



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

Thursday, November 15, 2018

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission

Members Absent: Mr. Bob Behnke, Education Representative; Mr. Bruce Nickel; and Mr. Dale Witt

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 11/15/18 meeting agenda for approval.

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

Item 4 **Approval of Minutes** — Staff submitted the 10/18/18 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to approve the October 18, 2018, 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) **#18-12 | Rollin Township** — Commissioners reviewed proposed text amendments to the *Rollin Township Zoning Ordinance* regarding accessory dwelling units (ADUs). Staff advised recommending approval of the text amendments with comments (see the staff report). Comm. Dersham voiced his concern regarding the negative consequences of increased density on existing lake developments that would result from the introduction of ADUs. Comm. Tillotson concurred, noting his concern regarding the strain on infrastructure. Comm. Liedel wondered if the ADUs should be excluded from the Lake Residential (LR) District.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval with comments of the proposed text amendments to the Rollin Township Board. *The motion failed by majority vote, with Comm. Bolton voting yes and Comm. Dersham, Comm. Liedel, and Comm. Tillotson voting no.*

- (2) **#18-13 | Franklin Township** — Commissioners reviewed the proposed partial rezoning of FRO-470-0050-00 to Single Family Residential (R-1). Staff advised recommending approval of the rezoning (see the staff report).

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

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

- (1) **#18-25 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Gier Road in Section 21 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application (see the staff report).

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

- (2) **#18-26 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Demings Lake Road in Section 30 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application and suggesting that the dwelling be excluded in order to simplify its potential sale during the proposed 40-year term of the agreement (see the staff report).

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

- (3) **#18-27 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Gier Road in Section 27 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application (see the staff report).

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

- (4) **#18-28 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Demings Lake Road in Section 30 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #15 and #16 on the application (see the staff report). Comm. Tillotson questioned the reported income of \$736/acre.

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

- (5) **#18-29 | Madison Township** — Commissioners reviewed a proposed agreement for a property located on Carleton Road in Section 21 (T7S,R3E) of Madison Township, noting errors/omissions regarding questions #8, #15, and #16 on the application (see the staff report).

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

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

Item 6 **Other Business**

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

Staff submitted the proposed LCPC 2019 meeting and submittal deadline schedules.

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to approve the LCPC 2019 meeting and submittal deadline schedules. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:30 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary