



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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## MEETING MINUTES

Thursday, April 19, 2018

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

Members Present: Mr. Bob Behnke, Education Representative; Ms. Karol (KZ) Bolton, Lenawee County Commission; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Mr. Keith Dersham

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary

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.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the 04/19/18 meeting agenda for approval, noting the addition of Item #5.a.(2): the consideration of a proposed text amendment to the *Franklin Township Zoning Ordinance*.

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to approve the April 19, 2018, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 03/15/18 meeting minutes for approval. Comm. Behnke stated his intent to abstain from the vote given that he was not serving on the LCPC during the March 2018 meeting.

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to approve the March 15, 2018, meeting minutes as presented. *The motion passed, with Comm. Behnke abstaining.*

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

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

- (1) **#18-04 | Rollin Township** — Commissioners reviewed a proposed rezoning of a portion of an Agricultural (AG) property to Lake Residential (RL) in Sections 11 & 12 (T6S-R1E) of Rollin Township. Staff advised recommending approval of the proposed rezoning of a 0.782 acre portion of the property to RL, noting the need to: (1) include the legal description of the new parcel in any motion approved by the Township Board, and (2) split the property in accordance with Michigan's Land Division Act (see the staff report). Comm. Tillotson was concerned about the number of splits taking place on the property. Comm. Nickel explained that the other splits are more than 10 years old.

A motion was made by Comm. Behnke, and seconded by Comm. Tillotson, to recommend approval of the proposed rezoning to the Rollin Township Board with staff comments. *The motion passed unanimously.*

- (2) **#18-05 | Franklin Township** — Commissioners reviewed proposed text amendments to the *Franklin Township Zoning Ordinance* regarding the indoor sales of items related to an 'open air business' (a conditional use in the Agricultural (AG) district). Comm. Nickel stated his intent to abstain from the vote due to his relationship with Franklin Township (per Section 107(A)(4) of the LCPC Bylaws). Staff advised recommending disapproval of the text amendments as currently written, noting that an interpretation of the amendment could allow for a standalone retail business at some point in the future (see the staff report). Comm. Bolton asked what the drawback is to standalone retail in the AG district. Staff replied that the use is inconsistent with the intent of the AG district. Comm. Tillotson spoke in favor of the amendment. He stated that spot zoning is considered to be too important but that he could see a limit on the size of the structure.

A motion was made by Comm. Bolton, and seconded by Comm. Liedel, to recommend approval of the proposed text amendment to the Franklin Township Board, with staff comments and concerns. *The motion passed, with Comm. Nickel abstaining.*

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

- (1) **#18-04 | Ogden Township** — Commissioners reviewed a proposed agreement for properties located in Section 12 (T5S,R5E) of the Township. Staff noted various application deficiencies (see the staff report). Comm. Tillotson was concerned that the time period for the agreement was left off the application. Comm. Bolton was concerned that the Clerk had not filled out their portion of the application. Comm. Behnke was also concerned about the incomplete application.

A motion was made by Comm. Tillotson, and seconded by Comm. Behnke, to recommend disapproval, due to the lack of completeness of the application. *The motion passed unanimously.*

- (2) **#18-05 | Riga Township** — Commissioners reviewed a proposed agreement for a property located in Section 19 (T8S,R5E) of the Township. Staff noted various application deficiencies (see the staff report).

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

- (3) **#18-06 | Riga Township** — Commissioners reviewed a proposed agreement for a property located in Section 17 (T8S,R5E) of the Township. Staff noted various application deficiencies (see the staff report). Commissioners were concerned that the time period for the agreement was left off of the application.

A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to recommend disapproval, due to the lack of completeness of the application. *The motion passed unanimously.*

- (4) **#18-07 | Fairfield Township** — Commissioners reviewed a proposed agreement for a property located in Section 4 (T8S,R3E) of the Township. Staff noted that the application is complete (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, 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) **2018 Annual Dinner** — Staff announced that the Lenawee Country Club was reserved for the Annual Dinner on June 21, 2018. The menu will be: cheese and crackers; rolls and dinner salad; carved sirloin; penne pasta with marinara and alfredo sauce; roasted redskin potatoes and a vegetable medley; and lava cake and cheese-cake with toppings. Steve May, River Raisin Watershed, will be the speaker. He will talk about farming conservation and the Lake Erie issue as well as about local watershed goals and programs. Commissioners concurred with the proposed arrangements.
- (1) **Recognition of Jim Tipton** — Staff provided two versions of a proposed Certificate of Achievement for Jim, who served on the LCPC from 1997 through 2017. The Certificates were dated April 19, 2018, but staff suggested that the selected Certificate be dated for June 21, 2018, and presented to Jim during the Annual Dinner. The Commissioners chose the Certificate they liked the best and concurred with the proposed arrangements.

b. **New Business** —

Staff advised Commissioners of the letter regarding receipt of the *Morenci Park and Recreation Plan*. Commissioners were also advised of the Notice of Intent sent out by the City of Tecumseh regarding the amendment of its Master Plan to address the “missing middle” and apartment housing types.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:45 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary