



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

2018 LCPC MEETING MINUTES

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Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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MEETING MINUTES

Thursday, March 15, 2018

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

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

Members Absent: None

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

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

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

- Item 2 **Public comment** — None.

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

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

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

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

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

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

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

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

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

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

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

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

The motion passed with one no and one abstention.

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

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

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

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

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

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

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

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

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

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

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

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

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

Item 6 **Other Business**

a. **Old Business** —

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

b. **New Business** —

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

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

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

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

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

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

Respectfully submitted,



Grant E. Bauman, Recording Secretary

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MEETING MINUTES

Thursday, April 19, 2018

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

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

Members Absent: Mr. Keith Dersham

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

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

Item 2 **Public comment** — None.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Item 6 **Other Business**

a. **Old Business** —

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

b. **New Business** —

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

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

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

Respectfully submitted,



Grant E. Bauman, Recording Secretary

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Lenawee County Planning Commission

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MEETING NOTES

Thursday, May 17, 2018

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

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

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

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

No official business was conducted because there was no quorum for the meeting. However, those commissioners in attendance reviewed the cases before the LCPC and made unofficial recommendations.

Item 1 **Call to order** — The meeting was called to order at 7:10 p.m. by staff. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — No action was taken.

Item 4 **Approval of Minutes** — No action was taken.

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

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

- (1) **#18-06 | Woodstock Township** — Commissioners reviewed proposed text amendments to the *Woodstock Township Zoning Ordinance* regarding various solar energy facilities (i.e., small, medium, and large). Staff advised recommending disapproval of the text amendments as currently written, noting that further refinement of the regulations is needed (see the staff report). Comm. Nickel stated that he has permitted residential generators of 25-30 kW. Is the 20kW limitation on a small solar energy facility adequate? He also noted that most small solar energy facility applicants will want the option of selling unused electricity to the power grid.

Those commissioners in attendance concurred with the staff advisement for disapproval.

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

- (1) **#18-08 | Raisin Township** — Commissioners reviewed a proposed agreement for properties located in Section 9 (T6S,R4E) of the Township. Staff identified various application deficiencies, noting that the residence and other building excluded from the application should be clearly identified on the map (see the staff report).

Those commissioners in attendance concurred with staff comments. Comm. Witt abstained from the discussion.

- (2) **#18-09 | Franklin Township** — Commissioners reviewed a proposed agreement for a property located in Sections 23 and 26 (T5S,R3E) of the Township. Staff identified various application deficiencies, noting that in the past the LCPC has recommended that residences and associated structures be excluded from PA 116 applications (see the staff report).

Those commissioners in attendance concurred with staff comments. Comm. Nickel abstained from the discussion.

- (3) **#18-10 | Riga Township** — Commissioners reviewed a proposed agreement for a property located in Section 7 (T8S,R5E) of the Township. Staff identified various application deficiencies, noting that the portion of the property to be excluded from the application is larger than the lot identified on the parcel map (see the staff report).

Those commissioners in attendance concurred with staff comments.

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

Item 6 **Other Business**

- a. **Old Business** —

- (1) **2018 Annual Dinner** — Staff announced that Mr. Dan Swallow, Tecumseh City Manager, will make a short presentation on “missing middle” housing in Tecumseh, as requested by Comm. Bolton.
- (2) **Recognition of Jim Tipton** — Staff announced that Mr. Tipton will attend the Annual Dinner.

- b. **New Business** —

Staff provided the Commission with the Federal Aviation Administration (FAA) finding of no significant impact regarding the optimization of aircraft arrival and departure procedures at Detroit Metropolitan Airport (DTW), Cleveland-Hopkins International Airport (CLE), and 10 outlying satellite airports in the CLE-DTW Metroplex. None of the airports are located in Lenawee County.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:50 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, June 21, 2018

Lenawee Country Club • Adrian, Michigan

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

Members Absent: Mr. Keith Dersham and Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary, and Mr. Scott Pacheco, Cambridge Township planning consultant

- Item 1 **Call to order** — The meeting was called to order at 5:00 p.m. by Chair Liedel. Those in attendance rose and joined in the Pledge of Allegiance.

The LCPC meeting was held at 5:00 pm at the Lenawee Country Club in order to accommodate the 43rd Annual Lenawee County Planning Commission Dinner.

- Item 2 **Public comment** — None.

- Item 3 **Approval of Agenda** — Staff submitted the 06/21/18 meeting agenda for approval.

A motion was made by Comm. Behnke, and seconded by Comm. Bolton, to approve the June 21, 2018, meeting agenda as amended. *The motion passed unanimously.*

- Item 4 **Approval of Minutes** — Staff submitted the 04/19/18 meeting minutes for approval; they were not approved during the 5/17/18 meeting due to the lack of a quorum.

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

Staff submitted the 05/17/18 meeting notes for approval; there was a lack of a quorum at that meeting so the notes are substituted for the minutes.

A motion was made by Comm. Behnke, and seconded by Comm. Witt, to approve the May 17, 2018, meeting notes as written. *The motion passed unanimously.*

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

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

- (1) **#18-07 | Cambridge Township** — Commissioners reviewed proposed text amendments to Chapter 36 (Zoning) of the *Cambridge Township Code of Ordinances* regarding secondary dwelling units. Staff advised recommending approval of the text amendments with comments (see the staff report). Commissioners discussed the proposed text amendment. Mr. Pacheco, planning consultant for Cambridge Township, stated that an existing structure cannot be converted into a secondary residential dwelling if it is taller than the principal structure. Mr. Pacheco confirmed that a

secondary residential dwelling cannot be rented out for less than a month. It was also established that separation of utilities between a single-family dwelling and its associated secondary residential dwelling is not required. Comm. Nickel stated his intent to abstain from the vote due to his relationship with Cambridge Township (per Section 107(A)(4) of the LCPC Bylaws).

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

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** — None.

Item 9 **Adjournment.** The meeting was adjourned at 5:30 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, July 19, 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; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Mr. Bob Behnke, Education Representative; Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission

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 Secretary Dersham. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the 7/19/18 meeting agenda for approval.

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

Item 4 **Approval of Minutes** — Staff submitted the 6/21/18 meeting minutes for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Bolton, to approve the June 21, 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) **#18-08 | Raisin Charter Township** — Commissioners reviewed proposed text amendments to the *Raisin Charter Township Zoning Ordinance* regarding medical marihuana home occupations. Staff summarized his report and advised recommending approval with comments of the text amendments (see the staff report). Staff also clarified that the proposed amendments apply to Primary Caregivers which are regulated at the state level under the Michigan Medical Marihuana Act rather than the more intensive uses regulated under the Medical Marihuana Facilities Licensing Act (i.e., growers, processors, secure transporters, provisioning centers, and safety compliance facilities). Commissioners discussed the proposed text amendments. Comm. Witt stated his intent to abstain from the vote due to his relationship with Raisin Charter Township (per Section 107(A)(4) of the LCPC Bylaws).

A motion was made by Comm. Nickel, and seconded by Comm. Bolton, to recommend approval with staff comments of the proposed text amendments to the Raisin Charter Township Board. *The motion passed by majority vote, with Comm. Witt abstaining.*

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

- (1) **#18-11 | Blissfield Township** — Commissioners reviewed a proposed agreement for properties located on Berry Road in Section 28 (T7S,R5E) of Blissfield Township, noting the presence of a dwelling included in the application and various application errors/omissions identified by staff (see the staff report).

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

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

Item 6 **Other Business**

- a. **Old Business** — There was a brief discussion regarding the Annual Dinner held in June. Staff noted that the event was well attended and comments about it were positive.
- b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — Comm. Bolton suggested that the LCPC should sponsor some type of training opportunity for municipal planning commissions.

Item 9 **Adjournment**. The meeting was adjourned at 7:00 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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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



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MEETING MINUTES

Thursday, October 18, 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 10/18/18 meeting agenda for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Behnke, to approve the October 18, 2018, meeting agenda as presented. *The motion passed unanimously.*

Item 4 Approval of Minutes — Staff submitted the 8/16/18 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to approve the August 16, 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) **#18-10 | Macon Township** — Commissioners reviewed proposed text amendments to the *Macon Township Zoning Ordinance* regarding special land use permits. Staff advised recommending approval of the text amendments (see the staff report), noting that he assisted the Township in their development.

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

- (2) **#18-11 | Woodstock Township** — Commissioners reviewed the proposed rezoning of WDO-136-1300-00 to General Industrial (I-1). Based upon the application, it appears that the request is limited to approximately 12.5 acres fronting US-223. Staff advised recommending disapproval of the rezoning (see the staff report). Comm. Bolton questioned if the entire property is to be rezoned and if C-2 or C-3 zoning would be better.

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to recommend disapproval of the proposed rezoning to the Woodstock Township Board. *The motion passed by majority vote, with Comm. Bolton voting no.*

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

- (1) **#18-12 | Seneca Township** — Commissioners reviewed a proposed agreement for a property located on Camburn Highway in Section 35 (T8S,R2E) of Seneca Township, noting that a term for the agreement (i.e. between 10 and 90 years) was not proposed (see the staff report).

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

- (2) **#18-13 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Townline Highway Woerner Road in Section 12 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (3) **#18-14 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Springville Highway and Rome Road in Section 14 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (4) **#18-15 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Hawkins Highway in Section 17 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (5) **#18-16 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Rome Road in Section 23 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report). It was also noted that the applicant should consider excluding the dwelling from the application in order to simplify its sale during the 10-year term of the agreement.

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

- (6) **#18-17 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Gilbert Highway and Rome Road in Section 23 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (7) **#18-18 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Gilbert Highway in Section 23 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (8) **#18-19 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Burton Road in Section 23 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (9) **#18-20 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on US-223 and Burton Road in Section 23 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (10) **#18-21 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Gilbert Highway and Rome Road in Section 24 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (11) **#18-22 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Gilbert Highway and Rome Road in Section 24 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (12) **#18-23 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Gilbert Highway in Section 24 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in the land' should have been checked off for question #15 (see the staff report).

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

- (13) **#18-24 | Rome Township** — Commissioners reviewed a proposed agreement for a property located on Springville Highway and Rome Road in Section 26 (T6S,R2E) of Rome Township, noting that '2 or more persons having a joint or common interest in

the land' should have been checked off for question #15 (see the staff report). It was also noted that the applicant should consider excluding the dwelling from the application in order to simplify its sale during the 10-year term of the agreement.

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

Staff informed Commissioners of the notice of intent to prepare a master plan received from Raisin Township.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment**

Comm. Tillotson spoke about the County's proposed dog license fee ordinance. He also stated that Raisin Township is doing a good job on its road improvement projects. Comm. Witt then described the effort undertaken by Raisin Township.

Item 9 **Adjournment.** The meeting was adjourned at 7:30 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 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 FR0-470-0050-00 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,

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

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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

MEETING MINUTES

Thursday, December 20, 2018

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

Members Present: Mr. Bob Behnke, Education Representative; Mr. Keith Dersham, LCPC Secretary; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission, and Mr. Ralph Tillotson, Lenawee County Commission

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 12/20/18 meeting agenda for approval.

A motion was made by Comm. Behnke, and seconded by Comm. Nickel, to approve the December 20, 2018, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 11/15/18 meeting minutes for approval.

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to approve the November 15, 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)**

Comm. Nickel explained to the Commission that he is the Building Official for 4 Townships, including Cambridge Township. He is also the Zoning Administrator for Franklin Township. He clarified that he is not involved in the Cambridge Township Planning Commission, but does answer zoning questions from time to time, and asked if he should abstain. Given that he will not gain personally from any of the cases, it was the consensus of the Planning Commission that he should vote. However, he should abstain from voting on Franklin Township zoning requests since he serves as its Zoning Administrator.

(1) **#18-14 | Cambridge Township** — Commissioners reviewed proposed text amendments to Chapter 36 (Zoning) of the Cambridge Township Code of Ordinances regarding solar farm facilities. Staff advised recommending disapproval of the text amendments, citing too many issues with the proposed amendments at this time (see the staff report). Commissioners discussed the substantive issues described in the report as well as the format changes suggested by staff.

A motion was made by Comm. Behnke, and seconded by Comm. Liedel, to recommend disapproval with staff comments of the proposed text amendments to the Cambridge Township Board. *The motion passed unanimously.*

- (2) **#18-15 | Cambridge Township** — Commissioners reviewed proposed text amendments to Chapter 36 (Zoning) of the Cambridge Township Code of Ordinances regarding the temporary occupancy of mobile homes, motor homes, and travel trailers during the period of construction of new permanent dwellings. Staff advised recommending disapproval of the text amendments with comments, suggesting that the agricultural district be added to Sec. 36-581 given that dwellings are a permitted use in that district as well (see the staff report). Commissioners also discussed the time and septic requirements.

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to recommend approval with comments of the proposed rezoning to the Cambridge 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** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:00 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary