



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

Thursday, July 16, 2020

zoom • Meeting ID: 964 0895 2816 • Passcode: 868322

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

Members Absent: Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission

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

Item 1 **Call to order.** Secretary Dersham called the meeting to order at 6:30 p.m. Those in attendance rose and joined in the Pledge of Allegiance. Secretary Dersham then turned control of the meeting to staff.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 08/20/2020 meeting agenda for approval.

Comm. Bolton made a motion, seconded by Comm. Behnke, to approve the July 16, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 07/16/2020 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Witt, to approve the July 16, 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)** None.

- (1) **#20-08 | Cambridge Township.** Commissioners reviewed the proposed rezoning to 'general commercial (C-2)', from 'agricultural (AG-1)', of a property (ID# CA0-134-3125-00) located on Onsted Highway in Section 34 (T5S-R2E) of the Township, across the road from the Village of Onsted. The rezoning would allow for the establishment of a "commercial store", a Dollar General according to the correspondence provided for the public hearing. Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'C-2' rezoning of the subject parcel for the reasons listed in the staff report (see the staff report). Comm. Bolton asked staff to remove the accidental references to Madison Township from the staff report prior to sending it to Cambridge Township.

Comm. Behnke, made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend disapproval of the proposed 'C-2' rezoning to the Cambridge Township Board. *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

- (2) **#20-09 | Macon Township.** Commissioners reviewed proposed amendments to the Macon Township Zoning Ordinance regarding home occupations and time limits to prevent the voiding special land use permits. Staff summarized his report and advised them to recommend approval of the amendments (see the staff report), noting that he assisted the township planning commission in their drafting. Comm. Bolton asked some questions regarding the proposed home occupation standards and questioned the need to allow for up to 4 years of inactivity prior to voiding a special land use permit.

Comm. Nickel made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend approval of the proposed amendments to the Macon Township Board. *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

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

- (1) **#20-10 | Fairfield Township.** Commissioners reviewed an application for a 50-acre parcel (ID #FA0-123-3550-00) located in Section 23 (T8S-R3E) 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. Behnke, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Fairfield Township Board (see the staff report). *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

- (2) **#20-11 | Madison Charter Township.** Commissioners reviewed an application for a 34-acre parcel (ID #MD0-128-3100-00) located in Section 28 (T7S-R3E) 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. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Madison Charter Township Board (see the staff report). *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

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

Item 6 **Other Business.**

a. **Old Business.** None.

b. **New Business | Agriculture and Other Land Use/Cover.**

Staff provided a land use/cover study of Lenawee County, conducted by the R2PC for economic development purposes, which identifies areas containing Michigan's best agricultural land, agricultural land of national significance, and forests/woodlands. Comm. Bolton asked that staff provide the study to the County Administrator's Office for distribution to the County Board and posting on the County website.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** Staff returned control of the meeting to Secretary Dersham who adjourned it at 7:30 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary