



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 NOTICE

FOR FURTHER INFORMATION CONTACT:
Grant E. Bauman
R2PC Principal Planner
(517) 768-6711
gbauman@co.jackson.mi.us

DATE: October 18, 2018
TIME: 6:30 p.m.
PLACE: 2nd Floor Committee Room
Lenawee County Courthouse
Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
 - Approval of the Minutes of the August 16, 2018, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #18-10— Macon Township *[ACTION]* 5
 - (2) #18-11— Woodstock Township *[ACTION]* 9
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #18-12— Seneca Township *[ACTION]* 25
 - (2) #18-13— Rome Township *[ACTION]* 29
 - (3) #18-14— Rome Township *[ACTION]* 33
 - (4) #18-15— Rome Township *[ACTION]* 37
 - (5) #18-16, -17, -18, -21, -22, and -23— Rome Township *[ACTION]* 41
 - (6) #18-19, -20, -24— Rome Township *[ACTION]* 45
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business — None
 - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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MEETING MINUTES

Thursday, August 16, 2018

Old Lenawee County Courthouse • 2nd Floor Commission Chambers • Adrian, Michigan

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

Members Absent: None.

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 8/16/18 meeting agenda for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to approve the August 16, 2018, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 7/19/18 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to approve the July 19, 2018, meeting minutes as written. *The motion passed unanimously.*

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

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

- (1) **#18-09 | Rollin Township** — Commissioners reviewed proposed text amendments to the *Rollin Township Zoning Ordinance* regarding “large solar energy facilities (solar farms)” and “small solar energy facilities”. Staff advised recommending approval with comments of the text amendments (see the staff report). Advised substantive changes were limited to: (1) the possible requirement for a photometric study when it is unclear if lighting will shine onto adjacent properties (Sec. 4.35.A.2.a.(6).(c)) and (2) adding minimum plant size and spacing requirements for vegetative screens (Sec. 4.35.A.2.a.(6).(b)). Staff also informed Commissioners that the amendments are based upon a model ordinance he created in cooperation with Macon Township. Comm. Behnke commented that the requirement to remove abandoned “small solar energy facilities” is limited to “ground mounted facilities” and suggested that the requirement be expanded to include “roof-mounted facilities” (Sec. 4.35.B.3). Comm. Nickel mentioned that some “roof-mounted facilities” are integral to the roof (i.e., part of the roof) and would be difficult to remove.

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

- b. **Consideration of PA 116 Farmland Agreement(s)** — None.
- c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

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

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment**

- a. Comm. Dersham voiced his concern that recyclable materials deposited at the Lenawee County Recycling Center (DOS) are potentially being incinerated rather than recycled. The materials go to Western Washtenaw from the DOS, but they are just a broker. Comm. Tilotson suggested speaking to County Comm. Knoblauch, who is a member of the Solid Waste Coordinating Committee.
- b. Comm. Bolton announced that a new plat book is under development, sponsored by 4-H.
- c. Comm. Bolton suggested that the LCPC should provide a series of training opportunities for municipal planning commissions. Commissioners discussed the proposal. It was suggested that the program could be provided in cooperation with the Michigan Townships Association (MTA) and/or Michigan State University Extension (MSUE). Possible formats include speakers and panel discussions. Commissioners will discuss training further during the September 20, 2018 meeting.

Item 9 **Adjournment.** The meeting was adjourned at 7:20 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #18-10

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 18, 2018

Proposal: Text Amendments Regarding Special Land Use Permits to the Macon Township Zoning Ordinance

Potential conflicts among the expiration requirements for special land use permits, site plan certificates, and zoning compliance certificates were uncovered by a potential applicant. Consequently, the Macon Township Planning Commission developed the following amendments to Section 16.09:

Section 16.09. VOIDING OF SPECIAL LAND USE PERMIT. Any special land use permit granted under this ordinance shall become null and void and fees forfeited unless ~~construction and/or use is commenced within a period of not more than a site plan has been reviewed and approved by the Township within~~ two hundred ten (210) days ~~and completed within a period of not more than five hundred and seventy-five (575) days~~ of the date of issuance. ~~The period for initiating and completion of said special land use shall be determined at the time that the special land use permit is granted.~~ No use provided for under the special land use granted shall be initiated until all the terms and conditions of the special land use permit are met.

A violation of a requirement, condition, or safeguard shall be considered a violation of this ordinance and grounds for the Township Board to terminate and cancel such special land use permit.

Analysis and Recommendation

CZC Staff Analysis – The proposed amendments to Section 16.09 will address the conflicting expiration requirements for special land use permits, site plan certificates, and zoning compliance certificates. If the changes are adopted the applicant for a special land use would have:

- 210 days to apply for site plan approval once the SLU is granted;
- 365 days to obtain a zoning compliance permit (Section 17.08) once site plan approval is granted; and
- 545 days to complete construction (Section 18.10.3) once the zoning compliance permit is granted.

It should be noted that LCPC staff assisted the Macon Township Planning Commission in the development of the proposed amendments.

CZC Staff Recommendation – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** of the proposed text amendments to the Macon Township Board.

Recommended Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

ZONING AMENDMENT FORM



**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE MACON TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM _____ ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE XVI SECTION 16.09
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

C. PUBLIC HEARING on the above amendment was held on: month August day 20 year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month _____ day _____ year _____
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Daily Telegraph

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to () APPROVE or () DISAPPROVE.

Gary MASKA () Chair or () Secretary 8 / 20 / 2018 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

- () Recommends APPROVAL of the zoning change
- () Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- () Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- () Takes NO ACTION.

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month 9 day 4 year 2018

2. The MACON Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment () PASSED, () DID NOT PASS, or was () REFERRED ANEW to the Township Planning Commission.

Julia DeJonghe
Township Clerk

MACON TOWNSHIP
LENAWEE COUNTY, MICHIGAN

ORDINANCE NO. 2018-_____

An ordinance to amend Article XVI (Special Land Uses) of the Macon Township Zoning Ordinance by amending Section 16.09 (Voiding of a Special Land Use Permit) to: (1) change the requirement that construction and/or use must commence within 210 days of the issuance of the permit to requiring that site plan approval must be obtained within 210 days of the issuance of the permit, (2) remove the requirement that construction and/or use must be completed within 575 days of the issuance of the permit, and (3) remove the requirement that the period for initiating and completion of the special land use be determined at the time the permit is granted.

The Township of Macon ordains:

Section 1. Amendment to Article XVI

Article XVI of the Macon Township Zoning Ordinance is amended by changing Section 16.09, Voiding of Special Land Use Permit, as follows:

Section 16.09. VOIDING OF SPECIAL LAND USE PERMIT. Any special land use permit granted under this ordinance shall become null and void and fees forfeited unless ~~construction and/or use is commenced within a period of not more than a site plan has been reviewed and approved by the Township within two hundred ten (210) days and completed within a period of not more than five hundred and seventy five (575) days~~ of the date of issuance. ~~The period for initiating and completion of said special land use shall be determined at the time that the special land use permit is granted.~~ No use provided for under the special land use granted shall be initiated until all the terms and conditions of the special land use permit are met.

A violation of a requirement, condition, or safeguard shall be considered a violation of this ordinance and grounds for the Township Board to terminate and cancel such special land use permit.

Section 3. Severability

If any section, subsection, subparagraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. Repeal

All ordinances or parts of ordinances in conflict with this Ordinance are repealed.

Macon Township Planning Commission
Special Meeting
August 20, 2018

Present: Lee Wagner, Gary Maska, Rona, Hintz, Chris Pickell

Guests: Rick Wilson (Invenergy, LLC)

Gary called the meeting to order.

Minutes from the July 18, 2018 meeting were read and approved.

A proposal from township attorney Fred Lucas, as amended by the Region 2 planning commission staff, which would amend section 16.09 of the township ordinance (voiding of special land use permit) was put forward. The proposal, if adopted, would clarify the time period allowed between the granting of a special land use permit and site plan approval. The time periods required for commencement and completion of a project would then be controlled by sections 17.08 and 18.10.3 of the township zoning ordinance.

Gary opened the meeting to public comment.

No local residents were in attendance. Rick Wilson (Invenergy), was in agreement that the proposed amendment would satisfy Invenergy's concerns. The proposed amendment will be forwarded to the township board for review.

Chris moved to close the public meeting. Rona Seconded.

Chris moved to adjourn, Lee seconded.

Next meeting is October 17, 2018 6:00 p.m.

Chris Pickell

Planning Commission Secretary



Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #18-11

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 18, 2018

Proposal: Partial rezoning of property in Section 36 of Woodstock Township

Purpose

The proposal is to rezone a significant portion of the subject property fronting US-223 to “General Industrial (I-1)” for the purpose of an automotive repair facility (see the background information).¹

Location and Size of the Property

Location – The subject property (WD0-136-1300-00) is located in the 13000 block of W. US-223 (on the north side of the highway) in Section 36 (T5S-R1E) of Woodstock Township. The portion of the subject property proposed for rezoning fronts US-223 (see Figure 1).

Size – The portion of the subject property proposed for rezoning has an area of approximately 12.5 acres, according to the GIS calculations. The size of the entire subject property is approximately 113.6 acres.

Land Use and Zoning

Current Land Use – A review of the available aerial photography reveals that the portion of the subject property proposed for rezoning is currently used agriculturally (see Figures 5a & 5b). A wooded area is located along Parker Highway and a couple of barns are located along US-223. Farmland/woodland also comprise the remainder of the subject property. Datawave Technologies (which provides two-way radio and industrial electronic sales and service) is located directly to the east. Residences and farmland/woodland appear to comprise the remainder of the surrounding area.

Future Land Use – Woodstock Township’s future land use map places the portion of the subject property proposed for rezoning in an “agriculture” area (see Figure 2). An area recommended for “commercial” uses is located along US-223, southeast of Slee Road.

Current Zoning – The entire subject property is currently zoned “Agricultural (AG)”, as are most of the surrounding properties (see Figure 3). The Datawave Technologies property is zoned “General Commercial (C-2)”. Properties along US-223 further to the southeast are zoned “Rural Non-Farm (RNF-1)”.

Public Facilities and Environmental Constraints

Public Road/Street Access – US-223 (a part of the state trunkline system) provides direct access to the portion of the subject property proposed for rezoning. It can also be accessed from Parker Highway (a county local road).

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

Public Water and Sewer – Water and sewer service is not available according to the Township’s master plan.

Environmental Constraints – Several wetlands, according to the national wetlands inventory (NWI), are located on the portion of the subject property proposed for rezoning (see Figure 4). For example, the wooded area along Parker Highway and an area in the main farm field visible in aerial photography (see Figures 5a & 5b).

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission recommends *approval* of the proposed rezoning (see the background information).

CZC Staff Analysis – Woodstock has a zoning plan which includes the following criteria upon which a rezoning request must be considered:

- 1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

No. The future land use map in the Township’s master plan places the portion of the subject property proposed for rezoning in an “agriculture” area. The zoning plan element of the master plan equates the “Agricultural (AG)” zoning district to “agriculture” areas.

- 2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

No. With one exception, surrounding properties are zoned “Agricultural (AG)”. Only a small property directly to the east is zoned “General Commercial (C-2)”.

- 3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No. It is unlikely that public services or facilities will be negatively impacted by the proposed change in zoning.

- 4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

No. There are several wetlands located on the property that could be negatively impacted by industrial development.

CZC Staff Analysis – The future land use map recommends agricultural uses for the portion of the subject property proposed for rezoning and the surrounding area. Although commercial development is recommended along US-223 further to the southeast, no industrial areas are recommended in Section 36 of the Township. There is a small “General Commercial (C-2)” zoning district located directly to the east. However, this is not a sufficient reason to allow “General Industrial (I-1)” uses into this part of the Township.

CZC Staff Recommendation – Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the proposed “General Industrial (I-1)” rezoning to the Woodstock Township Board.

<p>Recommended Actions:</p> <ul style="list-style-type: none"> (1) Recommend APPROVAL (2) Recommend DISAPPROVAL (3) Recommend APPROVAL WITH COMMENTS/MODIFICATIONS (4) Take NO ACTION
--

Figure 1
Location

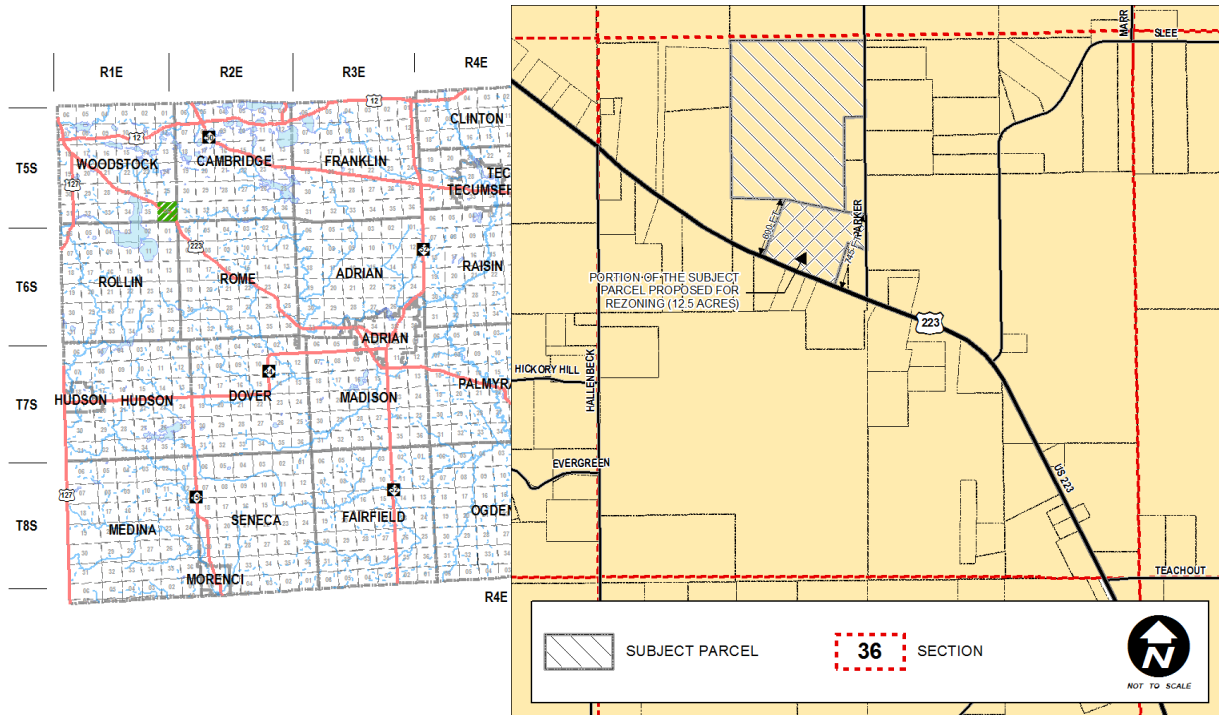
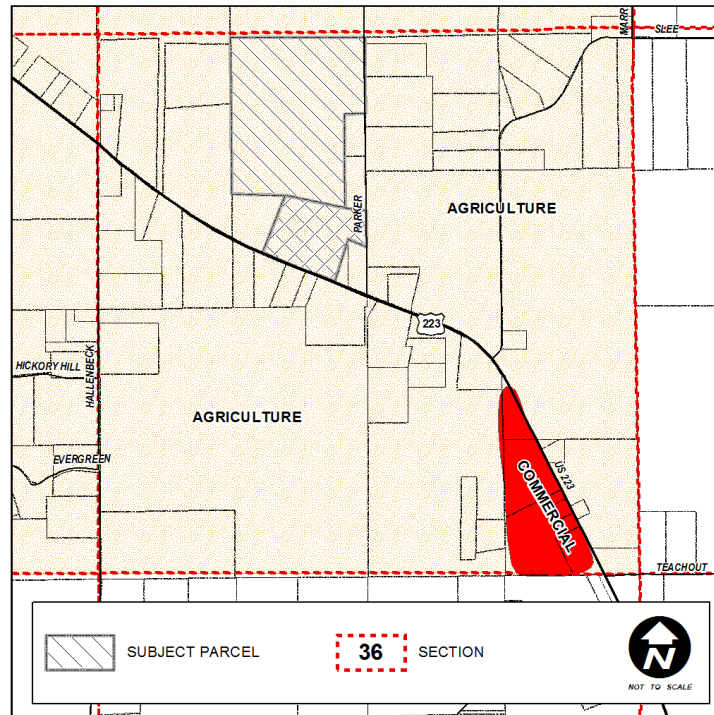
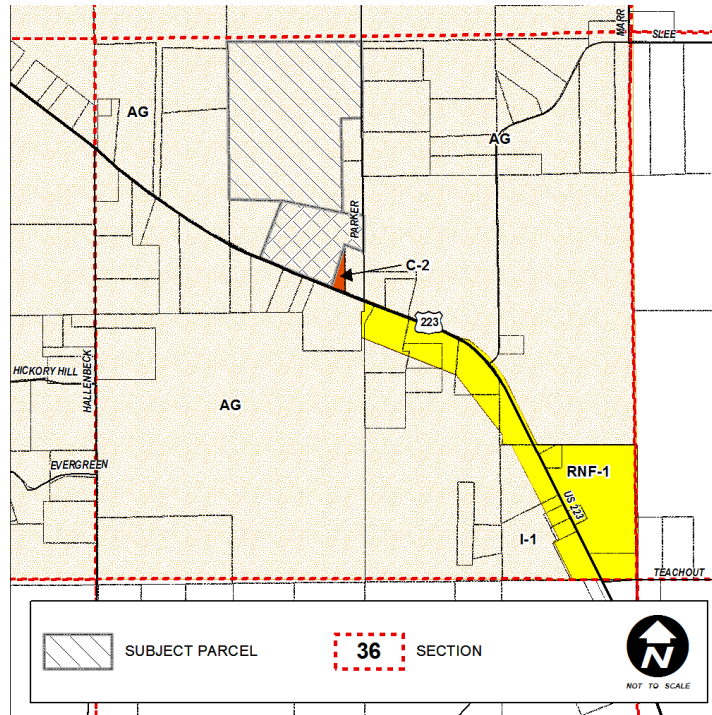


Figure 2
Township Future Land Use



**Figure 3
Township Zoning**



**Figure 3
National Wetlands Inventory (NWI)**

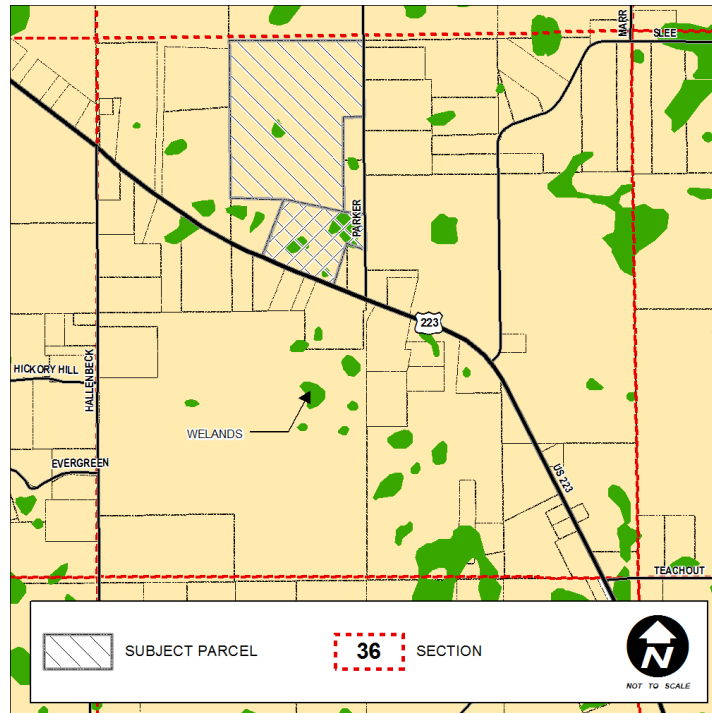


Figure 5a
Aerial Photo

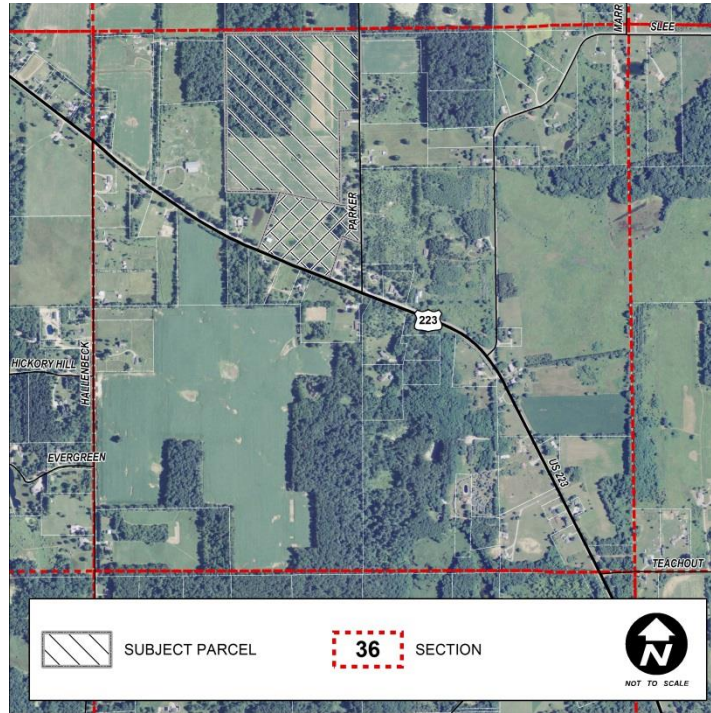


Figure 5b
Aerial Photo



ZONING AMENDMENT FORM

**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

Return all copies to: Region 2 Planning Commission, County Building, Jackson, Michigan 49201

(Please include a legal description or survey on rezoning requests and the Planning Commission minutes with this form. Form to be submitted in quadruplet. Use separate set of forms for each proposed zoning change.)

THE TOWNSHIP ZONING BOARD OF Woodstock TOWNSHIP submits the following proposed zoning change to the Lenawee County Planning Commission for it's recommendations:

ANSWER EITHER A AND/OR B

A. PROPERTY DESCRIPTION AND LOCATION: (use this space for legal and popular property description and number of acres, attach additional sheets if more space is needed and attach copy of map showing all changes and additions)

WDO-136-1300-00
13000 W. US-223 BIK
Auto Mechanics - Auto Body Repair

- 1. The above described property is a zoning Change FROM AG ZONE TO Industrial ZONE.
- 2. PURPOSE OF CHANGE: Industrial Automotive repair Facility - Auto mechanics - Auto body repair

B. Proposed change is a change in the text of the Zoning Ordinance. The following Article and Section is amended or altered: ARTICLE _____ SECTION _____
The NEW SECTION reads as follows: _____

C. PUBLIC HEARING on the above amendment was held: month 09 day 18 year 2018

D. NOTICE OF PUBLIC HEARING was published the following two days:
month 08 day 26 year 2018 month _____ day _____ year _____
(first notice to be printed not more than 30 days nor less than 20 days; the second notice to be printed not more than 8 days before date of hearing)

E. NEWSPAPER, having general circulation in township, carrying NOTICE OF HEARING:
Daily Telegram (name of newspaper)

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Zoning Board and shall be forwarded to the Township Board with a recommendation to (APPROVE) (DISAPPROVE).

Quiana Crawford Chairman A. Joseph Secretary 9/18/16 Date

LENAWEE COUNTY PLANNING COMMISSION ACTION:

- 1. Date of Meeting: month _____ day _____ year _____
 - 2. The County Planning Commission herewith certifies receipt of the proposed amendment, and on the above date:
 - () Recommends APPROVAL of the zoning change.
 - () Recommends DISAPPROVAL of the zoning change for reasons stated in the enclosed letter.
 - () Recommends APPROVAL with modifications for reasons stated in the enclosed letter.
 - () Takes NO ACTION.
- _____ Chairman _____ Member _____ Member
_____ Member _____ Member

TOWNSHIP BOARD ACTION:

- 1. Date of Meeting: month _____ day _____ year _____
- 2. The _____ Township Board herewith certifies that at a legally constituted meeting held on the above date () PASSED, () DID NOT PASS, () REFERRED ANEW to the Township Zoning Board the recommended change contained herein.

_____ Township Clerk

(WHITE copy for Regional Planning Commission)	(GREEN copy for Township Planning Commission or Zoning Board)
(YELLOW copy for Township Clerk)	(PINK copy to be returned to Region 2 Planning Commission)

Application for Zoning Changes

PLEASE PRINT OR TYPE (use back of application if more space is needed)

1. Application is hereby made by: Name(s): Christopher Wallace
Address: 13000 W. US-223 BLK Telephone: (517) 403-0321
to obtain a change in zoning.

2. The applicant(s) is /are: the owner(s) of the property involved. acting on behalf of the owner(s) of the property involved.

3. Address of property involved: 13000 W. US-223 BLK

4. Legal description: see attached. WDO-136-1300-05

5. The above property is presently zoned: Agriculture

6. The proposed use(s) and nature(s) of operation is/are Industrial. Auto motive repair facility
Auto Mechanics Auto body Repair

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 7/13/18

Applicant(s): Christopher Wallace
signature

Fee Received \$ 420.00 #2065
ce

Township Clerk: Chari Anne
signature

PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board Approve
the rezoning for the following reasons: Disapprove

location does fit + meets with zoning book requirements

14.2.10
Date: Sept 18, 2018 Chairman: _____
signature

CERTIFICATE OF ZONING CHANGE:

The Township Board, having reviewed the submitted data and the recommendation by the Zoning Board, do hereby Approve
the zoning change for the following reasons: Disapprove

Date: _____

Supervisor: _____
signature

Clerk: _____
signature

ARTICLE XIV

GENERAL INDUSTRIAL DISTRICT (I)

SECTION 14.1 INTENT

This district is designed to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.

SECTION 14.2 PERMITTED USES

- 14.2.1 All industrial uses not in conflict with any enacted state or local laws, or any provisions of this Ordinance.
- 14.2.2 Assembly and manufacture, from prefabricated parts, of household appliances, electronic products, machinery and hardware products, and similar products; or the processing or assembling of parts for production of finished equipment.
- 14.2.3 Contractor's yard.
- 14.2.4 Farm machinery and equipment sales and repair.
- 14.2.5 General service and repair establishments including dyeing, cleaning, or laundry works and upholstery or appliance repair.
- 14.2.6 Industrial office buildings.
- 14.2.7 Railroad Terminals.
- 14.2.8 Skilled trade services including plumbing, electric, heating, printing, and painting establishments.
- 14.2.9 Trucking terminals.
- 14.2.10 Vehicle repair garages, but not including auto junk yards.
- 14.2.11 Wholesale merchandising or bulk storage.
- 14.2.12 Essential services and structures.
- 14.2.13 On-site and off-site signs only in accordance with the regulations as Specified in ARTICLE XVI, Section 16.2.5 and 16.2.6.

SECTION 14.3 CONDITIONAL USES

- 14.3.1 Asphalt processing facilities and necessary equipment
- 14.3.2 Bulk oil storage.
- 14.3.3 Communication Tower.
- 14.3.4 Junk Yards.
- 14.3.5 Research and testing laboratories or facilities.

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
6486 Devils Lake Hwy
Addison, MI 49220

September 18, 2018

Planning Commission Meeting

Attendees: J. Burke, D. Crawford, J. Josephs, R. Kennard, R. Turner, J. Votzke
Absent: None

Vice Chairman Diana Crawford brought workshop to order at 6:29pm followed by the pledge of allegiance.

A. New Business

1. Public hearing regarding rezoning from AG 1 to Industrial. The property is located at 13000 West US 223 BLK WD0-136-1300-00
 - i. Current business/location has been outgrown
 - ii. Would like to install a new auto repair/auto body repair shop
 - iii. Comment – Andrew: great idea to move forward
 - iv. Comment – Jeff: personally used current business for anything need; there is not a finer family instilling a local business; continue to be local customer and run this type of business in this township
 - v. Comment – next door neighbor who has no problem will expansion
 - vi. Comment – Heather: personally used auto; Mr. Wallace is a very supportive community member that gives back
 - vii. Comment – Dean Bishop: Mr. Wallace is very fair business man, always concerned about his customers and takes care of everyone, especially giving back to the community
 - viii. Comment – Molly: lake resident, Mr. Wallace is an asset to the community
 - ix. Comment – Micky: the Wallace family is outstanding family
 - x. Comment – great addition to the township
 - xi. Comment – Jake: neighbor, not just looking for personal investment, but affecting a family
 - xii. Comment – Mr. Wallace is very dependable all around community member
 - xiii. Comment – Highland Inn Owner: supports continuation to build an established business
 - xiv. Comment/Question – Why it is industrial not resident? – Auto repair is conditional use; site plan review needs to be submitted; all but 10 acres will be retained as farm land; is there any restriction of number of vehicle on the property?; no junk yard will be permitted.
 - xv. Comment – R. Kennard: site plan as a board will review to move forward along with being sent to township engineer
 - xvi. Mr. Wallace comments: has a long standing business for automobiles; had a co-op job with an auto shop that has been very well known; ready to expand; zero advertising all word of mouth; all removals for a repair shop are instilled; licensed through the State of Michigan; spends roughly \$20,000/month at other local businesses; gives back roughly \$10,000+ to the community; everything is locked up at night; went to all neighbors to ask prior to preparing plan to expand; is willing to plant trees for noise reduction; odors are exhausted.
 - xvii. Concern from board – make sure this land will not be land locked
 - xviii. Driveway will come off US 223, which are in the plans with State of Michigan

2. Motion made by J. Votzke to recommend the approval of application to rezone from AG to Industrial for intended use of a motor repair facility. R. Kennard 2nd.
 - i. Roll Call: J. Votzke – Yes, J. Burke – Yes, R. Kennard – Yes, R. Turner – Yes, J. Josephs, – Yes, D. Crawford – Yes. Motion passes

- B. All documents discussed at this public hearing will be forwarded to Township Board to place on agenda for next regular board meeting.

Meeting was adjourned at 6:54 pm.

Vice Chairman Diana Crawford has reviewed and approved these minutes.

Respectfully submitted by
J. Josephs, Recording Secretary

WDO-136-1300-00



WDO-136-1300-00



3550
53.24 Ac.

3780
76.23 Ac.

WDO-125
T6S-R1E

~1,325'

477'

604.53' ~925' 1320.03'

637.62'

1200
9.08 Ac.

582.63'

320.81'

2050
4.45 Ac.

~1,161' 604.53'

664.53'

654.92'

~1,547'

752.52'

496.65'

~3,098'

Parker Hwy

2075
7.58 Ac.

664.53'

1300
56.76 Ac.

208.72'

418' 1400 2 AC. 418'

2100
6.78 Ac.

1060
16.82 Ac.

1320.9'

WDO-136
T6S-R1E

208.72'

501.19' 1800 2.51 AC. 533.76'

555.39'

523.23'

1280
4.92 Ac.

Approx. 10 acre

210.61'

200'

2720
5.77 Ac.

2710
5.77 Ac.

320.57'

580.15'

813.06'

430.29'

340.11'

232.47'

693.58'

3.01' 1860 0.96 Ac.

206.67'

610.03'

~759'

363.72'

62'

141.44'

119.7'

339.75'

470.29'

1890

387.75'

386.16'

1925

438.14'

1870

469.8'

1850

469.8'

128.78'

519.03'

1900
7.86 Ac.

200'

258'

~354'

544.14'

200'

268'

2675

221.16'

245'

356.65'

53.93'

328.37'

W-US-223

2660
2.07 Ac.

4050
5.73 Ac.

517.85'

518.42'

309.62'

2550
2 Ac.

280'

245'

356.65'

Lenawee County G.I.S

301 N. MAIN ST
OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522
ADRIAN, MI. 49221 FAX: (517)264-4529



1 inch = 300 feet

*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.

Walker
13000
WUS 22
6:30 PM

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
MEETING ATTENDANCE SHEET

DATE: 9/18/18

NAME: Jeffrey Z. Burdick

NAME: [Signature] Fore/CA

NAME: [Signature]

NAME: [Signature]

NAME: Fred Kennard

NAME: _____

NAME: _____

NAME: _____

APPROVED BY: Diana Crawford

AFFP

001/Pub Hearing/Sep 18, 2018

RECEIVED
SEP 06 2018
Woodstock Twp.

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF LENAWEЕ } SS

Woodstock Township
6486 Devils Lake Hwy.,
Addison, Michigan 49220

Planning Commission Public Hearing

Brenda L. Leonard, being duly sworn, says:

That she is Brenda L. Leonard of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 26, 2018

The Woodstock Planning Commission will hold a Public Hearing on Tuesday September 18, 2018 at 6:30 P.M. at the above address. This meeting is regarding rezoning from AG 1 to Industrial. The property is located at 13000 West US 223 BLK WD0-136-1300-0

Copies of the documents will be available for review at the above address.

Written comments may be submitted to the above address "ATTENTION PLANNING COMMISSION".

Diana Crawford
Acting Planning Commission Chair.
1T August 26.

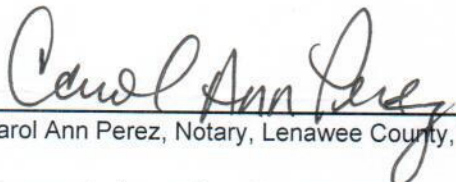
That said newspaper was regularly issued and circulated on those dates.

SIGNED



Brenda L. Leonard

Subscribed to and sworn to me this 26th day of August 2018.



Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100767 00248192

WOODSTOCK TOWNSHIP
6486 Devils Lake Hwy.
ADDISON, MI 49220

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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

PA 116 FARMLAND AGREEMENT | FA #18-12

Applicant(s): Michael R. Cox Trust
12736 Camburn Highway
Morenci, MI 49256

Meeting Date: August 18, 2018

Location: The subject property is located in Section 35 of Seneca Twp. (T8S,R2E), on the east side of Camburn Highway, between Mulberry and Yankee Roads (see Maps 1a & 1b).

Description: The subject property has an area of approximately 103 acres. The use of the property is 'cash crops', of which 84 acres are in cultivation. No buildings are located on the property (see Maps 3a & 3b).

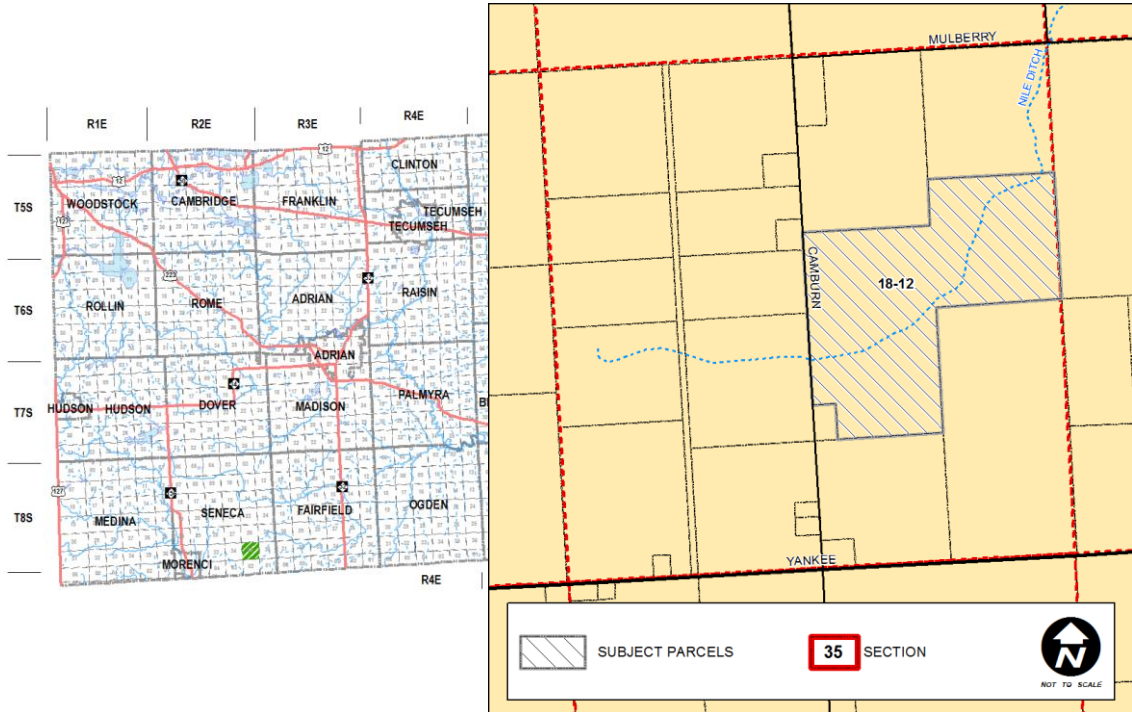
Term: No term was proposed.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edge of an area recommended for 'Intensive Agricultural' uses (see Map 2).

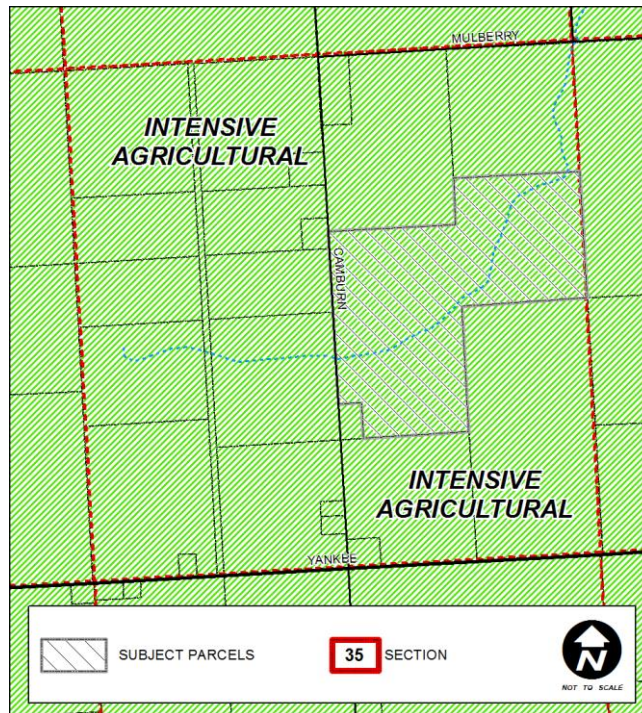
Staff Comments: The application contains various errors/omissions which need to be addressed:

- *Question #19:* A term of at least 10 years, but not more than 90 years, must be selected by the applicant.

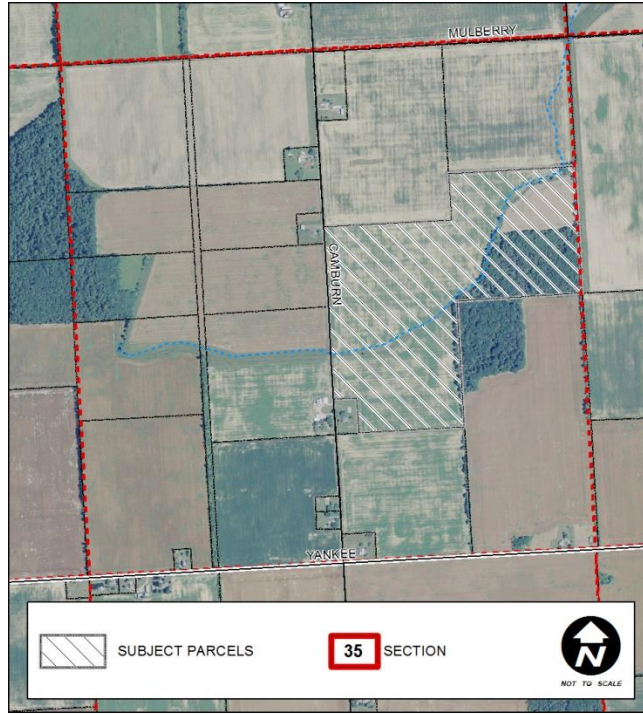
Maps 1a & 1b Location Maps



Map 2 County Future Land Use Map



Maps 3a Aerial Photograph



Map 3b Aerial Photograph



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PA 116 FARMLAND AGREEMENT | FA #18-13

Applicant(s): Kevin and Linda Fisher
8441 Rome Road
Adrian, MI 49221

Meeting Date: October 18, 2018

Location: The subject property is located in Section 12 of Rome Twp. (T6S,R2E), on the west side of Townline Highway and the north side of Woerner Road (see Maps 1a & 1b).

Description: The subject property has an area of approximately 79.4 acres. The use of the property is 'cash crops', of which 74.5 acres are in cultivation. No buildings are located on the property (see Maps 3a & 3b).

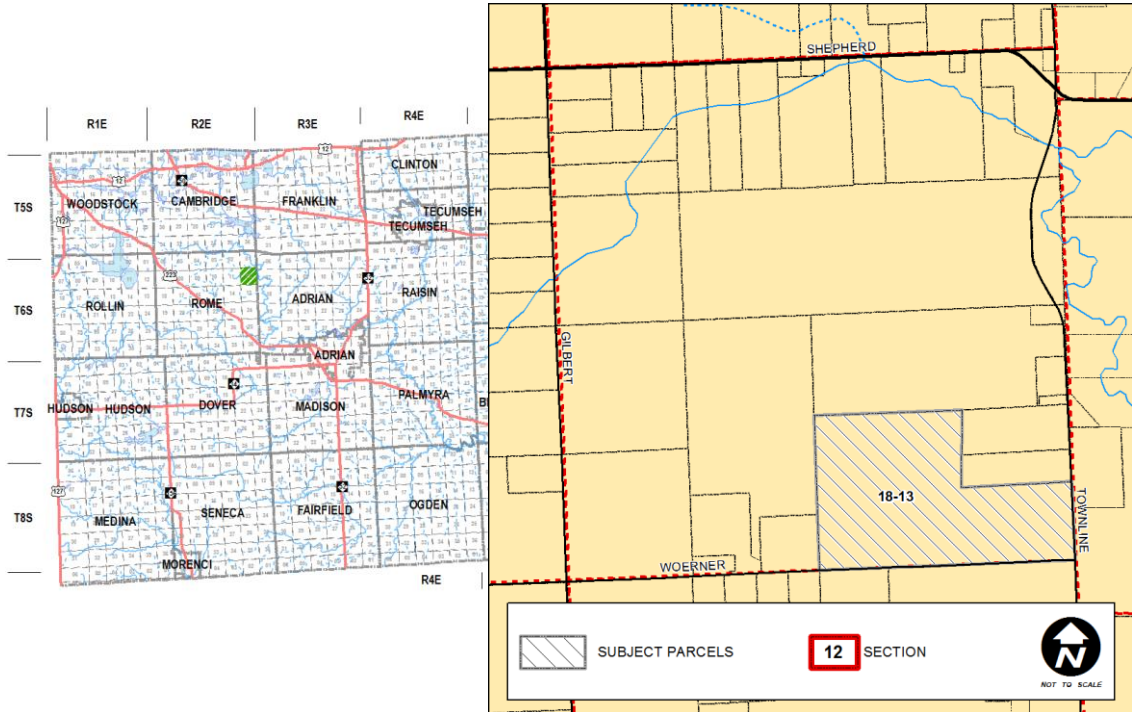
Term: 10 years is the proposed term.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'Agricultural' uses (see Map 2).

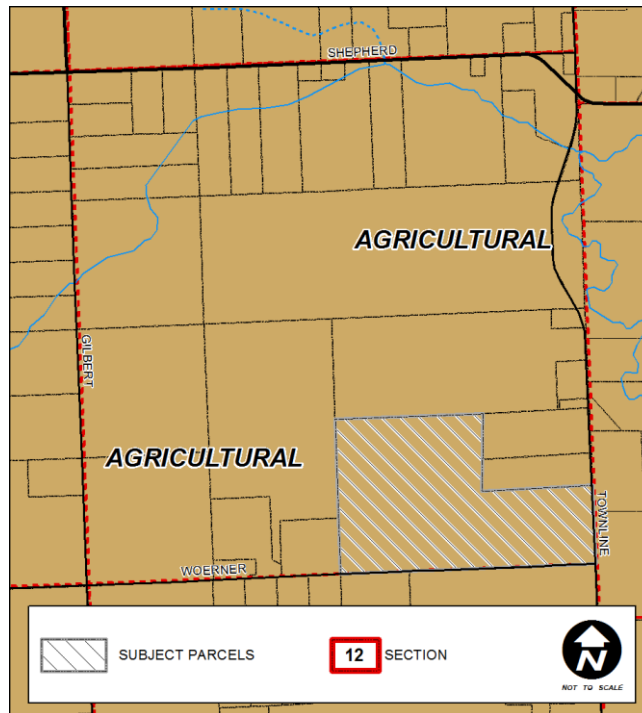
Staff Comments: The application contains various errors/omissions which need to be addressed:

- *Question #15:* '2 or more persons having a joint or common interest in the land' should be checked off.

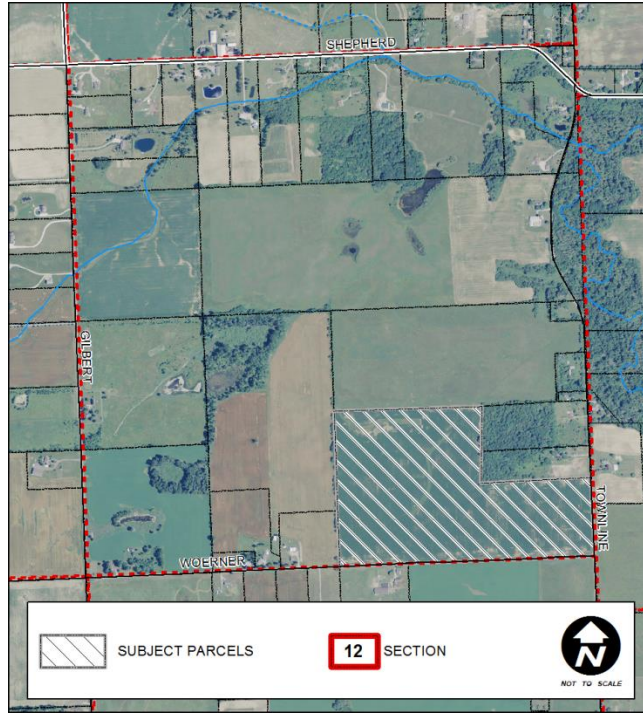
Maps 1a & 1b Location Maps



Map 2 County Future Land Use Map



Maps 3a Aerial Photograph



Map 3b Aerial Photograph



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PA 116 FARMLAND AGREEMENT | FA #18-14

Applicant(s): Kevin and Linda Fisher
8441 Rome Road
Adrian, MI 49221

Meeting Date: October 18, 2018

Location: The subject property is located in Section 14 of Rome Twp. (T5S,R2E), on the east side of Springville Highway and the north side of Rome Road (see Maps 1a & 1b).

Description: The subject property has an area of approximately 74.2 acres. The use of the property is 'cash crops', of which 72.2 acres are in cultivation. There are no buildings (see Maps 3a & 3b).

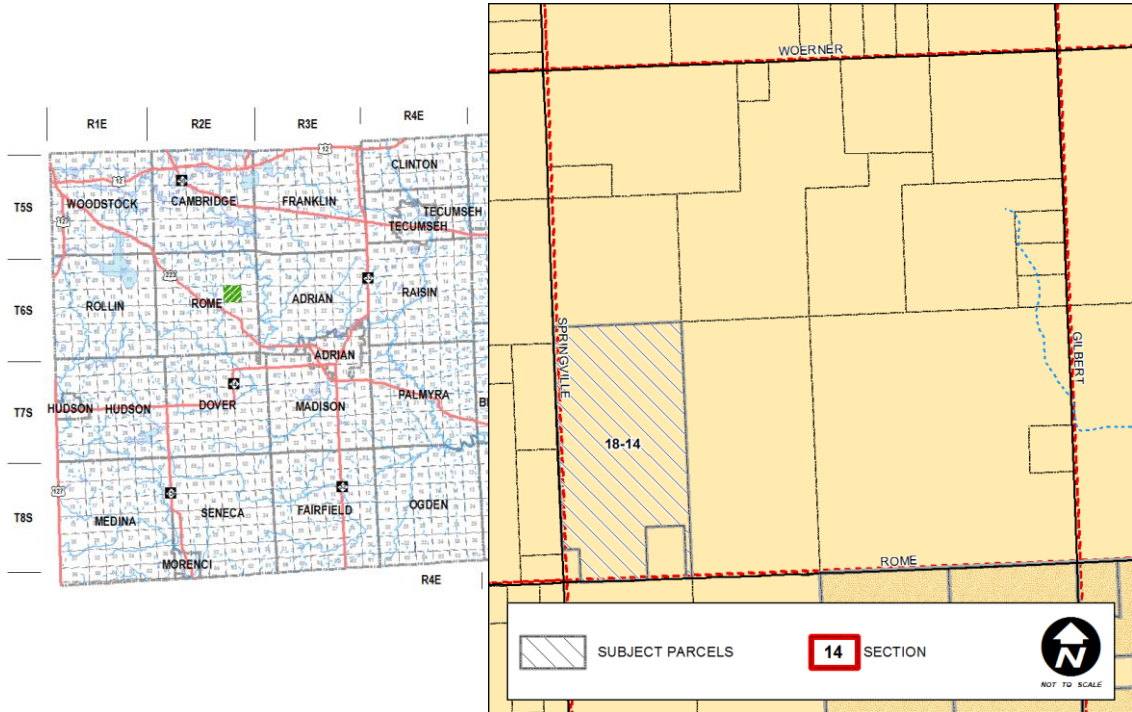
Term: 10 years is the proposed term.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject properties in an area recommended for 'Agricultural' uses (see Map 2).

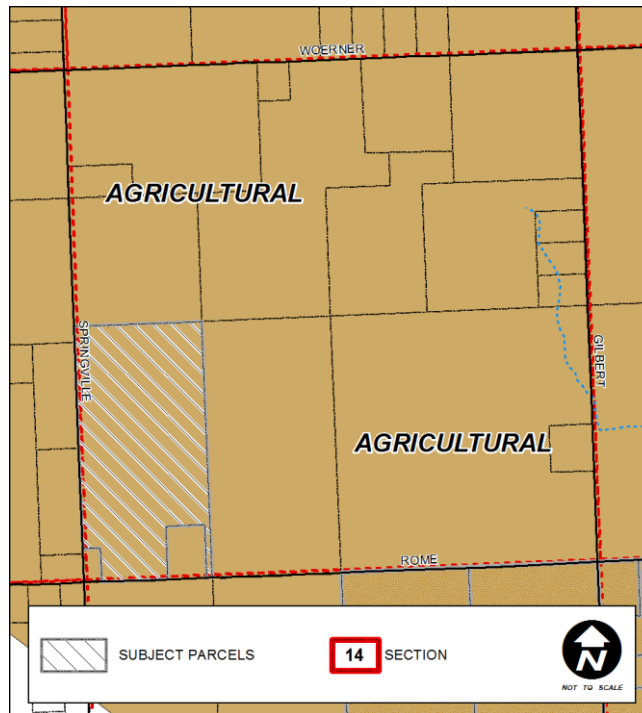
Staff Comments: The application contains various errors/omissions which need to be addressed:

- *Question #15: Question #15: '2 or more persons having a joint or common interest in the land' should be checked off.*

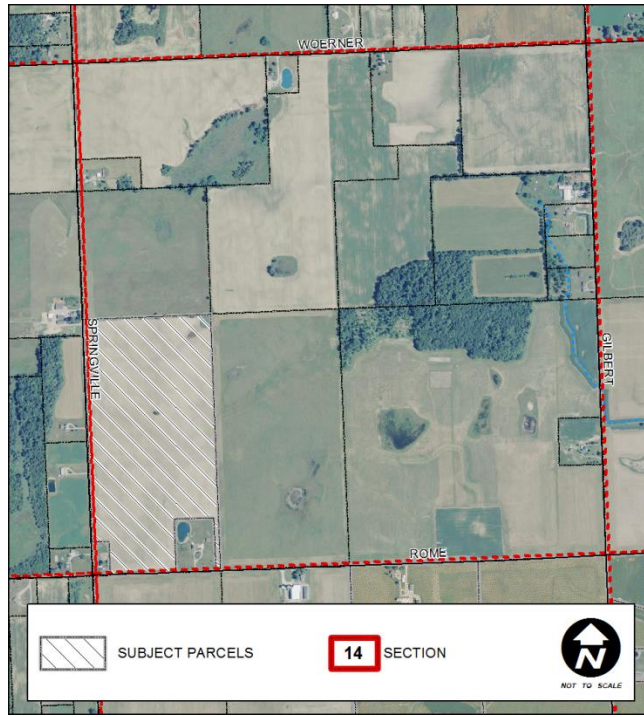
Maps 1a & 1b Location Maps



Map 2 County Future Land Use Map



Maps 3a Aerial Photograph



Map 3b Aerial Photograph



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PA 116 FARMLAND AGREEMENT | FA #18-15

Applicant(s): Kevin and Linda Fisher
8441 Rome Road
Adrian, MI 49221

Meeting Date: October 18, 2018

Location: The subject properties are located in Section 17 of Rome Twp. (T5S,R2E), on the east side of Hawkins Highway, between Rome and Woerner Roads (see Maps 1a & 1b).

Description: The subject property has an area of approximately 29.7 acres. The use of the property is 'cash crops', of which 26.7 acres are cultivated. The average net income per acre is \$643, more than the required \$200/acre. No buildings are located on the property (see Maps 3a & 3b).

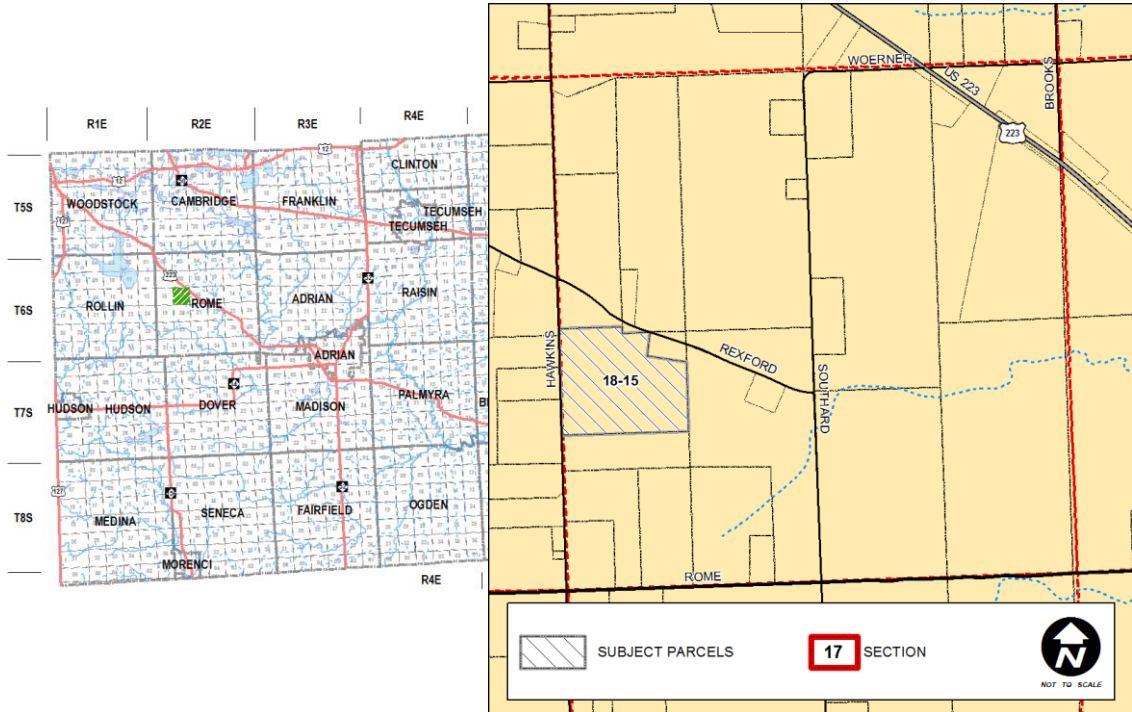
Term: 10 years is the proposed term.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edge of an area recommended for 'Low Intensity Development' uses (see Map 2).

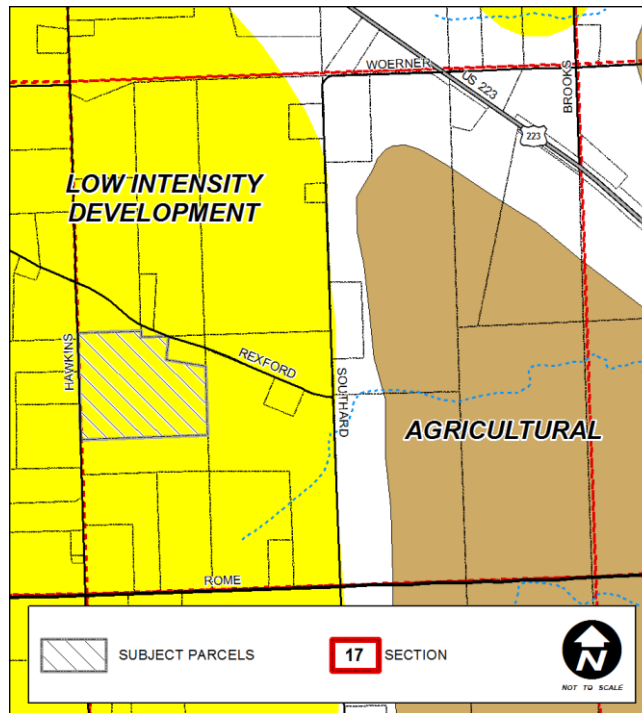
Staff Comments: The application contains various errors/omissions which need to be addressed:

- *Question #15:* '2 or more persons having a joint or common interest in the land' should be checked off.

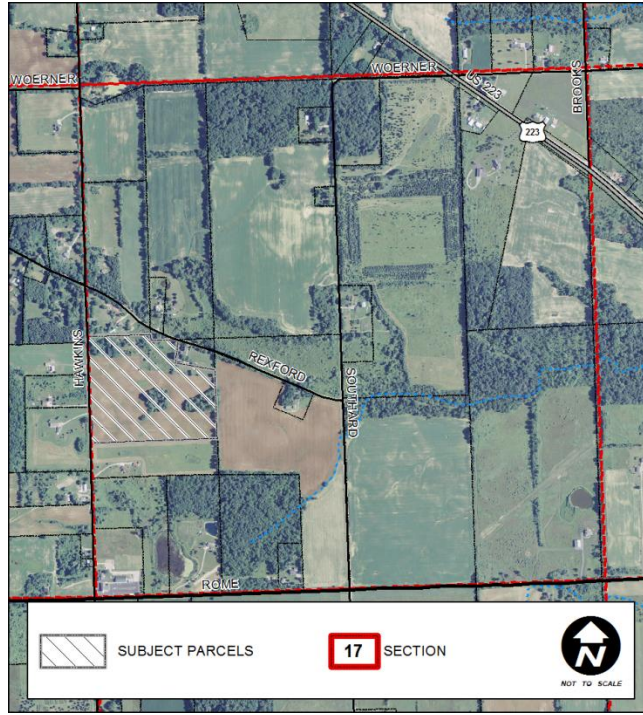
Maps 1a & 1b Location Maps



Map 2 County Future Land Use Map



Maps 3a Aerial Photograph



Map 3b Aerial Photograph



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PA 116 FARMLAND AGREEMENTS | FA #18-16, -17, -18, -21, -22, & -23

Applicant(s): Kevin and Linda Fisher
8441 Rome Road
Adrian, MI 49221

Meeting Date: October 18, 2018

Location: The subject properties are located in Sections 23 & 24 of Rome Twp. (T5S,R2E), on both sides of Gilbert Highway, between Rome and Burton Roads (see Maps 1a & 1b).

Description: The subject properties have a combined area of 275.8 acres. The use of the properties is 'cash crops', of which 244.6 acres are cultivated' (see Maps 3a & 3b). However, several of the properties were less than 40 acres. The average net income per acre of Parcel #18-17 is \$656.75, more than the required \$200/acre. The average net income per acre of Parcel #18-21 is \$667.10. The average net income per acre of #18-21 is \$667.10. The average net income per acre of Parcel #18-22 is \$623.75. Most of the properties contain no buildings. However, Parcel #18-16 contains 7 buildings, including 1 residence.

Term: 10 years is the proposed term for all of the applications.

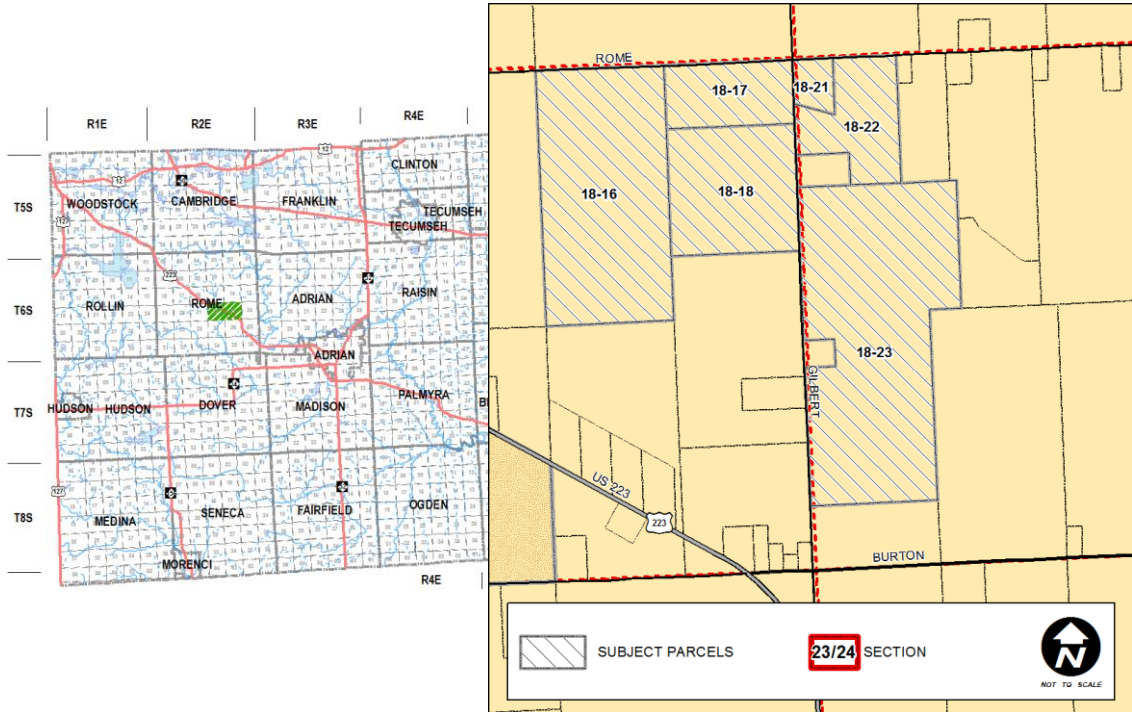
Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject properties in an area recommended for 'Agricultural' uses (see Map 2).

Staff Comments: Parcel #18-16 contains a residential dwelling and associated buildings. The applicant should consider excluding the dwelling from the application in order to simplify its sale during the proposed 10-year term of the agreement.

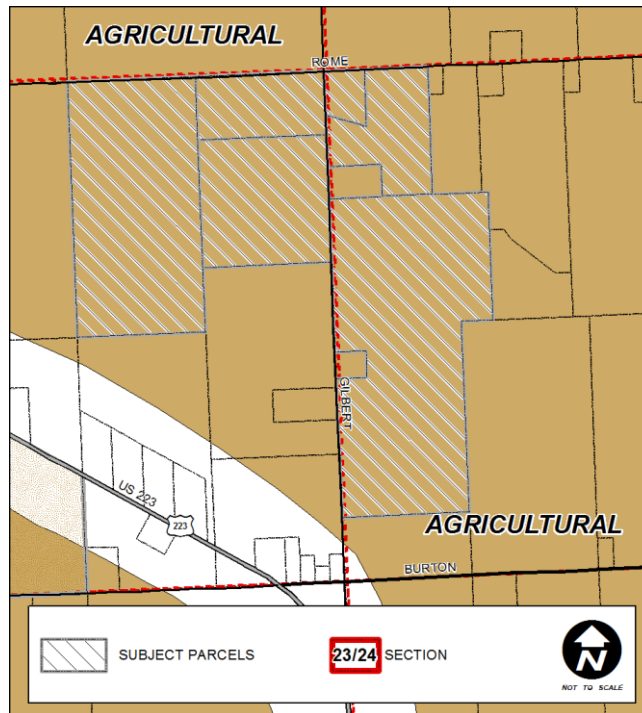
The applications contain various errors/omissions which need to be addressed:

- *Question #15:* '2 or more persons having a joint or common interest in the land' should be checked off.

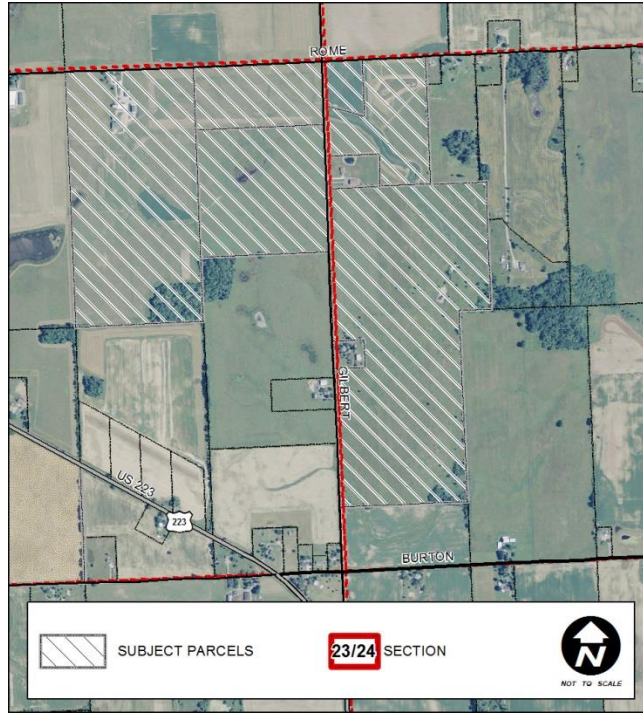
Maps 1a & 1b Location Maps



Map 2 County Future Land Use Map



Maps 3a Aerial Photograph



Map 3b Aerial Photograph



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PA 116 FARMLAND AGREEMENTS | FA #18-19, -20, & -24

Applicant(s): Kevin and Linda Fisher
8441 Rome Road
Adrian, MI 49221

Meeting Date: July 19, 2018

Location: The subject properties are located in Sections 23 and 26 of Rome Twp. (T5S,R2E), on both sides of Burton Road, between Riga and Silberhorn Highways (see Maps 1a & 1b).

Description: The subject properties have a combined area of 94.0 acres. The use of the properties is 'cash crops' of which 86.8 acres are cultivated. However, one of the properties is less than 40 acres. The average net income per acre of Parcel #18-19 is \$588.75, more than the required \$200/acre. Only Parcel #18-24 has buildings, including a residence and a barn.

Term: 10 years is the proposed term.

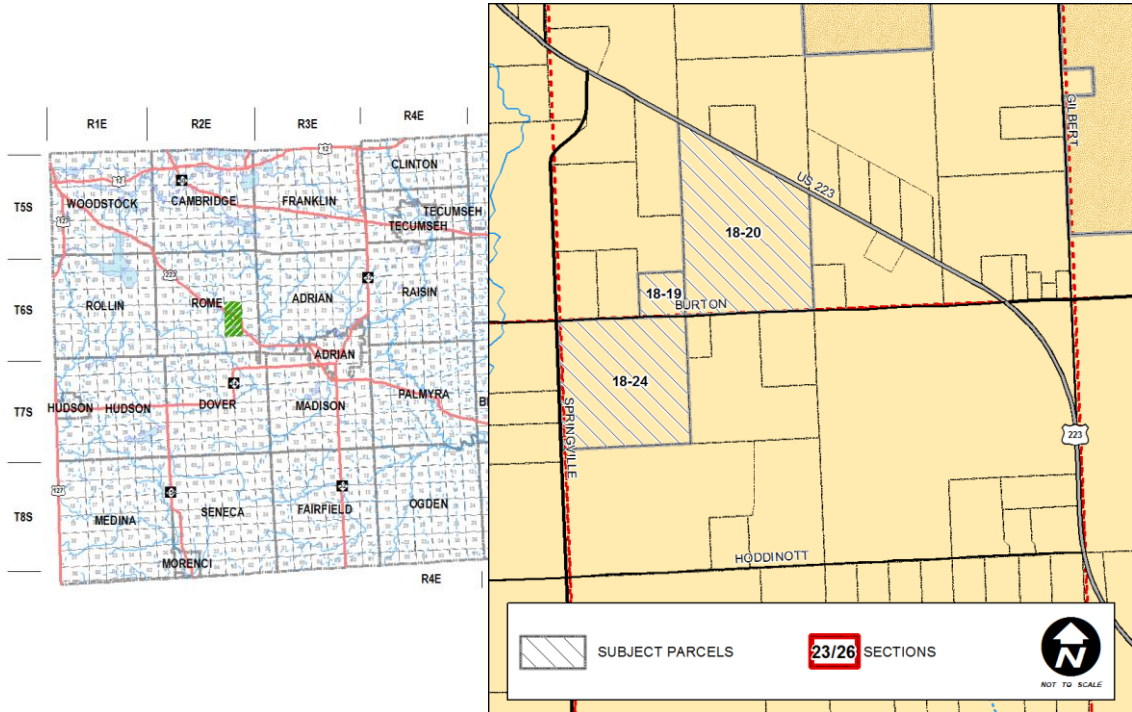
Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject properties in an area recommended for 'Agricultural' uses (see Map 2).

Staff Comments: Parcel #18-24 contains a residential dwelling and a barn. The applicant should consider excluding the dwelling from the application in order to simplify its sale during the proposed 10-year term of the agreement.

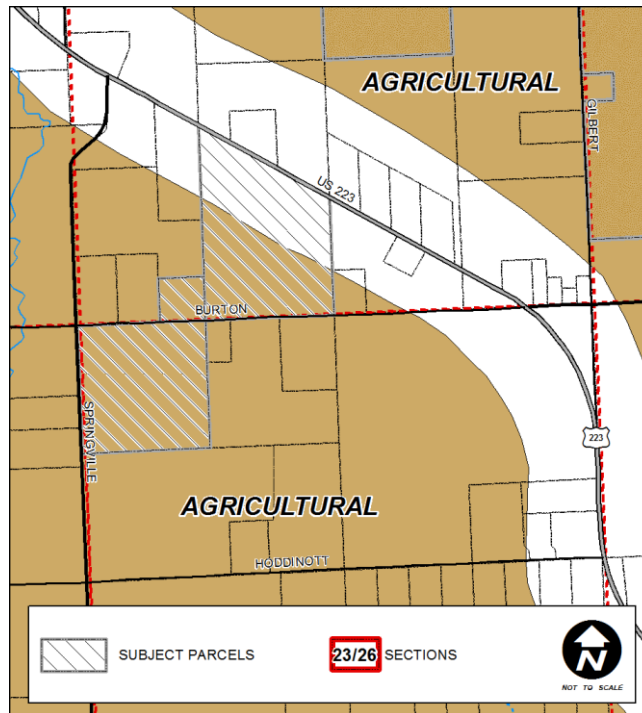
The application contains various errors/omissions which need to be addressed:

- *Question #15:* '2 or more persons having a joint or common interest in the land' should be checked off.

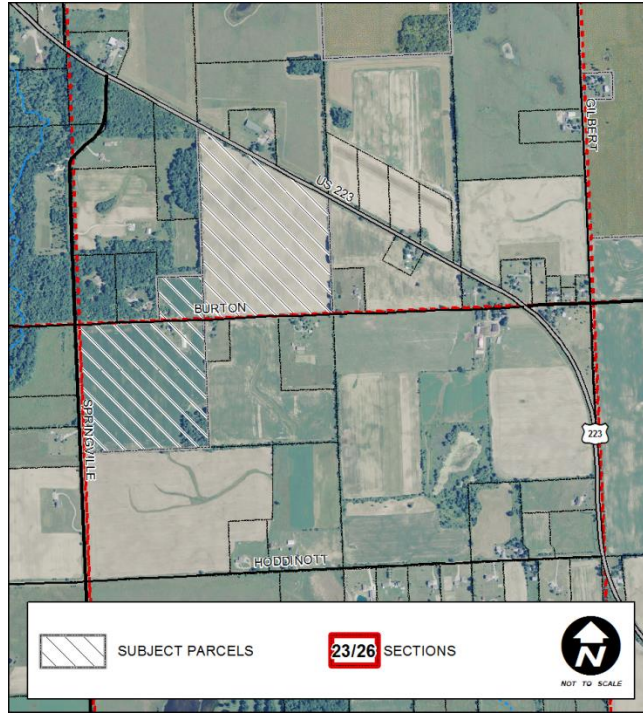
Maps 1a & 1b Location Maps



Map 2 County Future Land Use Map



Maps 3a Aerial Photograph



Map 3b Aerial Photograph

