



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

2016 LCPC MEETING MINUTES

Meeting	Page
Thursday, January 21, 2016	3
Thursday, February 18, 2016	5
Thursday, March 17, 2016	9
Thursday, April 21, 2016	11
Thursday, May 19, 2016.....	15
Thursday, June 16, 2016	19
Thursday, July 21, 2016.....	23
Thursday, August 18, 2016	27
Thursday, September 15, 2016 [Cancelled]	
Thursday, October 20, 2016	31
Thursday, November 18, 2016.....	33
Thursday, December 15, 2016.....	35

This page is intentionally blank.



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 21, 2016

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; James Tipton, Blissfield Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: Rebecca Liedel, Madison Charter Twp., 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 6:34 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 Comm. Bolton, and seconded by Comm. Dillon, to approve the agenda as presented. *The motion passed unanimously.*

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

A motion was made by Comm. Dersham, and seconded by Comm. Wilson, to approve the December 17, 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)** — A single zoning ordinance amendment request was submitted to the Commission for its review and recommendation.

#16-01 | Rollin Twp. — Commissioners reviewed proposed text amendments that would allow the following as a 'permitted use after special approval' in the 'Local Commercial District (C-1)' [Sec. 13.02.4] and 'Commercial Recreation District (CR)' [Sec. 16.02.10] (please see the staff report for more detail):

Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Outdoor dining is permitted when attached to and a part of the indoor establishment. Establishments with a character of a drive-in or open front store are prohibited.

Comm. Wilson provided some background information on the proposed changes which are designed to accommodate a proposed restaurant as well as a few existing restaurants. Commissioners wondered about the exclusion of open front stores (e.g., ice cream stands, etc.). Staff explained that that exclusion already exists. The amendments simply allow for outdoor

dining in the C-1 and CR Districts as a 'permitted use after special approval'.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval of the text amendments to the Rollin Township Board. *The motion passed unanimously, with Comm. Wilson abstaining.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — No PA 116 applications 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**

- (1) **Election of 2016 Officers** — Staff announced that it was time to elect the Commission's Chair and Secretary for 2016.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to retain the current slate of officers (i.e., Comm. Tipton as Chair and Comm. Liedel as Secretary). *The motion passed unanimously.*

- (2) **2016 LCPC Annual Dinner** — Staff requested the input of Commissioners regarding the organization of the annual dinner. It was decided to keep the dinner at the Lenawee Country Club. Suggested topics included:

- Region 9 update of Governor Snyder's Regional Prosperity Initiative
- Review of Rep. Nancy Jenkins accomplishments in the state legislature
- Updates from the various City Managers in Lenawee County
- Review of an up-and-coming planning topic

Staff will report back to the Commission in February.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:05 pm.

Respectfully submitted,



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, February 18, 2016

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

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

Members Absent: Keith Dersham, City of Adrian; Carrie Dillon, Education; 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 Comm. Bolton, and seconded by Comm. Tillotson, to approve the agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the January 21, 2016, meeting minutes for approval.

A motion was made by Comm. Wilson, and seconded by Comm. Bolton, to approve the January 21, 2016, 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 text amendment request was submitted to the Commission for its review and recommendation.

#16-02 | Cambridge Twp. — Commissioners reviewed proposed text amendments to the Township's zoning ordinance regarding child care facilities. The proposed amendments would add definitions for two uses and then add those uses to the listings of conditional uses allowed in various zoning districts (please see the staff report for more detail). Staff advised Commissioners to recommend disapproval of the proposed amendments for the following reasons:

- A 'family day care home' must be included in the listings of permitted uses in the Agricultural (AG-1), Rural Non-Farm Residential (RNF-1), Suburban Residential (RS-1), and *Multiple-Family Residential (RM-1)* Districts —per the requirements of the MZEA— rather than in their listings of conditional uses.
- A 'group day care home' must be included as a conditional use in the *Multiple-Family Residential (RM-1) District* as well as the Agricultural (AG-1), Rural Non-Farm Residential (RNF-1), and Suburban Residential (RS-1) Districts.
- It seems reasonable to include a 'foster family home' and a 'foster family group home' under the listings of permitted uses in the Agricultural (AG-1), Rural Non-Farm Residential (RNF-1), Suburban Residential (RS-1) and *Multiple-Family Residential (RM-1)*

Districts given the MZEA requirements for a 'state licensed residential facility'.

- The term 'Private Home' will likely be confusing to readers of the zoning ordinance if they do not refer to the definition of the term. It may make sense to place the various uses under separate terms (e.g., 'child foster care facilities' and 'residential day care facilities').

Commissioners and staff discussed child foster care family homes and group family homes. Staff also clarified some of their advisements for Commissioners.

A motion was made by Comm. Wilson, and seconded by Comm. Bolton, to recommend disapproval of the text amendments to the Cambridge Township Board (as advised by staff). *The motion passed unanimously.*

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

- (1) **#16-01 | Adrian Twp.** — Comm. 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 Comm. Tillotson, and seconded by Commissioner Wilson, to recommend approval of the application. *The motion passed unanimously.*

- (2) **#16-02 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 2 (T6S,R3E) of the Township (please see the staff report).

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

- (3) **#16-03 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 21 (T5S,R3E) of the Township (please see the staff report).

A motion was made by Comm. Bolton, and seconded by Commissioner Wilson, 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**

- (1) **PZN #2 – Zoning Ordinance Public Hearing & Public Noticing Requirements** —

Staff proposed a new issue of *Planning & Zoning Notes*—a joint publication of the county planning commissions of Lenawee and Jackson Counties—regarding the Michigan Zoning Enabling Act's (PA 110 of 2006, MCL 125.3103 *et seq.*) public hearing requirements and public noticing requirements for those hearings (please see PZN #2). Staff discovered that text amendments were accidentally included in the listing of property specific requests and stated that they would remove that reference. Commissioners noted that municipalities have also lost court cases by not following Michigan's Open Meetings Act (PA 267 of 1976, MCL 15.261 *et seq.*). Staff agreed to include a statement at the end of the issue stating that: Municipalities must also meet the noticing requirements of Michigan's Open Meetings Act (PA 267 of 1976, MCL 15.261 *et seq.*)

A motion was made by Comm. Bolton, and seconded by Comm. Wilson, to approve the proposed PZN #2 issue with one correction identified by staff and one addition suggested by the Commission. *The motion passed unanimously.*

- (2) **2016 LCPC Annual Dinner** — Staff informed Commissioners that the Lenawee Country Club has been reserved for the dinner and that a speaker has been retained to provide a Region 9 update of Governor Snyder's Regional Prosperity Initiative.
- (3) **Manchester Master Plan** — Staff provided Commissioners with copies of the Notice of Intent to Prepare a Joint Master Plan issued by the Village of Manchester on the behalf of the Village and Manchester Township.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — Comm. Bolton reminded her fellow Commissioners of the upcoming Lenawee County Airport Zoning Board of Appeals meeting on Tuesday, February, 23, 2016.

Item 9 **Adjournment.** Chairperson Tipton adjourned the meeting at 7:35 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" and last name "Bauman" clearly distinguishable.

Grant E. Bauman, Recording Secretary

This page is intentionally blank.



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 17, 2016

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

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

Members Absent: Keith Dersham, City of Adrian, and James Tipton, Blissfield Twp.

Others Present: Grant Bauman, Staff/Recording Secretary; Randy Gerken; and Jeff Leininger

Item 1 Call to order — The meeting was called to order at 6:35 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 Comm. Wilson, and seconded by Comm. Tillotson, to approve the agenda as presented. *The motion passed unanimously.*

Item 4 Approval of Minutes — Staff submitted the Feb. 18, 2016, meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to approve the February 18, 2016, 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 map amendment (i.e., rezoning) request was submitted to the Commission for its review and recommendation.

#16-03 | Rome Twp. — Commissioners reviewed a proposed map amendment (i.e., rezoning) to the Township's zoning ordinance. The proposed amendment would rezone a property in Section 16 of the Township (T6S-R2E) from Agricultural (AG-1) to Industrial (I) (please see the staff report for more detail). Staff advised Commissioners to recommend approval of the proposed amendment.

Commissioners and staff discussed the proposed rezoning. Comm. Bolton expressed her concern regarding the proposed use along US-223.

A motion was made by Comm. Bolton, and seconded by Comm. Wilson, to recommend approval of the map amendment to the Rome Township Board. *The motion passed unanimously.*

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

(1) **#16-04 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 10 (T7S,R4E) of the Township (please see the staff report).

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

- (2) **#16-05 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 10 (T7S,R4E) of the Township (please see the staff report). Comm. Tillotson commented that the lease of mineral rights places a cloud on the property title.

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

- (3) **#16-06 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 11 (T7S,R4E) of the Township (please see the staff report).

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

- (4) **#16-07 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 24 (T7S,R4E) of the Township (please see the staff report).

A motion was made by Comm. Wilson, and seconded by Comm. Bolton, to recommend approval of the application with staff comments. *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** —

- (1) **PZN #2 - Zoning Ordinance Public Hearing & Public Noticing Requirements** — Staff provided Commissioners with the *Planning & Zoning Notes* issue approved by the Commission, with comments, in February.
- (2) **2016 LCPC Annual Dinner** — Staff provided Commissioners with copies of the invitation and cover memo regarding the 41st Annual Dinner. Staff also showed Commissioners a copy of the program for the event which will take place on April 21, 2016.

b. **New Business**

- (1) **2015 Annual Report** — Staff presented the Commission's proposed *2016 LCPC Annual Report* for review and approval
- A motion was made by Comm. Bolton, and seconded by Comm. Liedel, to approve the Commission's Annual Report for 2016. *The motion passed unanimously.*

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



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

SPECIAL MEETING MINUTES

Thursday, April 21, 2016

Lenawee Country Club • 4110 Country Club Road • Adrian, Michigan

Members Present: Carrie Dillon, Education; Rebecca Liedel, Madison Charter Twp.; Ralph Tillotson, Lenawee County Commission; and James Tipton, Blissfield Twp.

Members Absent: Karol (KZ) Bolton, Lenawee County Commission; Keith Dersham, City of Adrian, and Jerry Wilson, Rollin Twp.

Others Present: Grant Bauman, Staff/Recording Secretary, and Rod Kurowski, Cambridge Township Planning Commission

Item 1 **Call to order** — The special meeting was called to order at 5:03 p.m. by Chair Tipton.

Item 2 **Public comment** — None.

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

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

Item 4 **Approval of Minutes** — Staff submitted the March 17, 2016, meeting minutes for approval.

A motion was made by Comm. Dillon, and seconded by Comm. Liedel, to approve the March 17, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — None.

b. **Consideration of PA 116 Farmland Agreement(s)** — Thirteen PA 116 applications were submitted by Dale & Dee Warner. Ten applications were for contiguous properties in Sections 9 and 16 of Cambridge Township (T5S,R2E). Two applications were for contiguous properties in Section 32 of Cambridge Township. One application was for a property in Section 7 of Adrian Township (T6S,R4E). Staff made the following points about the applications:

- The countywide future land use plan recommends the following uses:
 - Open Space Development/Recreation for the ten applications regarding contiguous properties in Section 9 and 16 of Cambridge Township
 - Low Intensity Development for the two applications regarding contiguous properties in Section 32 of Cambridge Township
 - Agricultural uses the application regarding the property in Section 7 of Adrian Township
- All of the applications request a 10-year time period
- All of the applications cite cash crops as the type of agricultural enterprise
- Applications for properties with buildings include a barn for #16-08, a residence for #16-11, and a tool shed for #16-14

- All applications are missing the section, township, and range information requested in question #8
 - All applications recorded incomplete information for question #16
 - The average gross annual income per acre request in question #17—which must be provided for properties under 40 acres—was not recorded for applications #16-12, #16-14, #16-15, and #16-19
- (1) **#16-08 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 9 of the Township (please see the staff report).
A motion was made by Comm. Tillotson, and seconded by Comm. Liedel, to recommend approval of the application with staff comments. *The motion passed unanimously.*
- (2) **#16-09 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 9 of the Township (please see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Tillotson, to recommend approval of the application with staff comments. *The motion passed unanimously.*
- (3) **#16-10 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Tillotson, to recommend approval of the application with staff comments. *The motion passed unanimously.*
- (4) **#16-11 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to recommend approval of the application with staff comments, including the removal of the residence from the application. *The motion passed unanimously.*
- (5) **#16-12 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).
A motion was made by Comm. Dillon, and seconded by Comm. Liedel, to recommend disapproval of the application—due to the missing average gross annual income per acre information—with staff comments. *The motion passed unanimously.*
- (6) **#16-13 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).
A motion was made by Comm. Tillotson, and seconded by Comm. Liedel, to recommend approval of the application with staff comments. *The motion passed unanimously.*
- (7) **#16-14 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to recommend disapproval of the application—due to the missing average gross annual income per acre information—with staff comments. *The motion passed unanimously.*
- (8) **#16-15 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Tillotson, to recommend

disapproval of the application—due to the missing average gross annual income per acre information—with staff comments. *The motion passed unanimously.*

- (9) **#16-16 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).

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

- (10) **#16-17 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 of the Township (please see the staff report).

A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to recommend ap-
proval of the application with staff comments. *The motion passed unanimously.*

- (11) **#16-18 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 32 of the Township (please see the staff report).

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

- (12) **#16-19 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 32 of the Township (please see the staff report).

A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to recommend disapproval of the application—due to the missing average gross annual income per acre information—with staff comments. *The motion passed unanimously.*

- (13) **#16-20 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 7 of the Township (please see the staff report).

A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to recommend ap-
proval of the application with staff comments. *The motion passed unanimously.*

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

Item 6 **Other Business**

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

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chair Tipton adjourned the meeting at 5:30 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary

This page is intentionally blank.



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, May 19, 2016

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; Rebecca Liedel, Madison Charter Twp.; Ralph Tilotson, Lenawee County Commission; James Tipton, Blissfield Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: None

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 6:06 p.m. by Chair Tipton.

Item 2 **Public comment** — None.

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

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

Item 4 **Approval of Minutes** — Staff submitted the April 21, 2016, meeting minutes for approval.

A motion was made by Comm. Liedel, and seconded by Comm. Bolton, to approve the April 21, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — None

b. **Consideration of PA 116 Farmland Agreement(s)** — Twenty-nine PA 116 applications were submitted to the Commission for its review and recommendation in May. Commissioners were frustrated that most of the PA 116 applications are incomplete. The LCPC has continued to approve many of the applications with staff comments which highlight the missing information:

- The location information requested in Question #8 is not filled out
- Incomplete information is recorded for Question #16
- The gross annual income per acre is often not recorded (as required if the property is less than 40 acres)

The Planning Commission, however, felt that it needs to “put its collective foot down” at some point. Accordingly, staff has been directed to draft and send a memo to all Township Clerks regarding the issue and stating that the Commission will not recommend approval of incomplete applications in the future.

- (1) **#16-21 - #16-23 | Franklin Twp.** — Commissioners reviewed proposed agreements for properties located in Section 13 (T5S,R3E) of the Township (see the staff report).
A motion was made by Comm. Wilson, and seconded by Comm. Dersham, to recommend approval of the applications with staff comments. *The motion passed unanimously.*
- (2) **#16-24 & #16-25 | Franklin Twp.** — Commissioners reviewed proposed agreements for properties located in Section 14 (T5S,R3E) of the Township (see the staff report).
A motion was made by Comm. Tillotson, and seconded by Comm. Wilson, to recommend approval of the applications with staff comments. *The motion passed on a 4-2 vote with Commissioners Liedel and Bolton voting no.*
The reason for the dissention was the lack of average gross annual income per acre on both applications.
- (3) **#16-26 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 23 (T5S,R3E) of the Township (see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Dersham, to recommend approval of the application with staff comments. *The motion failed unanimously.*
The reason for the dissention was the lack of average gross annual income per acre on both applications.
- (4) **#16-27 - #16-31 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 (T5S,R3E) of the Township (see the staff report).
A motion was made by Comm. Dersham, and seconded by Comm. Dillon, to recommend approval of the application with staff comments. *The motion failed on a 1-6 vote with Commissioner Dillon voting yes.*
- (5) **#16-32 & #16-35 | Franklin Twp.** — Commissioners reviewed proposed agreements for properties located in Section 25 (T5S,R3E) of the Township (see the staff report).
A motion was made by Comm. Wilson, and seconded by Comm. Dersham, to recommend disapproval of the application with staff comments. *The motion passed unanimously.*
The reason for the disapproval was the lack of average gross annual income per acre on each of the applications.
- (6) **#16-36 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 27 (T5S,R3E) of the Township (lease see the staff report).
A motion was made by Comm. Bolton, and seconded by Comm. Leidel, to recommend approval of the application with staff comments. *The motion passed unanimously.*
- (7) **#16-37 & #16-38 | Franklin Twp.** — Commissioners reviewed proposed agreements for properties located in Section 28 (T5S,R3E) of the Township (see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to recommend approval of the application with staff comments. *The motion passed on a 6-1 vote with Commissioner Tillotson voting no.*

- (8) **#16-39 | Cambridge Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 34 (T5S,R2E) of the Township (please see the staff report).
A motion was made by Comm. Bolton, and seconded by Comm. Liedel, to recommend approval of the application with staff comments. *The motion passed on a 5-2 vote with Commissioners Tillotson and Wilson voting no.*
Commissioner Tillotson voted no due to the proximity of the property to Onsted.
- (9) **#16-40 & #16-41 | Ridgeway Twp.** — Commissioners reviewed proposed agreements for properties located in Section 16 (T6S,R5E) of the Township (see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Bolton, to recommend approval of application #16-40 with staff comments. *The motion passed unanimously.*
A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to recommend disapproval of application #16-41 with staff comments. *The motion passed unanimously.*
The reason for the disapproval was the lack of average gross annual income per acre on the application.
- (10) **#16-42 & #16-43 | Ridgeway Twp.** — Commissioners reviewed proposed agreements for properties located in Section 17 (T6S,R5E) of the Township (see the staff report).
A motion was made by Comm. Tillotson and seconded by Comm. Wilson, to recommend approval of the applications with staff comments. *The motion passed unanimously.*
- (11) **#16-44 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 1 (T7S,R4E) of the Township (please see the staff report).
A motion was made by Comm. Tillotson, and seconded by Comm. Wilson, to recommend approval of the application with staff comments. *The motion passed unanimously.*
Commissioners charged staff with thanking the Ridgeway Township Clerk for submitting a complete application.
- (12) **#16-45 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 25 (T7S,R4E) of the Township (please see the staff report).
A motion was made by Comm. Dersham, and seconded by Comm. Liedel, to recommend approval of the application with staff comments. *The motion passed unanimously.*
- (13) **#16-46 | Raisin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 7 (T6S,R4E) of the Township (please see the staff report).
A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to recommend approval of the application with staff comments. *The motion passed unanimously.*
- (14) **#16-47 | Rome Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 16 (T6S,R2E) of the Township (please see the staff report).
A motion was made by Comm. Bolton, and seconded by Comm. Liedel, to recommend approval of the application with staff comments. *The motion passed unanimously.*

- (15) **#16-48 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 34 (T7S,R4E) of the Township (please see the staff report).

A motion was made by Comm. Liedel, and seconded by Comm. Dersham, to recommend disapproval of the application with staff comments. *The motion passed unanimously.*

The reason for the disapproval was incorrect information (see question #8).

- (16) **#16-49 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 32 (T6S,R5E) of the Township (please see the staff report).

A motion was made by Comm. Liedel, and seconded by Comm. Wilson, to recommend disapproval of the application with staff comments. *The motion passed unanimously.*

The reason for the disapproval was incorrect information (see question #8). ***Please note that staff discovered during the writing of these minutes that it was at fault regarding the incorrect information.***

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

Item 6 **Other Business**

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

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chair Tipton adjourned the meeting at 8:00 pm.

Respectfully submitted,



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, June 16, 2016

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; James Tipton, Blissfield Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: Karol (KZ) Bolton, 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 Chair Tipton. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, with amendments. The Village of Britton Master Plan was added to Sec. 5.c, Consideration of Master Plan(s), and an announcement of a possible Lenawee County, Michigan, Hazard Mitigation Plan update was added to Sec. 6.b, New Business.

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

Item 4 **Approval of Minutes** — Staff submitted the May 19, 2016, meeting minutes for approval.

A motion was made by Comm. Liedel, and seconded by Comm. Dillon, to approve the May 19, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

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

(1) **#16-04 | Woodstock Twp.** — Commissioners reviewed proposed text amendments regarding the regulation of Medical Marijuana Growing Operations to the Woodstock Township Zoning Ordinance (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Liedel, to recommend approval of the amendments with staff comments. *The motion passed on a 5-1 vote with Comm. Tillotson dissenting.*

(2) **#16-05 | Woodstock Twp.** — Commissioners reviewed proposed text amendments regarding the regulation of Bed and Breakfasts as a permitted use in the AF, RNF, and RS Districts. Staff noted that the use may also be equally or better suited in the RO and LR Districts (see the staff report). Comm. Wilson and Comm. Dersham voiced their concern that lots in the LR District are too small for the proposed use.

A motion was made by Comm. Dersham, and seconded by Comm. Liedel, to recommend approval of the amendments with staff comments. *The motion passed on a 5-1 vote with Comm. Wilson dissenting.*

- (3) **#16-06 | Woodstock Twp.** — Commissioners reviewed proposed text amendment regarding the removal of a standard which limited the colocation of transmitters on communications towers to not more than 2 (see the staff report).

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

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

- (1) **#16-50 - #16-56 | Deerfield Twp.** — Commissioners reviewed proposed agreements for 7 properties located in Sections 33 and 34 (T6S,R5E) and Section 4 (T7S,R5E) of the Township (see the staff report).

A motion was made by Comm. Wilson, and seconded by Comm. Tillotson, to recommend approval of the 7 applications. *The motion passed unanimously.*

- (2) **#16-57 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 22 (T6S,R3E) of the Township (see the staff report).

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

- (3) **#16-58 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 7 (T8S,R5E) of the Township (see the staff report).

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

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

#16-01 | Village of Britton Twp. — Commissioners reviewed the draft 2016 Edition of the *Village of Britton Master Plan* concentrating on 2 key issues (see the staff report):

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

A motion was made by Comm. Dersham, and seconded by Comm. Liedel, to approve the staff's conclusions. *The motion passed unanimously.*

Staff advised the Commission to state that, in its opinion, the "Village's future land use map is not inconsistent with the countywide future land use map, which recommends 'Intensive Development' for the Britton area." However, "due to the lack of data, no such determination can be made for Ridgeway Township."

Item 6 **Other Business**

- a. **Unfinished Business** — None.

b. **New Business**

Staff informed Commissioners that Lenawee County has applied for a federal grant to update the Lenawee County, Michigan, Hazard Mitigation Plan. If the County is successful in obtaining that grant, the LCPC will be utilized during the development of the plan.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chair Tipton 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" and last name "Bauman" clearly distinguishable.

Grant E. Bauman, Recording Secretary

This page is intentionally blank.



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, July 21, 2016

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

Members Absent: Rebecca Liedel, Madison Charter Twp.

Others Present: Grant Bauman, Staff/Recording Secretary; Al Boggs, Rome Twp; and Harvey Warrick, Rome Twp.

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

Item 2 Public comment — None.

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

A motion was made by Comm. Wilson, and seconded by Comm. Dillon, to approve the agenda. *The motion passed unanimously.*

Item 4 Approval of Minutes — Staff submitted the June 16, 2016, meeting minutes for approval.

A motion was made by Comm. Bolton and seconded by Comm. Wilson, to approve the June 16, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

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

(1) **#16-07 | Fairfield Twp.** — Commissioners reviewed a proposed rezoning of property from Single-Family Residential (R-2) to Agricultural (AG) in Section 19 (T8S-R3E) of Fairfield Township. Staff advised approval of the rezoning (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to recommend approval of the rezoning. *The motion passed unanimously.*

(2) **#16-08 | Rome Twp.** — Commissioners reviewed a proposed rezoning of property from Single-Family Residential (R-1) to Commercial (C) in Section 15 (T6S-R2E) of Rome Township. Staff advised approval of the rezoning (see the staff report). Comm. Tillotson and Comm. Wilson think that the proposed use of the old Township Hall is good.

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to recommend approval of the rezoning. *The motion passed unanimously.*

- (3) **#16-09 | Cambridge Twp.** — Commissioners reviewed a proposed rewrite (i.e., text amendments) regarding sign regulations within Cambridge Township made necessary because of Reed v. Town of Gilbert, Arizona, a recent U.S. Supreme Court decision. Staff advised disapproval of the amendments because the regulations differentiate between types of temporary signage (e.g., political campaign signs, subdivision signs, etc.) in some cases rather than their form (e.g., banners, yard signs, etc.) (see the staff report). However, the Township Attorney feels that the proposed sign regulations conform to the Reed v. Town of Gilbert, Arizona, decision. Comm. Tillotson feels that there is too much regulation of signs.

A motion was made by Comm. Bolton to table action on the proposed text amendments until the Commission's August meeting. *The motion died for the lack of a second.*

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to recommend disapproval of the amendment. *The motion passed unanimously.*

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

- (1) **#16-59 | Franklin Twp.** — Commissioners reviewed a proposed agreement for 2 properties located in Section 32 (T5S,R3E) of the Township (see the staff report).

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

- (2) **#16-60 | Fairfield Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 6 (T8S,R3E) of the Township (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to recommend approval of the application with the removal of land containing the 3 buildings. *The motion passed unanimously.*

- (3) **#16-61 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 4 (T6S,R3E) of the Township (see the staff report).

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

- (4) **#16-62 | Adrian Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 6 (T6S,R3E) of the Township (see the staff report).

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

- (5) **#16-63 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 10 (T7S,R4E) of the Township (see the staff report).

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

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

#16-02 | City of Morenci — Commissioners reviewed the draft 2016 Edition of the *City of Morenci Master Plan* concentrating on 2 key issues (see the staff report):

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

Staff advised the Commission to state that, in its opinion, the City's future land use map is not inconsistent with the countywide future land use map, which recommends 'Intensive Development' for the Morenci area. However, due to the lack of data, no such determination can be made for Medina or Seneca Townships.

A motion was made by Comm. Dersham, and seconded by Comm. Tillotson, to state that: in its opinion, the City's future land use map is not inconsistent with the countywide future land use map, which recommends 'Intensive Development' for the Morenci area. However, due to the lack of data, no such determination can be made for Medina or Seneca Townships. *The motion passed unanimously.*

Item 6 **Other Business**

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

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — Commissioner Bolton announced that the Michigan Township Association will host a workshop regarding planning and zoning.

Item 9 **Adjournment.** Chair Tipton adjourned the meeting at 7:40 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary

This page is intentionally blank.



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, August 18, 2016

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

Members Absent: Rebecca Liedel, Madison Charter Twp.

Others Present: Grant Bauman, Staff/Recording Secretary; Sarah Jesuale, Item #5a(1); and Barb Hinkle, Item #5a(1)

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

Item 2 Public comment — None.

Item 3 Approval of Agenda — Staff submitted the meeting agenda for approval. Comm. Tillotson requested that the Lenawee County Airport Zoning Board of Appeals be added to the agenda under New Business.

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

Item 4 Approval of Minutes — Staff submitted the July 21, 2016, meeting minutes for approval.

A motion was made by Comm. Dersham and seconded by Comm. Bolton, to approve the July 21, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

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

(1) **#16-10 | Woodstock Twp.** — Commissioners reviewed a proposed rezoning of property from Lake Residential (RL) to Highway Service Commercial (C-3) in Section 27 (T5S-R1E) of Woodstock Township. Staff advised disapproval of the rezoning (see the staff report).

Comm. Wilson said that the request should have been a special/conditional land use request rather than a rezoning. Comm. Tillotson said that the time to rezone was before the sale of the property. Sarah Jesuale stated that the Township said that Adrian College could do what it wanted under the current zoning. Barb Hinkle stated that the rezoning would change the character of the area.

A motion was made by Comm. Dersham, and seconded by Comm. Wilson, to recommend disapproval of the rezoning. *The motion passed unanimously.*

- (2) **#16-11 | Palmyra Twp.** — Commissioners reviewed the proposed updating of the Palmyra Township Zoning Ordinance to bring it into compliance with the Michigan Zoning Enabling Act. Staff advised approval of the amendments (see the staff report).

Comm. Wilson was concerned that the landscaping requirements included in the ordinance are too restrictive. Staff explained that those requirements are not part of the proposed amendments.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval of the proposed text amendments. *The motion passed with Comm. Tillotson dissenting.*

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

- (1) **#16-64 | Riga Twp.** — Commissioners reviewed a proposed agreement for properties located in Section 33 (T8S,R5E) of the Township (see the staff report).

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

- (2) **#16-65 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 33 (T8S,R5E) of the Township (see the staff report).

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

- (3) **#16-66 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 34 (T8S,R5E) of the Township (see the staff report).

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

- (4) **#16-67 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 34 (T8S,R5E) of the Township (see the staff report).

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

- (5) **#16-68 | Dover Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 23 (T7S,R2E) of the Township (see the staff report).

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

- (6) **#16-69 | Seneca Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 15 (T8S,R2E) of the Township (see the staff report).

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

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

Item 6 **Other Business**

a. **Unfinished Business** — None.

b. **New Business —**

Comm. Tillotson requested that Planning Commissioners attend the Annual Meeting of the Lenawee County Airport Zoning Board of Appeals meeting scheduled for August 29, 2016.

Item 7 **Public Comment —** None.

Item 8 **Commissioner Comment —** None.

Item 9 **Adjournment.** Chair 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

This page is intentionally blank.



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 20, 2016

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

Members Present: Keith Dersham, City of Adrian; Rebecca Liedel, Madison Charter Twp.; James Tipton, Blissfield Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: Karol (KZ) Bolton, Lenawee County Commission; Carrie Dillon, Education; 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 Chair Tipton. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, adding consideration of a master plan. Comm. Dersham noted that the wrong date was on the Meeting Notice.

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

Item 4 **Approval of Minutes** — Staff submitted the August 18, 2016, meeting minutes for approval.

A motion was made by Comm. Dersham and seconded by Comm. Wilson, to approve the August 18, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

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

(1) **#16-12 | Woodstock Twp.** — Commissioners reviewed a proposed rezoning of property from Single-Family Residential (R-1) to General Industrial (I-1) in Section 9 (T5S-R1E) of Woodstock Township. Staff advised approval of the proposed rezoning with comments (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Wilson, to recommend approval with comments of the rezoning, as advised by staff. *The motion passed unanimously.*

(2) **#16-13 | Franklin Twp.** — Commissioners reviewed a proposed rezoning of property from Single-Family Residential (R-1) to General Commercial (C-1) in Section 6 (T5S-R3E) of Franklin Township. Staff advised approval of the proposed rezoning (see the staff report).

A motion was made by Comm. Wilson, and seconded by Comm. Dersham, to recommend approval of the proposed rezoning, as advised by staff. *The motion passed unanimously.*

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

- (1) **#16-70 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 30 (T5S,R3E) of the Township (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Liedel, to recommend disapproval of the application based on a lack of information. *The motion passed unanimously.*

- (2) **#16-71 | Franklin Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 31 (T5S,R3E) of the Township (see the staff report).

A motion was made by Comm. Wilson, and seconded by Comm. Dersham, to recommend disapproval of the application based on a lack of information and inaccurate information. *The motion passed unanimously.*

c. **Consideration of Master Plan(s)**

- (1) **#16-03 | Village of Manchester and Manchester Twp.** — Commissioners reviewed the draft 2016 Edition of the *Manchester Community Joint Master Plan* concentrating on 2 key issues (see the staff report):

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

Staff advised the Commission to state that, in its opinion, the future land use map in the proposed *Manchester Community Joint Master Plan* is consistent with the *Franklin Township Master Plan* and the *Lenawee County Comprehensive Land Use Plan*.

A motion was made by Comm. Liedel, and seconded by Comm. Dersham, to approve the staff's conclusions. *The motion passed unanimously.*

Item 6 **Other Business**

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

Commissioners were made aware of the Notice of Intent to Plan distributed by the City of Tecumseh regarding the creation of a Sub-Area Plan for its 'Revival Commons' Site.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Chair Tipton adjourned the meeting at 7:05 pm.

Respectfully submitted,



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, November 17, 2016

Old 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: Carrie Dillon, Education

Others Present: Grant Bauman, Staff/Recording Secretary, and Doug Kapnick, Chair of the Rollin Township Planning Commission

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

Item 2 Public comment — None.

Item 3 Approval of Agenda — Staff submitted the meeting agenda for approval, adding several items under new business.

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

Item 4 Approval of Minutes — Staff submitted the October 20, 2016, meeting minutes for approval.

A motion was made by Comm. Dersham and seconded by Comm. Bolton, to approve the October 20, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

a. Consideration of Township Zoning Amendment(s)

(1) **#16-14 | Rollin Twp.** — Commissioners reviewed proposed text amendments regarding fencing, marinas, gun clubs and shooting ranges, and Zoning Board of Appeals approval periods. Staff advised approval of the proposed text amendments (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to recommend approval of the text amendments, as advised by staff. *The motion passed unanimously, with Comm. Wilson abstaining.*

b. Consideration of PA 116 Farmland Agreement(s)

(1) **#16-72 | Deerfield Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 33 (T6S,R5E) of the Township (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to recommend approval with comments because 'trust' was not checked in question #15. *The motion passed unanimously.*

- (2) **#16-73 | Seneca Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 21 (T8S,R2E) of the Township (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Liedel, to recommend disapproval of the application based on the discrepancy in the Parcel ID# between the application and the GIS parcel layer. *The motion passed unanimously.*

- (3) **#16-74 | Seneca Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 9 (T8S,R2E) of the Township (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to recommend approval with comments regarding the selection of both 'Limited Liability Corporation' and 'Partnership' in question #15. *The motion passed unanimously.*

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

Item 6 **Other Business**

- a. **Old Business** — None.

- b. **New Business** —

- (1) Staff noted the receipt of: (a) the "Notice of Adoption of the Village of Britton Master Plan;" (b) the "Notice of Intent to Prepare a Master Plan from Liberty Township, Jackson County;" and (c) the "Notice of Intent to Review and Revise the Village [of Blissfield] Comprehensive Plan.
- (2) Staff noted the reappointment of Commissioners Dersham, Liedel, and Tillotson to the Lenawee County Planning Commission through December of 2019.
- (3) Staff requested the approval of the 2017 LCPC Meeting Schedule and 2017 Meeting and Submittal Deadline Schedules.

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to approve those schedules. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** —

- (1) Comm. Bolton noted that it is time to secure a speaker for the 2017 LCPC Annual Dinner (to be held next April).
- (2) Comm. Tillotson noted that the 2016 Region 2 Planning Commission (R2PC) Annual Dinner was very good.

Item 9 **Adjournment.** Chair Tipton adjourned the meeting at 7:25 pm.

Respectfully submitted,



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, December 15, 2016

Old 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 Jerry Wilson, Rollin Twp.

Members Absent: Rebecca Liedel, Madison Charter Twp.; Ralph Tillotson, Lenawee County Commission; and James Tipton, Blissfield Twp.

Others Present: Grant Bauman, Staff/Recording Secretary

- Item 1 **Call to order** — The meeting was called to order at 6:40 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Chair Tipton and Secretary Liedel were both absent due to the weather. Comm. Dersham agreed to serve as Chair for the meeting.

A motion was made by Comm. Wilson, and seconded by Com. Dillon, to appoint Comm. Dersham as acting Chair. *The motion passed unanimously.*

- Item 2 **Public comment** — None.

- Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, adding an additional PA 116 Farmland Agreement.

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

- Item 4 **Approval of Minutes** — Staff submitted the November 17, 2016, meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Dillon, to approve the November 17, 2016, meeting minutes as presented. *The motion passed unanimously.*

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

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

- (1) **#16-15 | Woodstock Twp.** — Commissioners reviewed a proposed text amendment regarding the addition of "Any use permitted in the Local Commercial District (C-1) and General Commercial District (C-2)" to the listing of permitted uses in the Highway Service Commercial District (C-3). Staff advised approval of the proposed text amendment (see the staff report).

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

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

- (1) **#16-75 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 32 (T8S,R5E) of the Township (see the staff report).

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

- (2) **#16-76 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 28 (T7S,R4E) of the Township (see the staff report).

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

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

Item 6 **Other Business**

a. **Old Business** — None.

b. **New Business** —

- (1) Comm. David Stimpson, Chair of the Board of Commissioners, has requested recommendations for the reappointment of Planning Commissioners.

A motion was made by Comm. Wilson, and seconded by Comm. Bolton to recommend the reappointment of Commissioners Dersham, Tillotson, and Liedel to the Lenawee County Planning Commission for another 3-year term. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:55 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary