



Lenawee County Planning Commission

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

Thursday, September 17, 2020

zoom • Meeting ID: 958 0105 8321 • Passcode: 617380

Members Present: Mr. Bob Behnke, Education Representative; Mr. Keith Dersham, LCPC Secretary; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission, and Mr. Ralph Tillotson, Lenawee County Commission

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

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:36 p.m.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 09/17/2020 meeting agenda for approval. Comm. Nickel made a motion, seconded by Comm. Witt, to approve the September 17, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 08/20/2020 meeting minutes for approval. Comm. Behnke made a motion, seconded by Comm. Dersham, to approve the August 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)** None.

(1) **#20-10 | Madison Charter Township.** Commissioners reviewed the proposed 'medical marijuana facilities overlay (MMFO)' rezoning—which will retain the underlying 'light industrial (I-1)' zoning—of a property (ID# MD0-101-4795-00) located on Maumee Street in Section 1 (T7S-R3E) of the Township, east of the City of Adrian. Staff summarized his report advising Commissioners to recommend approval of the proposed 'MMFO' rezoning of the subject parcel for the reasons listed in his memo (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed 'medical marijuana facilities overlay (MMFO)' rezoning to the Madison Charter Township Board. *The motion passed (Yes = 5 (Behnke, Dersham, Liedel, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Bolton and Tillotson)).*

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

(1) **#20-12 | Ogden Township.** Commissioners reviewed an application for a 21-acre parcel (ID #OG0-131-4550-00) located in Section 31 (T8S-R4E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of

the agreement (see the staff report).

Comm. Behnke 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 Lenawee County Board of Commissioners (see the staff report). *The motion passed (Yes = 5 (Behnke, Dersham, Liedel, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Bolton and Tillotson)).*

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

(1) **#20-01 | Woodstock Township.** Commissioners reviewed the proposed 2019 edition of the *Woodstock Township Master Plan* per Section 41(3) of the Michigan Planning Enabling Act. Staff summarized his memo and advised the Commission to state that, in its opinion, the future land use map contained in the proposed edition of the *Woodstock Township Master Plan* is (see the staff report):

- generally consistent with the *Lenawee County Comprehensive Land Use Plan*,
- generally compliments the master plans of adjacent townships,
- ignores the villages of Addison and Cement City, and
- proposes excess commercial development along US-12.

Commissioners discussed the staff advisement—along with the Woodstock Township Zoning Administrator’s response to his concerns—and modified the final point.

Comm. Behnke then made a motion, seconded by Comm. Dersham, to state that, in the opinion of the Lenawee County Planning Commission, the future land use map contained in the proposed edition of the *Woodstock Township Master Plan*:

- is generally consistent with the *Lenawee County Comprehensive Land Use Plan*,
- generally compliments the master plans of adjacent townships, and
- ignores the villages of Addison and Cement City.

The Commission also recommend that clusters of commercial development be encouraged along US-12 rather than the entire corridor. *The motion passed (Yes = 5 (Behnke, Dersham, Liedel, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Bolton and Tillotson)).*

Item 6 **Other Business.**

a. **Old Business.** None.

b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 7:08 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary