approval. Staff advised the Commission to recommend disapproval of the rezoning to C-3 to the Township Board and to further recommend that the Township consider rezoning the subject parcel to General Commercial (C-2) and to amend the zoning ordinance to allow the “incidental sale of motor vehicles, trailers, and boats associated with the restoration of such vehicles” as a conditional use in the C-2 district.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend disapproval of the rezoning, as advised by staff (please see the staff report). *The motion passed unanimously.*

- (2) **#15-05 | Woodstock Twp.** — Commissioners reviewed a proposed amendment to the text of the Township's zoning ordinance which revises its site plan review requirements. Staff advised the Commission to recommend approval with comments/modifications (please see the staff report) to the Township Board.

A motion was made by Commissioner Bolton, and seconded by Commissioner Tillotson, to recommend approval with comments/modifications of the text amendment as advised by staff. *The motion passed unanimously.*

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

- (1) **#15-06 | Ogden Twp.** — Commissioners reviewed a proposed 25-year agreement for a property located in Section 26 (T8S,R4E) of the Township (please see the staff report).

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)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

- a. **Unfinished Business** — None.
- b. **New Business** — The Commission considered one item of new business.

(1) **2014 Annual Report**

Staff presented the 2014 LCPC Annual Report to Commissioners for their review and consideration

A motion was made by Commissioner Tillotson, and seconded by Commissioner Bolton, to accept and file the report. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 5:40 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, June 18, 2015

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 Twp.; Ralph Tillotson, Lenawee County Commission; James Tipton, Blissfield Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: Howard Keller, Lenawee ISD

Others Present: Grant Bauman, Staff/Recording Secretary, and Allen Russell

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 for approval.

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

Item 4 **Approval of Minutes**

a. Staff submitted the minutes of the April 16, 2015, special meeting for approval.

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to approve the April 16, 2015, special meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — No zoning amendments were submitted to the Commission for its review and recommendation.

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

(1) **#15-06 | Raisin Twp.** — Commissioners reviewed a proposed 25-year agreement for a property located in Section 32 (T6S,R4E) of the Township (please see the staff report).

A motion was made by Commissioner Liedel, and seconded by Commissioner Bolton, to recommend disapproval of the application due to a lack of information. *The motion passed unanimously.*

Commissioner Tillotson requested that the application be returned to Raisin Township as soon as possible so that the missing information can be provided

(2) **#15-06 | Palmyra Twp.** — Commissioners reviewed a proposed 15-year agreement for a property located in Section 3 (T7S,R4E) of the Township (please see the staff report).

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

Staff noted that the GIS parcel layer indicated that the property contained 100 acres and the farmstead was not “carved out” as a separate parcel (please see the staff report).

- c. **Consideration of Master Plan(s)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

- a. **Unfinished Business** — None.
- b. **New Business** — The Commission considered two items of new business.

(1) **Planning & Zoning Notes**

Staff presented the first issue of a proposed collection of advisory memos on planning and zoning topics aimed at educating municipal planning commissions and other pertinent local officials. The first issue of *Planning & Zoning Notes* addresses the state mandated process for approving municipal master plans.

The education piece was accepted by the common consent of the Commissioners.

(2) **Cleveland-Detroit Metroplex Environmental**

Staff presented a notice of preparation for an Environmental Assessment (EA) regarding the proposed Cleveland-Detroit Metroplex. The proposed metroplex will optimize aircraft arrival and departure procedures for the Detroit Metropolitan Wayne County Airport, the Cleveland-Hopkins International Airport, and 10 other major airports in Southeastern Michigan, Northern Ohio, Southwestern Ontario (Canada), and western Pennsylvania.

A motion was made by Commissioner Tillotson, and seconded by Commissioner Wilson, to send the notice onto the Lenawee County Airport for comment. *The motion passed unanimously.*

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 16, 2015

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

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Keith Dersham, City of Adrian; Ralph Tillotson, Lenawee County Commission ; James Tipton, Blissfield Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: Howard Keller, Lenawee ISD, and Rebecca Liedel, Madison Charter Twp.

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 for approval.

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

Item 4 **Approval of Minutes** — Staff submitted the June 18, 2015, meeting minutes for approval.

A motion was made by Commissioner Bolton, and seconded by Commissioner Dersham, to approve the June 18, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — No zoning amendments were submitted to the Commission for its review and recommendation.

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

(1) **#15-09 | Palmyra Twp.** — Commissioners reviewed a proposed 90-year agreement for a property located in Section 16 (T7S,R4E) of the Township (please see the staff report).

A motion was made by Commissioner Tillotson, and seconded by Commissioner Wilson, to recommend approval of the application, noting that 90 years is a long time. *The motion passed unanimously.*

c. **Consideration of Master Plan(s)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

a. **Unfinished Business** — None.

- b. **New Business** — Commissioner Bolton asked staff to keep Commissioners abreast of planning and zoning issues. Mr. Bauman noted the recent U.S. Supreme Court decision regarding signs and how that will require zoning ordinance amendments and the mapping/analysis that the Enterprise Group has undertaken to identify property that is development ready in Jackson County (and how this has not happened in Lenawee County).

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:15 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, August 20, 2015

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 Twp.; Ralph Tillotson, Lenawee County Commission; and Jerry Wilson, Rollin Twp.

Members Absent: James Tipton, Blissfield Twp.

Others Present: Grant Bauman, Staff/Recording Secretary

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

Item 2 **Public comment** — None.

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

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

Item 4 **Approval of Minutes** — Staff submitted the July 16, 2015, meeting minutes for approval.

A motion was made by Commissioner Bolton, and seconded by Commissioner Dersham, to approve the July 16, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — Two zoning amendments were submitted to the Commission for its review and recommendation.

(1) **#15-06 | Madison Twp.** — Commissioners reviewed proposed text amendments which would allow 'Agricultural Commercial-Tourism Businesses' (i.e., 'Agricultural Tourism') and 'Bed and Breakfasts' as conditional uses in Madison Township's 'Primary Agricultural (AG-1) District'. Staff noted that the proposed standards regarding 'Bed and Breakfast[s]' do not appear to conflict with known laws and are based upon common sense. However, the proposed amendments regarding 'Agricultural Commercial-Tourism Businesses' appear to be in conflict with the Michigan Department of Agriculture and Rural Development's (MDARD's) "[Generally Accepted Agricultural and Management Practices \[\(GAAMPs\)\] for Farm Markets](#)" (as authorized under the Michigan Right-to-Farm Act (PA 93 of 1981), as amended). The Township Planning Commission recommends approval. Staff advised the Commission to recommend disapproval of the proposed amendments regarding 'Agricultural Commercial-Tourism Businesses' (further refinement is needed) but to recommend approval of the proposed amendments regarding 'Bed and Breakfasts'.

A motion was made by Commissioner Bolton, and seconded by Commissioner Wilson, to concur with the staff advisement—recommend disapproval of the proposed amendments

regarding 'Agricultural Commercial-Tourism Businesses' but to recommend approval of the proposed amendments regarding 'Bed and Breakfasts' —(please see the staff report). There was much discussion regarding the proper amount of regulation and conformance with the Michigan Right to Farm Act (MRFTA). *The motion passed by a majority vote of 3-2 (Tillotson and Liedel).*

- (2) **#15-07 | Riga Twp.** — Commissioners reviewed a proposed text amendment which would remove current minimum lot size and width standards regarding riding academies, stables, and the raising/keeping of livestock in the Township's Agriculture (AA) District "so long as such use does not constitute a nuisance or create a health hazard". The Township's planning commission recommends approval. Staff noted that the proposed amendment brings the Ordinance into greater conformance with the Michigan Right-to-Farm Act and advised the Commission to recommend approval with comments/modifications; noting that "so long as such use does not constitute a nuisance or create a health hazard" is not enforceable at the local level.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval with comments/modifications of the text amendment, as advised by staff (please see the staff report). *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — No farmland agreements were submitted to the Commission for its review and recommendation.
- c. **Consideration of Master Plan(s)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

- a. **Unfinished Business** — None.
- b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** —

- a. Commissioner Bolton informed the Commission that she spoke with Tim Robinson, Lenawee Now, about including economic development opportunities in the master plan. Mr. Robinson has some ideas and Commissioner Bolton suggested inviting him to a future LCPC meeting.
- b. Commissioner Bolton also informed her fellow Commissioners that Commissioner Keller has retired from the Lenawee Intermediate School District (LISD), creating a vacancy on the LCPC. She suggested sending a letter to the LISD requesting a recommendation for a new Commissioner representing educational interests. It was also suggested that a letter be sent to Mr. Keller thanking him for his years of service on the LCPC.

Item 9 **Adjournment.** Secretary Liedel adjourned the meeting at 8:10 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, September 17, 2015

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

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Rebecca Liedel, Madison Charter Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: Keith Dersham, City of Adrian; Ralph Tillotson, Lenawee County Commission; and James Tipton, Blissfield Twp.

Others Present: Grant Bauman, Staff/Recording Secretary; Doug Kapnick, Rollin Township Planning Commission; and Tod Olson, Devils Lake Ventures, LLC

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

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, suggesting that the Rollin Township rezoning request be considered first given the presence of the applicant and a township planning commissioner.

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

Item 4 **Approval of Minutes** — Staff submitted the August 20, 2015, meeting minutes for approval.

A motion was made by Commissioner Wilson, and seconded by Commissioner Keller, to approve the August 20, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — Two zoning amendments were submitted to the Commission for its review and recommendation.

(1) **#15-09 | Rollin Twp.** — Commissioners reviewed a proposed rezoning to Local Commercial (C-1) of a property in Section 4 (T6S-R4E) of the Township. The Township Planning Commission recommends approval. Staff advised the Commission to recommend approval with comments/modifications of the rezoning to C-1 to the Township Board, simply noting that the official zoning map needs to be corrected if the current zoning of properties on the south side of that stretch of Devils Lake Highway is wrong (see the staff report). Mr. Kapnick spoke about the steps the Township plans to take to address the zoning map issue.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval of the rezoning with staff comments (please see the staff report). *The motion passed unanimously, with Commissioner Wilson abstaining.*

Commissioner Wilson noted the professionalism of the application.

- (2) **#15-08 | Clinton Twp.** — Commissioners reviewed a proposed rezoning to Suburban Residential (RS-1) of 15 properties in Section 11 (T5S-R4E) of the Township. The Township Planning Commission recommends approval. Staff advised the Commission to recommend approval with comments/modifications of the rezoning to RS-1 to the Township Board, noting the vagueness of the documentation (i.e., “AG to Res” rather than “AG-1 to RS-1”) and the need to amend the Township’s future land use map to reflect the residential use of land in the northwest quarter of Section 11 (please see the staff report).

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

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

- (1) **#15-10 | Blissfield Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 8 (T7S,R5E) of the Township (please see the staff report).

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

- (2) **#15-11 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 5 (T7S,R5E) of the Township (please see the staff report).

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

- (3) **#15-12 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 27 (T7S,R5E) of the Township (please see the staff report).

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

- (4) **#15-13 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 33 (T7S,R5E) of the Township (please see the staff report).

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

- (5) **#15-14 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 34 (T7S,R5E) of the Township (please see the staff report).

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application, noting the assumption of 20 years based upon the other applications and the need to fill in that part of the application. *The motion passed unanimously.*

- c. **Consideration of Master Plan(s)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

- a. **Unfinished Business** — Staff summarized the email communications with Mr. Jim Philp, LISD (Lenawee Intermediate School District) Superintendent, regarding the requested nomination of an individual to represent educational interests on the LCPC. The LISD nominated Ms. Carrie Dillon of Morenci who serves on the Boards of Education for the LISD and Morenci Area Schools.

A motion was made by Commissioner Bolton, and seconded by Commissioner Wilson, to recommend to the County Board of Commissioners the nomination of Ms. Dillon to the LCPC, representing educational interests, based upon the recommendation of the LISD. *The motion passed unanimously.*

- b. **New Business** — Staff alerted Commissioners of the September 21, 2015, Hillsdale County Planning Commission (HCPC) public hearing regarding its draft master plan. Staff also noted that the LCPC did not have a chance to provide comments to the HCPC because it never received the notice regarding the comment period. Commissioner Bolton asked if staff could still review the document. Staff replied that it was too late given that the Plan will already have been adopted by the HCPC before the next meeting of the LCPC. Commissioner Bolton expressed her frustration regarding the situation.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Secretary Liedel adjourned the meeting at 7:25 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with the first name "Grant" being more prominent.

Grant E. Bauman, Recording Secretary



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, October 15, 2015

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

Members Present: Keith Dersham, City of Adrian; Carrie Dillon, Education; Rebecca Liedel, Madison Charter Twp.; Ralph Tillotson, Lenawee County Commission; and Jerry Wilson, Rollin Twp.

Members Absent: Karol (KZ) Bolton, Lenawee County Commission; and James Tipton, Blissfield Twp.

Others Present: Grant Bauman, Staff/Recording Secretary; Aaron Dawson, R2PC Senior Planner; and Joe Snyr, Applicant

Item 1 Call to order — The meeting was called to order at 6:30 p.m. by Secretary Liedel.

Carrie Dillon, the new Commissioner representing education was introduced to the Commission as was Aaron Dawson, the new R2PC Senior Planner. Commissioners and staff introduced themselves.

Item 2 Public comment — None.

Item 3 Approval of Agenda — Staff submitted the meeting agenda for approval, noting the deletion of the presentation under new business.

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

Item 4 Approval of Minutes — Staff submitted the September 17, 2015, meeting minutes for approval.

A motion was made by Commissioner Wilson, and seconded by Commissioner Tillotson, to approve the August 20, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — Two zoning amendments were submitted to the Commission for its review and recommendation.

(1) **#15-10 | Woodstock Twp.** — Commissioners reviewed a proposed rezoning to General Commercial (C-2) of a property in Section 12 (T5S-R1E) of the Township. The Township Planning Commission recommends approval. Staff advised the Commission to recommend approval with comments/modifications of the rezoning to the Township Board, simply noting that the official zoning map needs to be corrected (see the staff report).

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

- (2) **#15-11 | Cambridge Twp.** — Commissioners reviewed a proposed conditional rezoning to Light Industrial (I-1) of a property in Section 34 (T5S-R2E) of the Township. The Township Planning Commission recommends approval. Staff advised the Commission to recommend approval with comments/modifications of the conditional, noting some administrative concerns (please see the staff report).

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

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

- (1) **#15-15 | Raisin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 18 (T6S,R4E) of the Township (please see the staff report).

A motion was made by Commissioner Wilson, and seconded by Commissioner Tillotson, to recommend disapproval of the application for a lack of information and no set term for the agreement. *The motion passed unanimously.*

- (2) **#15-16 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 3 (T6S,R3E) of the Township (please see the staff report).

A motion was made by Commissioner Wilson, and seconded by Commissioner Tillotson, to recommend disapproval of the application for a lack of information and no set term for the agreement. *The motion passed unanimously.*

- (3) **#15-17 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 27 (T6S,R3E) of the Township (please see the staff report).

A motion was made by Commissioner Wilson, and seconded by Commissioner Tillotson, to recommend disapproval of the application for a lack of information and no set term for the agreement. *The motion passed unanimously.*

- c. **Consideration of Master Plan(s)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business** — None

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Secretary Liedel adjourned the meeting at 7:20 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, December 17, 2015

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

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Keith Dersham, City of Adrian; Carrie Dillon, Education; and James Tipton, Blissfield Twp.

Members Absent: Rebecca Liedel, Madison Charter Twp.; Ralph Tillotson, Lenawee County Commission; and Jerry Wilson, Rollin Twp.

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 for approval.

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

Item 4 **Approval of Minutes** — Staff submitted the October 15, 2015, meeting minutes for approval. *The November 19, 2015, meeting was cancelled due to the lack of a quorum.*

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to approve the October 15, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — No zoning ordinance amendments were submitted to the Commission for its review and recommendation.

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

(1) **#15-18 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 20 (T5S,R3E) of the Township (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend disapproval of the application for a lack of adequate information. *The motion passed unanimously.*

(2) **#15-19 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 5 (T6S,R4E) of the Township (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend disapproval of the application for a lack of adequate information. *The motion passed unanimously.*

- (3) **#15-20 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 4 (T6S,R4E) of the Township (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend disapproval of the application for a lack of adequate information. *The motion passed unanimously.*

- (4) **#15-21 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 31 (T7S,R4E) of the Township (please see the staff report).

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

- (5) **#15-22 | Raisin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 14 (T6S,R4E) of the Township (please see the staff report).

A motion was made by Commissioner Bolton, and seconded by Commissioner Dersham, to recommend approval of the application if the residence and dooryard are removed. *The motion passed unanimously.*

- (6) **#15-23 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 32 (T5S,R3E) of the Township (please see the staff report).

A motion was made by Commissioner Bolton, and seconded by Commissioner Dersham, to recommend approval of the application if the information regarding the leasing of mineral rights is answered. *The motion passed unanimously.*

- (7) **#15-24 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 20 (T5S,R3E) of the Township (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend disapproval of the application for a lack of adequate information. *The motion passed unanimously.*

- (8) **#15-25 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 21 (T5S,R2E) of the Township (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend approval of the application if the requested information regarding the number of acres under cultivation or engaged in other uses is provided. *The motion passed unanimously.*

- (9) **#15-26 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 13 (T7S,R4E) of the Township (please see the staff report).

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend approval of the application if the farmstead is removed and the number of acres is adjusted accordingly. *The motion passed unanimously.*

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

The City of Adrian proposes an addendum to its *City of Adrian 2006 Comprehensive Plan*. None of the proposed changes to the future land use map should impact adjacent communities nor are they inconsistent with the countywide future land use map. Therefore, staff advised the

LCPC to state that, in its opinion, the 2015 Addendum to the City of Adrian 2006 Comprehensive Plan is consistent with:

- The master plans of adjacent municipalities and
- The *Lenawee County Comprehensive Land Use Plan*

A motion was made by Commissioner Dersham, and seconded by Commissioner Bolton, to recommend approval of the 2015 Addendum as recommended by staff. *The motion passed unanimously.*

Item 6 **Other Business**

a. **Unfinished Business** — None.

b. **New Business**

- (1) **2016 Meeting and Submittal Deadline Schedules** — Staff provided the proposed schedule of meetings for 2016 as well as a deadline schedule for submitting requests for consideration at a particular meeting.

A motion was made by Commissioner Bolton, and seconded by Commissioner Dersham, to approve the meeting and submittal deadline schedules as presented. *The motion passed unanimously.*

- (2) **Reappointment of Commissioner Bolton** — Commissioner Bolton's current term on the LCPC expires at the end of 2015. The Board of Commissioners has asked for input from the County's various commissions, boards, and committees regarding appointments.

A motion was made by Commissioner Dillon, and seconded by Commissioner Dersham, to recommend approval of the reappointment of Commissioner Bolton to the LCPC. *The motion passed unanimously.*

Item 7 **Public Comment**

Commissioner Bolton asked when work on the master plan will resume. Staff indicated that work should resume of the master plan as soon as the draft of the County's solid waste master plan is completed.

Item 8 **Commissioner Comment** — None.

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

Respectfully submitted,



Grant E. Bauman, Recording Secretary