



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
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MEETING MINUTES

Thursday, August 15, 2019

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. Bruce Nickel

Members Absent: Mr. Bob Behnke, Education Representative; Mr. Ralph Tillotson, Lenawee County Commission; 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 8/15/19 meeting agenda for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to approve the August 15, 2019, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 6/20/19 special meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to approve the June 20, 2019, special 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) **#19-07 | Rollin Township.** Commissioners reviewed proposed text amendments to the *Rollin Township Zoning Ordinance* regarding bed and breakfasts. Staff summarized his report advising Commissioners to recommend approval with comments of the text amendments to the Rollin Township Board (see the staff report). Comm. Bolton asked about the intent of the commercial kitchen ban. Staff responded that the reason was most likely aimed at ensuring that a bed and breakfast did not become a hotel/motel or other commercial enterprise (e.g., a catering operation). Comm. Dersham pointed out that there is no commercial kitchen definition.

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the proposed text amendments (see the staff report), including those provided by commissioners (see these minutes). *The motion passed unanimously.*

- (2) **#19-08 | Adrian Charter Township.** Commissioners reviewed the proposed rezoning to 'Mobile Home District (MH)' of a property (ID# AD0-124-4400-00) in Section 24 (T6S-R3E) of the Township. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning to the Adrian Charter Township Board (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Bolton to concur with the staff advisement to recommend approval of the proposed rezoning (see the staff report). *The motion passed unanimously.*

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

- (1) **#19-19 | Cambridge Township.** Commissioners reviewed a proposed agreement for properties in Section 34 (T5S-R2E). Staff summarized his report advising Commissioners to recommend disapproval of the agreement to the Cambridge Township Board, noting confusion over the parcels intended to be included in the application (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Bolton, to concur with the staff advisement to recommend disapproval of the PA 116 agreement (see the staff report). *The motion passed unanimously.*

- (2) **#19-20 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID# CA0-135-4750-00) in Section 35 (T5S-R2E). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Cambridge Township Board (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Nickel to concur with the staff advisement to recommend approval with comments of the PA 116 agreement (see the staff report). *The motion passed unanimously.*

- (3) **#19-21 | Palmyra Township.** Commissioners reviewed a proposed agreement for a property (ID# PA0-119-3050-00) in Section 19 (T7S-R4E). Staff summarized his report advising Commissioners to recommend approval of the agreement to the Palmyra Township Board (see the staff report). Commissioners voiced their appreciation for the complete and correct application.

A motion was made by Comm. Dersham, and seconded by Comm. Bolton, to concur with the staff advisement to recommend approval of the PA 116 agreement (see the staff report). *The motion passed unanimously.*

- (4) **#19-22 | Madison Township.** Commissioners reviewed a proposed agreement for a property (ID# MD0-124-4380-00) in Section 24 (T7S-R3E). Staff summarized his report advising Commissioners to recommend disapproval of the agreement to the Madison Township Board, noting that page 2 of the application is missing from the submission (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Bolton, to concur with the staff advisement to recommend disapproval of the PA 116 agreement (see the staff report). *The motion passed unanimously.*

- (5) **#19-23 | Ridgeway Township.** Commissioners reviewed a proposed agreement for properties (ID#s RD0-215-4280-00 and RD0-215-4650-00) in Section 15 (T6S-R5E). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Township Board (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement (see the staff report). *The motion passed unanimously.*

- (6) **#19-24 | Franklin Township.** Commissioners reviewed a proposed agreement for a property (ID# FR0-116-1905-00) in Section 16 (T5S-R3E). Staff summarized his report advising Commissioners to recommend approval of the agreement to the Franklin Township Board (see the staff report). Comm. Nickel mentioned that the application states that there are no lease agreements for mineral or other property rights, but that the hunting rights on the property may be rented. He wondered if that is a potential conflict as income may be generated from the possible lease.

A motion was made by Comm. Dersham, and seconded by Comm. Bolton, to approve with comments of the PA 116 agreement (see these minutes). *The motion passed unanimously.*

- (7) **#19-25 | Franklin Township.** Commissioners reviewed a proposed agreement for a property (ID# FR0-129-1155-00) in Section 29 (T5S-R3E). Staff summarized his report advising Commissioners to recommend approval of the agreement to the Franklin Township Board (see the staff report). Comm. Bolton questioned the size of the woods listed on the application, based upon the aerial photograph included in the staff report.

A motion was made by Comm. Dersham, and seconded by Comm. Bolton, to recommend approval with comments of the PA 116 agreement (see the staff report and these minutes). *The motion passed unanimously.*

- (8) **#19-26 | Franklin Township.** Commissioners reviewed a proposed agreement for a property (ID# FR0-136-2905-00) in Section 36 (T5S-R3E). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Franklin Township Board (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement (see the staff report). *The motion passed unanimously.*

- (9) **#19-27 | Deerfield Township.** Commissioners reviewed a proposed agreement for a property (ID# DE0-236-2025-00) in Section 36 (T7S-R5E). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Lenawee County Commission (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

- a. **Old Business** — Commissioners voiced positive comments regarding the 44th Annual Lenawee County Planning Commission Dinner, both the venue and the speakers.
- b. **New Business** — None

Item 7 **Public Comment** — None

Item 8 **Commissioner Comment** — Comm. Bolton voiced her belief that micro-motorized vehicles will have an impact on development/land use in the future. She also noted the article forwarded by Comm. Behnke regarding the mandated elimination of exclusively single-family residential districts in Oregon cities with a population of $\geq 10,000$.

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

Respectfully submitted,



Grant E. Bauman, Recording Secretary