



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

2019 LCPC MEETING MINUTES

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Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, January 17, 2019

Old Lenawee County Courthouse • 2nd Floor Commission Chambers • 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, LCPC Secretary, 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 01/17/19 meeting agenda for approval, requesting the addition of a PA 116 application as Item #5.b.(1), the election of officers as Item #6.b.(1), and a discussion on the 2019 annual dinner as Item #6.b.(2).

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to approve the January 17, 2019, meeting agenda as amended. *The motion passed unanimously.*

Item 4 Approval of Minutes. Staff submitted the 12/20/18 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to approve the December 20, 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) **#19-01 | Franklin Township.** Commissioners reviewed the proposed partial rezoning of FR0-520-0020-00 to "General Commercial (C-1)"; the eastern portion of the subject property is already zoned C-1. Staff advised recommending approval of the rezoning, noting the creation of a legal nonconformity (see the staff report). Comm. Bolton asked about the existing residential duplex. Comm. Nickel confirmed the existence of duplex units on the upper and lower floors of the building. Comm. Nickel also stated his intent to abstain from the vote due to his relationship with Franklin Township (per Section 107(A)(4) of the LCPC Bylaws).

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

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

- (1) **#18-25 | Raisin Charter Township.** Commissioners reviewed a proposed agreement for a property located on Centennial Road in Section 12 (T6S,R4E) of Raisin Charter Township, noting errors/omissions regarding questions #16 and #17 on the application (see the staff report). 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. Behnke, to recommend approval with staff comments. *The motion passed unanimously, with Comm. Witt abstaining.*

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

Item 6 **Other Business**

a. **Old Business.** None.

b. **New Business.**

- (1) **Election of Officers.** Staff explained that a Chair and Secretary must be elected annually per the Michigan Planning Enabling Act and the LCPC bylaws. The current Chair is Comm. Liedel and the current Secretary is Comm. Dersham.

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to reappoint the slate of officers from 2018. *The motion passed unanimously.*

- (2) **2019 Annual Dinner.** Staff solicited ideas for the upcoming annual dinner in April regarding venue and topics.

- The Lenawee Country Club and the Adrian Armory Events Center were suggested as possible locations for the event.
- Securing funding for microneighborhoods, commercial live/work space, and the reuse of buildings; MSHDA's Redevelopment Ready Communities program; and Lenawee Now's recent economic development efforts were suggested as possible subjects and speakers.

Staff will look into these suggestions and report back to the Commission in February. It was also suggested that the LCPC should host a Planning and Zoning workshop.

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



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MEETING MINUTES

Thursday, February 21, 2019

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

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

Members Absent: Mr. Bob Behnke, Education Representative; Mr. Keith Dersham, LCPC Secretary; and Mr. Bruce Nickel

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

The meeting was delayed in order to obtain a quorum. Those Commissioners in attendance discussed the 2019 LCPC Annual Dinner prior to the official start of the meeting. The venue selected for the event was the University Center Conference Room at Siena Heights University with a catered meal by Chartwells. The preferred menu was 'Taste of the South'. Brett Hanlon, Michigan Economic Development Corporation (MEDC), was selected as the preferred speaker. His topic would be the MEDC's Redevelopment Ready Communities (RRC) Program. The alternate speaker selected was Tim Robinson, Lenawee Now.

Item 1 **Call to order.** The meeting was called to order at 7:05 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 02/21/19 meeting agenda for approval, requesting the addition of a PA 116 application in Blissfield Township as Item #5.b.(3).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to approve the February 21, 2019, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 1/17/19 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to approve the January 17, 2019, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s).** — None.

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

(1) **#19-02 | Fairfield Township.** Commissioners reviewed a proposed agreement for a property located on Arnold Highway in Section 1 (T9S,R3E) of Fairfield Township, noting errors/omissions regarding questions #8, #15, #16, #17, and #18 on the application (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to recommend approval with comments as advised by staff (see the staff report). *The motion passed unanimously.*

- (2) **#19-03 | Fairfield Township.** Commissioners reviewed a proposed agreement for a property located on Arnold Highway in Section 26 (T8S,R3E) of Fairfield Township, noting errors/omissions regarding questions #8, #15, #17 and #18 on the application (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to recommend approval with comments, provided that the gross annual income per acre is \geq \$200.00, as advised by staff (see the staff report). *The motion passed unanimously.*

- (3) **#19-04 | Blissfield Township.** Commissioners reviewed a proposed agreement for a property located on Blissfield Highway in Section 6 (T7S,R5E) of Blissfield Township, noting that there were no errors/omissions.

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to recommend approval as advised by staff (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

- a. **Old Business.** — None.

- b. **New Business**

- (1) **2018 LCPC Annual Report.** Staff summarized the Commission's annual report prepared for 2018 and requested its approval so that it can be forwarded to the County Board of Commissioners. Comm. Liedel requested a spelling correction regarding her name in Item #1 and staff clarified that the title of Item #2 should read '2018 LCPC Accomplishments'.

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to approve the *2018 LCPC Annual Report* as corrected. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — Comm. Bolton informed the Commission that the next Lenawee County Legislative Dinner will be held on May 29th or May 30th.

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

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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MEETING MINUTES

Thursday, March 21, 2019

Old Lenawee County Courthouse • 2nd Floor Commission Chambers • 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, LCPC Secretary

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 03/21/19 meeting agenda for approval.

A motion was made by Comm. Tillotson, and seconded by Comm. Behnke, to approve the March 21, 2019, meeting agenda as printed. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 2/21/19 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to approve the February 21, 2019, 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) **#19-02 | Riga Township.** Commissioners reviewed proposed text amendments to the *Riga Township Zoning Ordinance* regarding 'solar energy facilities'. Staff summarized his report, advising Commissioners to recommend approval with comments of the text amendments to the Riga Twp. Board after a new public hearing is held by the Riga Twp. Planning Comm. (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.*

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

- (1) **#19-05 | Medina Township.** Commissioners reviewed a proposed agreement for a property located on Meridian Rd. (US-127) in Section 30 (T8S,R1E) of Medina Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Medina Twp. Board (see the staff report).

* Mr. Behnke left the meeting at 6:55 pm.

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

- (2) **#19-06 | Ogden Township.** Commissioners reviewed a proposed agreement for a property located on Treat Hwy. and Weston Rd. in Section 18 (T8S,R4E) of Ogden Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Lenawee Co. Board (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) **#19-07 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a property located on Centennial Rd. in Section 7 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (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.*

- (4) **#19-08 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a landlocked property located east of Britton Hwy. in Section 10 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (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.*

- (5) **#19-09 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a property located on Britton Hwy. in Section 10 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (see the staff report).

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

- (6) **#19-10 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a property located on Britton Hwy. in Section 9 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (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.*

- (7) **#19-11 | Ridgeway Township.** Commissioners reviewed a proposed agreement for properties located on Britton Hwy. and Centennial Rd. in Section 9 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (see the staff report).

A motion was made by Comm. Tillotson, 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**

- (1) **2019 LCPC Annual Dinner.** Staff explained that the date of the event was postponed until June 20th in order to accommodate the Lenawee County Legislative Dinner scheduled for the end of May. The venue for the Annual Dinner will be Sienna Heights University. The 'Taste of the South' menu was selected for the meal, along with fruit and cheese displays for hors d'oeuvres. The Michigan Economic Development Corporation's (MEDC's) Redevelopment Ready Communities (RRC) Program ultimately declined the invitation to speak because most of the communities attending the event would not be eligible for funding through that program. Staff will continue to exploring possible speakers from the MEDC's Business Development and Industrial Development programs. Comm. Bolton will also provide staff with contacts at the Michigan Association of Counties (MAC) and Michigan State University Extension (MSUE) regarding possible speakers.

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:40 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary

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MEETING MINUTES

Thursday, April 18, 2019

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

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

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

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 04/18/19 meeting agenda for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson, to approve the April 18, 2019, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 3/21/19 meeting minutes for approval.

A motion was made by Comm. Behnke, and seconded by Comm. Witt, to approve the March 21, 2019, 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) **#19-03 | Rollin Township.** Commissioners reviewed a proposed rezoning to 'Local Commercial (C-1)', for a property (ID# RLO-660-3030-00) in Rollin Township's unincorporated village of Manitou Beach (Section 9 (T6S-R1E)). Staff summarized his report advising Commissioners to recommend approval with comments/modifications to the Rollin Township Board; the Township should also do several things related to the rezoning (see the staff report).

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

- (2) **#19-04 | Woodstock Township.** Commissioners reviewed a proposed rezoning to 'Highway Service Commercial (C-3)', for a property (ID# WDO-120-2350-00) along US-223 in Woodstock Township (Section 20 (T5S-R1E)). Staff summarized his report, noting that the original request was to rezone the property to 'General Industrial (I)'. He advised Commissioners to recommend approval with comments/modifications of the

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'C-3' rezoning to the Woodstock Township Board; the Township's attorney should be consulted to ensure that the procedural requirements of the Michigan Zoning Enabling Act and the Township's zoning ordinance were met (see the staff report). Comm. Tillotson noted that some of the comments against the 'I-1' request were duplicative.

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

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

- (1) **#19-12 | Ogden Township.** Commissioners reviewed a proposed agreement for properties (ID# OG0-121-3555-00 and ID# OG0-128-1050-00) along Ridgeville Road in Ogden Township (Sections 21 and 28 (T8S-R4E)). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Lenawee County Board (see the staff report).

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

- (2) **#19-13 | Palmyra Township.** Commissioners reviewed a proposed agreement for a property (ID# PA0-121-3650-00) along Sharp Road and Myers Highway in Palmyra Township (Section 21 (T7S-R4E)). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Palmyra Township Board (see the staff report). Comm. Tillotson stated that 90 years is a really long time. Comm. Liedel noticed that the acreages listed in response to Question #16g and Question #17 of the application are in conflict.

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

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

Item 6 **Other Business**

a. **Old Business**

- (1) **2019 LCPC Annual Dinner.** Staff asked for guidance on potential speakers for the Annual Dinner. Commissioners suggested speakers regarding the Thompson Museum (Hudson), the American Farm Museum (Blissfield), Chaloners Cigar House (Adrian), and the City of Adrian's Rising Tide Program.

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

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, May 16, 2019

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; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Ms. Rebecca Liedel, LCPC Chair

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 5/16/19 meeting agenda for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to approve the May 16, 2019, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 04/18/19 meeting minutes for approval.

A motion was made by Comm. Behnke, and seconded by Comm. Nickel, to approve the April 18, 2019, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — None

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

(1) **#19-14 | Blissfield Township.** Commissioners reviewed a proposed agreement for a property (ID# BLO-206-4300-00) along Blissfield Highway in Blissfield Township (Section 6 (T7S-R5E)). Staff summarized his report advising Commissioners to recommend approval of the agreement to the Blissfield Township Board of Trustees (see the staff report).

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

(2) **#19-15 | Deerfield Township.** Commissioners reviewed a proposed partial release from an expired agreement for a property (ID# DEO-209-1200-00) along Forche Road in Deerfield Township (Section 9 (T7S-R4E)). The release of the farmstead will also extend the agreement on the remainder of the property. Staff summarized his report advising Commissioners to recommend approval of the release to the Lenawee County Board of Commissioners (see the staff report). Comm. Tillotson noted that the applicant will likely have to pay a penalty.

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

- (2) **#19-16 | Palmyra Township.** Commissioners reviewed a proposed agreement for a property (ID# PA0-101-1550-00) along Grosvenor Highway in Palmyra Township (Section 1 (T7S-R4E)). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Palmyra Township Board (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to recommend approval with comments (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

a. **Old Business**

- (1) **2019 LCPC Annual Dinner.** Staff announced that the speakers for the event have been secured.

b. **New Business — None**

Item 7 **Public Comment — None**

Item 8 **Commissioner Comment — None**

Item 9 **Adjournment.** The meeting was adjourned at 6:50 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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SPECIAL MEETING MINUTES

Thursday, June 20, 2019

McLaughlin University Center • Sienna Heights University • 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, LCPC Secretary, 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 5:24 p.m. by Chair Liedel. Those in attendance rose and joined in the Pledge of Allegiance.

The time and location of the special meeting accommodated the 44th Annual Lenawee County Planning Commission Dinner.

Item 2 Public comment — None

Item 3 Approval of Minutes. Staff submitted the 5/16/19 meeting minutes for approval.

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to approve the May 16, 2019, meeting minutes as presented. *The motion passed unanimously.*

Item 4 Approval of Agenda. Staff submitted the 6/20/19 special meeting agenda for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Bolton, to approve the June 20, 2019, special meeting agenda as presented. *The motion passed unanimously.*

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

a. Consideration of Township Zoning Amendment(s)

(1) **#19-05 | Woodstock Township.** Commissioners reviewed a proposed rezoning to 'Rural Non-Farm (RNF-1)' of a property (ID# WD0-136-1550-00) in Section 36 (T5S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed rezoning to the Woodstock 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 proposed rezoning (see the staff report). *The motion passed unanimously.*

(2) **#19-06 | Adrian Township.** Commissioners reviewed proposed text amendments to the *Adrian Township Zoning Ordinance* regarding solar energy facilities. Staff summarized his report advising Commissioners to recommend approval with comments

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of the text amendments to the Adrian Township Board (see the staff report).

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

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

- (1) **#19-17 | Riga Township.** Commissioners reviewed a request to terminate a PA 116 agreement for property (ID# RG0-106-1675-00) in Section 6 (T8S-R5E) of the Township. Staff summarized his report advising Commissioners to recommend disapproval of the termination request to the Blissfield Township Board (see the staff report). Commissioners discussed that the agreement appears to have already expired.

A motion was made by Comm. Behnke, and seconded by Comm. Witt to concur with the staff advisement to recommend disapproval of the proposed termination of the PA 116 agreement (see the staff report and these minutes). *The motion passed unanimously.*

- (2) **#19-15 | Palmyra Township.** Commissioners reviewed a proposed agreement for a property (ID# PA0-113-4055-00) in Section 13 (T7S-R4E). Staff summarized his report advising Commissioners to recommend approval with comments of the agreement to the Palmyra Township Board (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, 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 — None**
- b. **New Business —** The July 18th meeting of the Planning Commission was cancelled. A special meeting can be called on July 25th if needed.

Item 7 **Public Comment — None**

Item 8 **Commissioner Comment — None**

Item 9 **Adjournment.** The meeting was adjourned at 5:57 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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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.*

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- (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,

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



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, 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.*

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- (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.*

- (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



Lenawee County Planning Commission

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MEETING MINUTES

Thursday, October 17, 2019

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; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Ms. Rebecca Liedel, LCPC Chair

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

Item 1 **Call to order.** The meeting was called to order at 6:35 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 10/17/19 meeting agenda for approval.

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to approve the October 17, 2019, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 9/19/19 meeting minutes for approval.

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to approve the September 19, 2019, 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) **#19-12 | Woodstock Township.** Staff informed Commissioners that he received an amended application from the applicant and provided them with his report amendment. He then suggested that the Commission consider the original request before acting on the amended request.

(a) Commissioners reviewed the original proposed rezoning to 'Local Commercial (C-1)' of an approximately 3-acre property (ID# WD0-133-4755-00) along Addison Road in Section 33 (T5S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend disapproval of the proposed rezoning, noting that it would create a spot zone (see the staff report).

Mr. Schaedler, the attorney for the applicant, stated that the rezoning, which would allow for limited 'light assembly and software programming', is sought in order to facilitate the sale of the property. He agreed with staff that the original request is classic spot zoning.

A motion was made by Comm. Behnke, and seconded by Comm. Nickel, to concur with the staff advisement to recommend disapproval of the proposed C-1 rezoning to the Woodstock Township Board (see the staff report). *The motion passed unanimously.*

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- (b) Commissioners then reviewed the amended request for a conditional rezoning of the property with conditions offered by the applicant in a *Building and Use Restriction and Offer of Use Conditions* document. Staff summarized his report amendment advising Commissioners to recommend disapproval with comments of the proposed conditional rezoning, noting that a new public hearing should be noticed and held given that the request had changed from C-1 to 'general industrial' (see the staff report (amendment-revised)), a more intensive use.

A motion was made by Comm. Tillotson—who stated the approach will give the Township more control—and seconded by Comm. Witt, to recommend approval of the proposed conditional rezoning to the Woodstock Township Board. *The motion failed by majority vote with Comm. Tillotson voting yes.*

Mr. Schaedler stated that the citing of 'general industrial' in the *Building and Use Restriction and Offer of Use Conditions* document was inadvertent and that the applicant did not intend to suggest a more intrusive use than was original requested and would accept a less intrusive use. He also noted that he thinks the proposed conditions are reasonable that there are no objections from neighbors, and that if there was a residence on the site the request could have been permitted as a home occupation. Staff indicated that his advisement would change to recommend approval as long as any 'general industrial' citations were removed from the *Building and Use Restriction and Offer of Use Conditions* document. Comm. Bolton asked about the nature of the proposed use and Comm. Tillotson restated that the proposal provides the Township with more tools to regulate the use.

A motion was made by Comm. Nickel, and seconded by Comm. Behnke, to concur with the revised staff advisement to recommend approval of the proposed commercial conditional rezoning to the Woodstock Township Board provided that any 'general industrial' citations are removed from the *Building and Use Restriction and Offer of Use Conditions* document. *The motion passed unanimously.*

- (2) **#19-13 | Cambridge Township.** Commissioners reviewed the proposed text amendments to the *Woodstock Township Zoning Ordinance* regarding 'nuisances per se'. Staff summarized his report advising Commissioners to recommend approval of the proposed text amendments to the Cambridge Township Board, noting that classifying them as civil infractions rather than misdemeanors is a legal rather than a planning decision (see the staff report).

Comm. Bolton had some questions about the effect of the changed. Staff and Comm. Nickel—who will issue civil infractions for the Township—answered them. Upon the advice of his fellow commissioners, Comm. Nickel then stated his intent to abstain from the vote (see Sec. 107(A)(4) of the [LCPC Bylaws](#)).

A motion was made by Comm. Behnke, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed text amendments (see the staff report). *The motion passed by majority vote with Comm. Nickel abstaining.*

- (3) **#19-14 | Rollin Township.** Commissioners reviewed the proposed rezoning to 'Rural Residential (RR)' of an approximately 20-acre portion of a property (ID# RL0-130-3600-00) along Forrister Road in Section 30 (T6S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed rezoning, noting the need to further clarify its extent (see the staff report).

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

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

- (1) **#19-42 | Riga Township.** Commissioners reviewed a proposed agreement for a property (ID #RG0-121-1450-00) in Section 21 (T8S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers the comments/suggestions listed in the staff report.

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

- (2) **#19-43 | Riga Township.** Commissioners reviewed a proposed agreement for a property (ID #RG0-120-3050-00) in Section 20 (T8S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers the comments/suggestions listed in the staff report.

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

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

Item 6 **Other Business**

- a. **Old Business — Existing Land Use Survey.** Staff summarized the survey of existing land use in Lenawee County prepared for the Region 2 Planning Commission as part of a larger economic development project, utilizing assessment data (see the report). Agricultural uses still predominate in the County, accounting for approximately 73% of assessed acreage. Low intensity development—large lot residential (i.e., lots ≥ 2 acres)—accounts for approximately 19% of the assessed acreage. High intensity development—compact residential (i.e., lots < 2 acres), commercial, and industrial—accounts for approximately 5% of the assessed acreage. Institutions (i.e., exempt properties) account for 3% of the assessed acreage. The Cities of Adrian and Tecumseh are unmapped because they maintain their own parcel information geodatabases. Comm. Behnke asked staff to request those geodatabases from the cities so that they can be included in the analysis. Staff will make those requests. The need to update the County's master plan was also discussed and staff was directed to prepare a cost estimate for discussion at the next LCPC meeting.

b. **New Business** — None

Item 7 **Public Comment** — None

Item 8 **Commissioner Comment** — Comm. Bolton was concerned about the amount of paper consumed by printing the monthly agenda packets and wondered if the Commissioners needed to receive all of the background information provided by the Townships. Staff replied that he feels that he needs to include everything sent by a Township for reasons of fairness, but that he could provide it in a separate document for reference by Commissions, but not necessarily print.

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



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

Thursday, December 19, 2019

Old Lenawee County Courthouse • 2nd Floor Committee Room • 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 12/19/19 meeting agenda for approval.

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

Item 4 **Approval of Minutes.** Staff submitted the 10/17/19 meeting minutes for approval.

A motion was made by Comm. Dersham, and seconded by Comm. Witt, to approve the October 17, 2019, 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) **#19-14 | Rollin Township.** Commissioners reviewed the proposed rezoning to 'lake residential (LR)' of a property (ID# RLO-103-1475-00) near Horton Beach Road in Section 3 (T6S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report). Comm. Dersham was concerned about access. He asked who will be responsible for Horton Court. Comm. Tillotson was concerned about a similar situation on Loch Erin where there is a proposal to hook up a garage to the sewer serving a neighboring house so that it can be used as living space.

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to recommend approval with comments of the proposed rezoning to the Rollin Township Board (see the staff report and these minutes). *The motion passed unanimously.*

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

- (1) **#19-44 | Palmyra Township.** Commissioners reviewed a proposed agreement for properties (ID #PA0-128-4750-00 and #PA0-128-4875-00) in Section 28 (T7S-R4E) of

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the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers the comments/suggestions listed in the staff report.

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

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

Item 6 **Other Business**

a. **Old Business**

Master Plan. Staff provided the following information to the Planning Commission regarding the update of the countywide master plan:

- **Existing Land Use Survey.** Staff was able to obtain parcel layer data (and associated assessment data) from the City of Adrian. Unfortunately, the price for obtaining the information for the City of Tecumseh was cost prohibitive. The updated “Property Assessment: Development – Level of Intensity” map was included in the agenda packet.
- **Cost to Update.** Staff estimated that the cost for updating the countywide master plan was approximately \$20,000. Unfortunately, that goes beyond the Planning Commission’s budget. Comm. Tillotson stated that the County should not have to set aside additional funding for the master plan, citing the 27¢ per capita already paid by the County of Lenawee and all of the municipalities in the county which maintain memberships in the R2PC.

b. **New Business**

- (1) **2019 LCPC Annual Report.** Staff presented the annual report which summarized the accomplishments of the Planning Commission in 2019.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to approve the transmittal of the report to the county board. *The motion passed unanimously.*

Item 7 **Public Comment** — None

Item 8 **Commissioner Comment** — Comm. Bolton announced that Comm. Dersham was reappointed to the Planning Commission by the County Board and that Commission meetings will be held in the Public Defenders Building during the renovation of the Old County Courthouse.

Item 9 **Adjournment.** The meeting was adjourned at 7:32 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary