



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

Thursday, June 18, 2020

Join Zoom Meeting <https://us02web.zoom.us/j/7528373987?pwd=QzZ1K1dERHIZeUM1WTR-JaHA0by8xZz09> • Meeting ID: 752 837 3987 • Password: 5Q1QcW

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

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission, and Mr. Dale Witt

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary; Leslie Dickinson, Foster Swift Collins & Smith PC, attorneys for Deerfield Township; Dan Ettinger; Bob and Jamie Frank; Daniel Gilson II; Eric Keller; Howard Keinath; and Lindsay Latre, Fraser Trebilcock Davis & Dunlap, PC, the attorney for ESA Solar Energy LLC and the Carroll Road Solar Farm LLC

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

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 06/18/20 meeting agenda for approval. Comm. Nickel made a motion, seconded by Comm. Witt, to approve the June 18, 2020, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 05/21/20 meeting minutes for approval. Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the May 21, 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) **#20-06 | Deerfield Township.** Commissioners reviewed Deerfield Township's Interim Zoning Ordinance "for the purpose of coordinating the zoning ordinance with the zoning ordinances of a township, city, or village having a common boundary with the township", per Section 404(2) of the Michigan Zoning Enabling Act (MCL 125.3404). Staff summarized his report and advised them to inform Deerfield Township that while no conflicts with the zoning districts of surrounding Lenawee County municipalities are apparent, other procedural and substantive concerns exist (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, to concur with the staff advisement (see the staff report). Responding to a Commissioner question, Mr. Gilson stated that the Township Board adopted the Interim Zoning Ordinance. He also noted his issues with the legislation, felt that some of it is excessive, and believed that the Township Planning Commission is against solar energy. Mr. Keller voiced his concern that the Township passed the law during the pandemic and that there was little transparency. Howard Keinath agreed with Mr. Gilson and thought that there was an agenda. *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Liedel, and Nickel); No = 0; Abstain = 0; Absent = 2 (Tillotson and Witt)).*

- (2) **#20-07 | Rollin Township.** Commissioners reviewed various proposed amendments to the Rollin Township Zoning Ordinance. Staff summarized his report and advised them to recommend approval with comments of the amendments, noting concerns regarding the definition of a dwelling unit and schools as a permitted use only in 2 districts (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Dersham, to concur with the staff advisement to recommend approval with comments of the proposed amendments to the Rollin Township Board. Comm. Nickel stated that he would abstain from voting since he was involved in drafting the amendments. *The motion passed (Yes = 4 (Behnke, Bolton, Dersham, and Liedel); No = 0; Abstain = 1 (Nickel); Absent = 2 (Tillotson and Witt)).*

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

- (1) **#20-07 | Medina Township.** Commissioners reviewed a proposed agreement amendment that would add 22 acres to a property (ID #ME0-133-2050-00) in Section 33 (T8S-R1E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement, noting that the property contains a farmstead (i.e., a dwelling and associated structures) (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Medina Township Board (see the staff report). Comm. Bolton requested that her concern regarding including a farmstead in an agreement. *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Liedel, and Nickel); No = 0; Abstain = 0; Absent = 2 (Tillotson and Witt)).*

- (2) **#20-08 | Medina Township.** Commissioners reviewed a proposed agreement for properties (ID #ME0-128-2800-00 and #ME0-128-4800-00) in Section 28 (T8S-R1E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement recommending approval with comments of the PA 116 agreement to the Medina Township Board (see the staff report). *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Liedel, and Nickel); No = 0; Abstain = 0; Absent = 2 (Tillotson and Witt)).*

c. **Consideration of Master Plan(s)**

City of Adrian. Staff announced that the City of Adrian transmitted a Notice of Intent to update its Master Plan.

Item 6 **Other Business**

a. **Old Business.** None.

b. **New Business.**

Social Vulnerability Index. Staff provided Commissioners with a report/mapping that identifies populations that may need additional help recovering from a disaster due to a variety of socioeconomic factors.

Item 7 **Public Comment.**

Commissioner Bolton informed her colleagues that 52 Michigan counties cancelled their fairs for 2020. Commissioners Dersham and Liedel stated that the Adrian Mall was condemned.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** Chair Liedel adjourned the meeting at 7:47 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary