



# 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, April 16, 2020

[www.freeconferencecall.com](http://www.freeconferencecall.com) • Dial-in number: (978) 990-5000 • Access code: 834595

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; and Mr. Dale Witt

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary; Mr. Mark Griewahn, Madison Charter Township Supervisor; Mr. Martin Marshall, Lenawee County Administrator; Mr. Razann Pedawi; Mr. Evan Priest; and Mr. Harold and Ms. Stacy Wilkes

Item 1 **Call to order.** Due to the unique circumstances of the conference call, Chair Liedel requested that staff moderate the meeting. The meeting was called to order at 6:32 p.m. by Mr. Bauman.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda.** Staff submitted the 04/16/20 meeting agenda for approval, noting the removal of Item #5b(1).

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to approve the April 16, 2020, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 2/20/20 meeting minutes for approval.

A motion was made by Comm. Behnke, and seconded by Comm. Bolton, to approve the February 20, 2020, 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) **#20-04 | Woodstock Township.** Commissioners reviewed the proposed conditional rezoning to 'general industrial (I-1)', from 'general commercial (C-2)', of a property (ID# WD0-107-4100-00) located on US-12 in Section 7 (T5S-R1E) of the Township. The rezoning would allow for the establishment of "skilled trade services including plumbing, electric, heating, printing, and painting". Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'I-1' rezoning of the subject parcel to the Woodstock Township Board for the reasons listed in the staff report. He also advised Commissioners to recommend amending the Zoning Ordinance to allow "skilled trade services..." as a conditional use in the 'C-3' district and rezone the subject property to 'C-3' (see the staff report). The applicants (Harold and Stacy Wilkes) and Commissioners asked a few questions regarding the process for amending the text of the Zoning Ordinance and rezoning the property to 'C-3'. Staff replied that the amendments can go through the process concurrently.

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend: (1) disapproval of the proposed 'I-1' rezoning to the Woodstock Township Board and (2) amending the Zoning Ordinance to allow "skilled trade services..." as a conditional use in the 'C-3' district and rezoning the subject property to 'C-3' (see the staff report). *The motion passed unanimously.*

- (2) **#20-05 | Madison Charter Township.** Commissioners reviewed the proposed rezoning to 'multiple family residential (R-4)', from 'mobile home residential (R-5)', of the northern 6.72 acres of the parent property (ID# MDO-114-1450-00) which is located south of US-223 in Section 14 (T5S-R1E) of the Township. The rezoning would allow "a proposed 90 unit senior living facility". Staff summarized his report advising Commissioners to recommend approval of the proposed 'R-4' rezoning of the northern 6.72 acres of the parent parcel to the Madison Charter Township Board (see the staff report).

Comm. Behnke asked if any MSHDA (Michigan State Housing Development Authority) funds will be used to develop the project. He was informed that the project will be funded through the private sector. Comm. Nickel asked about the land split associated with the request. Mr. Griewahn replied that there are no issues. Comm. Dersham declared his concern that there is no direct public road access and wondered if there was a maintenance agreement for the easement. Comm. Liedel asked about the traffic that will be generated by the senior living facility. Mr. Priest replied that most of the traffic will be generated by staff and visitors.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to concur with the staff advisement to recommend: approval of the proposed 'R-4' rezoning to the Madison Charter Township Board. *The motion passed by a majority with Comm. Dersham voting no.*

*Staff was asked to document Commissioner's concerns regarding the lack of public road access. (see these minutes).*

- b. **Consideration of PA 116 Farmland Agreement(s)** — None
- c. **Consideration of Master Plan(s)** — None

Item 6 **Other Business**

a. **Old Business**

**2020 LCPC Annual Dinner.** Commissioners and staff discussed the annual dinner for 2020 in light of the Covid-19 pandemic. A motion was made by Comm. Behnke, and seconded by Comm. Bolton, to cancel the event for 2020 if social distancing restrictions will not permit such events by the July meeting. *The motion passed unanimously.*

b. **New Business** — None

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

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

Respectfully submitted,



Grant E. Bauman, LCPC Staff & Recording Secretary