



Lenawee County Planning Commission

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

Thursday, September 19, 2019

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

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Mr. Bob Behnke, Education Representative; Ms. Karol (KZ) Bolton, Lenawee County Commission; and Mr. Keith Dersham, LCPC Secretary

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary, and Dave Pixley, Palmyra Township Planning Commission

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 9/19/19 meeting agenda for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson, to approve the September 19, 2019, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 8/15/19 special meeting minutes for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Liedel, to approve the August 15, 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) **#19-09 | Palmyra Township.** Commissioners reviewed various proposed text amendments throughout the *Palmyra Township Zoning Ordinance*. Staff summarized his report, highlighting various concerns, and advising Commissioners to recommend disapproval with comments of the proposed text amendments to the Palmyra Township Board as currently proposed. Further revisions are needed (see the listing of comments/suggestions in the staff report). For example, sections containing additional development standards for certain uses that do not exist are cited.

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to concur with the staff advisement to recommend disapproval with comments of the proposed text amendments as currently proposed (see the staff report and these minutes). *The motion passed by majority vote with Comm. Tillotson abstaining; he was concerned about the effect of a disapproval recommendation.*

- (2) **#19-10 | Fairfield Township.** Commissioners reviewed the proposed rezoning to 'Local Commercial (C-1)' of an approximately 9-acre portion of a property (ID# FA0-110-2285-00) along M-52 in Section 3 (T&S-R3E) of the Township. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed rezoning, noting the importance of clearly describing the portion of the parcel to be rezoned in the township board's motion as well as other suggestions (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson to concur with the staff advisement to recommend approval with comments of the proposed rezoning to the Fairfield Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#19-11 | Franklin Township.** Commissioners reviewed proposed text amendments to the *Franklin Township Zoning Ordinance* regarding: (a) accessory building heights in residential districts, (b) self-service storage facilities, and (c) sign regulations. Staff summarized his report, noting various issues pertaining to the regulations proposed for the self-service storage facilities and signs and providing separate advisements regarding each set of amendments:

- (a) Recommend approval with comments of the proposed amendment pertaining to the maximum allowable height of accessory buildings in residential districts (see the staff report).
- (b) Recommend disapproval with comments of the proposed amendment pertaining to self-service storage facilities, as currently written; the approval status of the amendments is unclear and development standards should be considered. (see the staff report).
- (c) Recommend disapproval with comments of the proposed amendment pertaining to sign regulations, as currently written; further changes to the proposed regulations should be considered, especially those affected by *Reed et al. v. Town of Gilbert, Arizona et al.* (see the staff report).

Comm. Tillotson voiced his general concerns regarding sign standards. Regulations are needed, but often go too far and become overly restrictive in his opinion. He cited the City of Tecumseh's enforcement of its sign code as an example. Comm. Nickel announced that he will abstain from voting because he is the Zoning Administrator for Franklin Township.

The following motions were made and passed:

- (a) A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the proposed amendment pertaining to the maximum allowable height of accessory buildings in residential districts (see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining.*
- (b) A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend disapproval with comments of the proposed amendments pertaining to self-service storage facilities as currently written (see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining.*

(c) A motion was made by Comm. Tillotson, and seconded by Comm. Liedel, to concur with the staff advisement to recommend disapproval with comments of the proposed amendments pertaining to sign regulations as currently written (see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining.*

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

- (1) **#19-28 | Rome Township.** Commissioners reviewed a proposed agreement for a property (ID #RM0-108-3055-00) in Section 8 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestion (see the staff report).

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

- (2) **#19-29 | Rome Township.** Commissioners reviewed a proposed agreement for a property (ID #RM0-103-3850-00) in Section 3 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestion (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Rome Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (3) **#19-30 | Rome Township.** Commissioners reviewed a proposed agreement for properties (ID #RM0-102-3900-00 and ID #RM0-102-4800-00) in Section 2 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions, including submitting the parcel information for ID #RM0-102-4800-00 (see the staff report).

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

- (4) **#19-31 | Rome Township.** Commissioners reviewed a proposed agreement for a property (ID #RM0-113-2805-00) in Section 13 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestion (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Rome Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (5) **#19-32 | Blissfield Township.** Commissioners reviewed a proposed partial termination of an existing agreement for a property (either ID #BL0-218-2925-00 or ID #BL0-218-2950-00) in Section 18 (T7S-R5E) of the township. Staff summarized his report advising Commissioners to recommend disapproval of the application, noting the conflicting documentation regarding the parcel intended for termination (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend disapproval of the PA 116 application to the Blissfield Township Board (see the staff report and these minutes). *The motion passed unanimously.* application

- (6) **#19-33 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-4925-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

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

- (7) **#19-34 | Cambridge Township.** Commissioners reviewed a proposed agreement for properties (ID #CA0-127-4600-00 and ID #CA0-127-3950-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

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

- (8) **#19-35 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-2600-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

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

- (9) **#19-36 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-2300-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions, including the exclusion of the dwelling and any associated structures (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed by majority vote with Comm. Tillotson voting no; in his opinion, the dwelling should be included in the application if that is the wish of the applicant.*

- (10) **#19-37 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-2050-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

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

- (11) **#19-38 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-122-2450-00) in Section 22 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Witt, and seconded by Comm. Tillotson, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (12) **#19-39 | Deerfield Township.** Commissioners reviewed a proposed agreement for a property (ID #DE0-212-3850-00) in Section 12 (T7S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

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

- (13) **#19-40 | Ridgeway Township.** Commissioners reviewed a proposed agreement for properties (ID #RD0-207-4760-00 and ID #RD0-208-3050-00) in Sections 7 and 8 (T6S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions (see the staff report).

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

- (14) **#19-41 | Ridgeway Township.** Commissioners reviewed a proposed agreement for properties (ID #RD0-207-3550-00 and ID #RD0-207-3725-00) in Section 7 (T6S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions, including the exclusion of the dwelling and any associated structures (see the staff report).

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Ridgeway Township Board (see the staff report). *The motion passed by majority vote with Comm. Tillotson voting no; in his opinion, the dwelling should be included in the application if that is the wish of the applicant.*

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

Item 6 **Other Business**

- a. **Old Business** — None
- b. **New Business** — Staff provided Commissioners with a series of existing land use maps (utilizing assessing data) for the County (initially developed for another project). They should be useful in municipal master plans and other planning efforts.

Item 7 **Public Comment** — None

Item 8 **Commissioner Comment** — None

Item 9 **Adjournment.** The meeting was adjourned at 8:30 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary