



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, March 15, 2018

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commissioner; Mr. Keith Dersham; Ms. Rebecca Liedel; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commissioner; and Mr. Dale Witt

Members Absent: None

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary, and Ms. Cheryl Witt

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Chair Liedel. Those in attendance rose and joined in the Pledge of Allegiance.

Mr. Nickel and Mr. Witt were welcomed to the Lenawee County Planning Commission. Commissioners introduced themselves to each other.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the 12/21/17 meeting agenda for approval noting the addition of a PA 116 Application in Franklin Township as Item #5.b.(3) and the Election of Officers as Item 6.a.(2).

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to approve the March 15, 2018, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 12/21/17 meeting minutes for approval.

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to approve the December 21, 2017, meeting minutes as presented. *The motion passed unanimously.*

Staff submitted the corrected 10/19/17 meeting minutes for approval. Comm. Tipton voted yes on the motion to recommend disapproval regarding Woodstock Township Zoning Ordinance text amendments regarding the addition of storage units to the listings of conditional uses permitted in the Agricultural (AG) and Lake Residential (RL) districts (#17-10).

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson to approve the October 19, 2017, meeting minutes as corrected. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)**

- (1) **#18-01 | Madison Charter Township** — Commissioners reviewed a proposed rezoning of Light Industrial (I-1) property to the Medical Marijuana Facility Overlay (MMFO) District in Section 1 (T7S-R3E) of Madison Charter Township. Staff advised recommending approval of the proposed rezoning to MMFO, noting the need to take into account the 250-foot setback from adjacent R-1 zoning districts during the site plan approval process (see the staff report).

Comm. Tillotson noted his concern over the Township action reducing the required setback from certain institutions and residential districts from 500-feet to 250-feet. Comm. Bolton stated her concern regarding the effect of the medical marijuana facility on the surrounding area. She also noted that a reduction in municipal funding may make allowing medical marijuana facilities more attractive. Comm. Witt asked about the Adrian Township portion of the property; Comm. Tillotson was able to answer his questions. Comm. Dersham stated that he does not think the Township is aware of the odors associated with medical marijuana facilities.

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to recommend approval of the proposed rezoning to the Madison Charter Township Board as advised by staff. Comm. Tillotson requested a roll call vote:

Comm. Bolton	Yes
Comm. Dersham	Yes
Comm. Liedel	Abstain
Comm. Nickel	Yes
Comm. Tillotson	No
Comm. Witt	Yes

The motion passed with one no and one abstention.

- (2) **#18-02 | Macon Township** — Commissioners reviewed proposed text amendments to the *Macon Township Zoning Ordinance* regarding “large solar energy facilities (solar farms)” and “small solar energy facilities”. Staff advised recommending approval of the text amendments and announced his involvement in their drafting (see the staff report).

Comm. Dersham asked where other solar farms are located in the region. Comm. Nickel stated that Onsted Community Schools is currently developing a solar farm. Staff noted that there may be a facility located at the YMCA Storer Camps in Napoleon Township and of a potential development in Spring Arbor Township. Comm. Bolton stated that the Lenawee ISD has solar panels and a windmill on its campus and that the solar power generation is more productive.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval of the proposed text amendments to the Macon Township Board as advised by staff. *The motion passed unanimously.*

- (3) **#18-03 | Cambridge Township** — Commissioners reviewed a proposed rezoning of property from General Commercial (C-2) to Light Industrial (I-1) in Section 23 (T5S-R2E) of Cambridge Township. Staff advised approval with comments of the proposed rezoning to C-3 (see the staff report). The staff comment was: “only a single C-2 zoned property will remain to the west.”

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to recommend approval with comments of the proposed amendments to the Cambridge Township Board as advised by staff. *The motion passed unanimously.*

b. **Consideration of PA 116 Farmland Agreement(s)**

- (1) **#18-01 | Ogden Township** — Commissioners reviewed 2 proposed agreements for properties located in Section 12 (T8S,R4E) of the Township, noting various application deficiencies identified by staff (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to recommend approval. *The motion passed unanimously.*

- (2) **#18-02 | Riga Township** — Commissioners reviewed a proposed agreement for a property located in Section 7 (T8S,R5E) of the Township, noting various application deficiencies identified by staff (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to recommend approval with staff comments. *The motion passed unanimously.*

- (3) **#18-03 | Franklin Township** — Commissioners reviewed a proposed agreement for a property located in Section 30 (T5S,R3E) of the Township, noting various application deficiencies identified by staff (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval with staff comments. *The motion passed unanimously.*

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

Item 6 **Other Business**

- a. **Old Business** —

- (1) **Education Representative** — Comm. Bolton noted that the Education Representative position on the Lenawee County Planning Commission needs to be filled and asked that any suggestions be forwarded to the County Administrator.

- b. **New Business** —

- (1) **2018 Annual Dinner** — Commissioners discussed hosting the Annual Dinner on June 21, 2018. Staff will start working on a venue and a speaker for the event. Suggestions for staff to explore include: medical marihuana, solar farms, the River Raisin Watershed, and 5 minutes for each Township to talk.

- (2) **Election of Officers** — Comm. Liedel agreed to continue serving as the Chair. Comm. Dersham agreed to serve as the Secretary.

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to nominate Comm. Liedel as the Chair, and Comm. Dersham as the Secretary, for 2018. *The motion passed unanimously.*

- (3) **Recognition of Service** — Commissioners discussed recognizing Mr. Jim Tipton's years of service on the Lenawee County Planning Commission. Staff will prepare a certificate that can be sent to Mr. Tipton.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment**. The meeting was adjourned at 7:12 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary