



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 NOTICE

FOR FURTHER INFORMATION, CONTACT:

Grant E. Bauman
R2PC Principal Planner
(517) 768-6711

gbauman@co.jackson.mi.us

DATE: October 15, 2020

TIME: 6:30 p.m.

PLACE:



MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment [3-MINUTE LIMIT]
3. Approval of Agenda [ACTION]
4. Meeting Minutes
- Approval of the Minutes of the September 17, 2020, Meeting [ACTION] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #20-11 — Palmyra Township [ACTION] 5
 - b. Consideration of PA 116 Farmland Agreement(s) — None
 - c. Consideration of Master Plan(s)
 - (1) #20-02 — City of Tecumseh [ACTION] 15
6. Other Business
 - a. Old Business — None
 - b. New Business — None
7. Public Comment [2 MINUTE LIMIT]
8. Commissioner Comment
9. Adjournment

Please note that the meeting will take place via [zoom](#).

The login information is provided on the next page.

The next meeting of the Lenawee County Planning Commission is scheduled for November 19, 2020

www.region2planning.com/lenawee-county-planning-commission



Join Zoom Meeting

<https://zoom.us/j/91989203979?pwd=MWFzNVZLeEpsM1RHWTB5eCtKdWFXZz09>

Meeting ID: 919 8920 3979

Passcode: 189627

One tap mobile

+13017158592,,91989203979#,,,,,0#,,189627# US (Germantown)

+13126266799,,91989203979#,,,,,0#,,189627# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 919 8920 3979

Passcode: 189627

Find your local number: <https://zoom.us/u/aeIQamHg8W>



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 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 marihuana 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 marihuana 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

www.region2planning.com/lenawee-county-planning-commission

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



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

Coordinated Zoning Report | #20-11

To: County Planning Commissioners

From: Grant E. Bauman

Date: October 12, 2020

Proposal: **Palmyra Township Zoning Ordinance text amendments**

Request

The Palmyra Township Planning Commission proposes the following changes to the Palmyra Township Zoning Ordinance:

- **Definitions.** Amending Article II by adding definitions for “Marihuana”, ‘Solar Energy System (SES)’, ‘Wind Energy Facility (WEF)’, ‘Wind Energy Facility Site Permit’, ‘Wind Energy Facility Site Plan Review’, and ‘Wind Energy Facility’.
- **Establishment of Zoning Districts.** Amending Article III by:
 - changing the names of the ‘Farming’ and ‘Residential Farming’ districts to ‘Agriculture (AG)’ and ‘Agriculture/Residential (AR)’, respectively, and
 - amending Section 3.5 to allow uses not specified in the ordinance as long as all zoning ordinance requirements are met.
- **Zoning District Regulations.** Amending Article IV by:
 - changing the name of the ‘Farming’ district to ‘Agriculture (AG)’ and adding ‘Level 3 Solar Energy Systems (SES)’ as a special land use in the district,
 - changing the name of the ‘Residential Farming’ districts to ‘Agriculture/Residential (AR)’ and adding ‘Level 3 Solar Energy Systems (SES)’ as a special land use in the districts,
 - replacing the table of ‘Area, Height, Bulk, and Placement Requirements’ and associated footnotes with a reformatted/slightly altered table and notes, and
 - changing the names of the ‘Farming’ and ‘Residential Farming’ districts to ‘Agriculture (AG)’ and ‘Agriculture/Residential (AR)’, respectively, in Subsection 4.9 and relabeling the subsections with letters rather than numbers.

Amendments proposed by the Township Planning Commission are recorded in red while changes proposed by LCPC staff are recorded in orange.

ARTICLE II DEFINITIONS

...

SECTION 2.45 – “Marihuana”

Means all parts of the plant Cannabis sativa L., growing or not; the seeds of that plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin. Marihuana does not include the mature stalks of the

Commented [GB21]: Adds a definition for “Marihuana” in a reserved subsection.
The heading should match the formatting of the other definition headings

plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination. Marihuana does not include industrial hemp.

...

SECTION 2.62 - Solar Energy System (SES)

The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems.

Commented [GB22]: Adds a definition for 'Solar Energy System (SES)' in a reserved subsection. The heading should match the formatting of the other definition headings

...

SECTION 2.66.1 - Wind Energy Facility (WEF)

Shall mean an electricity generating facility consisting of one or more wind turbines under common ownership or operation control and includes substations, MET Towers, cables/wires and other buildings accessory to such facility, located on private land which is under lease or other property agreement with a WEF owner/operator, whose main purpose is to supply electricity to off-site customer(s).

Commented [GB23]: Adds definitions for 'Wind Energy Facility (WEF)', 'Wind Energy Facility Site Permit', and 'Wind Energy Turbine (WET)' by inserting them after Subsection 2.66. Further modifications are suggested in orange.

SECTION 2.66.2 - Wind Energy Facility Site Permit

Is the permit issued upon compliance with the standards of this Article.

SECTION 2.66.3 - Wind Energy Facility Site Plan Review

Is the process used to review a proposed Wind Energy Facility.

SECTION 2.66.34 - Wind Energy Turbine (WET)

Is any structure-mounted, small, medium or large and is used as a wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator/alternator and includes the turbine, blade, tower, base and pad transformer, if any; provided that such a system shall only be a wind turbine for purposes of this Article if it both has a total height greater than 100 feet and nameplate capacity of greater than 30 kilowatts.

ARTICLE III ESTABLISHMENT OF ZONING DISTRICTS

SECTION 3.1 – DIVISION INTO ZONING DISTRICTS

For the purposes of this Ordinance, all of the unincorporated area of the Township of Palmyra, Lenawee County, Michigan, is hereby divided into the following zoning districts:

~~F — Farming District (F)~~ Agriculture District (AG)

~~RF — Residential and Farming District (RF)~~ Agriculture /Residential District (AR)

MH Mobile Home Residential District

O Office District

C Commercial District

LI Light Industrial District

GI General Industrial District

...

Commented [GB44]: The formatting of the district names should be the same as recorded for others in this section.

SECTION 3.5 – PERMITTED USES, ACCESSORY USES, SPECIAL APPROVAL USES ~~AND PROHIBITED USES~~

Uses are permitted by right only if specifically listed in the various zoning districts. Accessory uses are permitted as listed in the various zoning districts if such uses are clearly incidental to the permitted principal uses. Special approval uses are permitted as listed if the required conditions are met and a Special land use permit is obtained. Uses which are not specifically listed as permitted, accessory, or special land uses are allowed as long as they meet all the requirements of the zoning ordinance expressly prohibited.

ARTICLE IV
ZONING DISTRICTS REGULATIONS

...

SECTION 4.1 – ~~FARMING DISTRICT (F)~~ AGRICULTURAL DISTRICT (AG)

...

4.1.3 Special Approval Uses

...

19. General and specialized farming—in accordance with the Michigan Right to Farm Act (PA 93 of 1981, MCL 286.471 et seq.), as amended, and the Generally Accepted Agricultural Management Practices (GAAMPs) established under the authority of that Act—including poultry raising, egg production and hatcheries, dairies and processing dairy products, livestock farms, similar bona fide agricultural enterprises, the usual agricultural buildings and structures, and biofuel production facilities.

20. Level 3 Solar Energy Systems (SES).

...

SECTION 4.2 ~~RESIDENTIAL AND FARMING DISTRICT (RF)~~ AGRICULTURAL/-RESIDENTIAL (AR)

...

4.2.3 Special Approval Uses

...

m. Level 3 Solar Energy Systems (SES).

...

SECTION 4.8-1 – AREA; HEIGHT, BULK, AND PLACEMENT REQUIREMENTS

Area, Height, Bulk, and Placement Requirements

Zoning Districts	Lot Requirements			Min. Yard Reqs.			Max. Bldg. Heights		Type of Use
	Min. Lot Area	Min. Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Accessory	
Agricultural (AG) see footnote 1	2 Acres	400'	30%	70'	50'	50'	2½ story of 35'	50'	Single Family Use (A)
	5 Acres								All other use
Agricultural and Residential (AG)	1 Acre	200'	30%	35'	25' 35'*	25'	2½ story of 35'	50'	Single Family Use (A)
	5 Acres								All other use

see footnote 2,3,4,5

Commented [GB25]: The following paragraph is suggested rather than the final sentence of this paragraph:

It is recognized that it is neither possible nor practical to list all of the potential land uses indicated and intended for the individual zoning districts. Therefore, any other use that is determined by the zoning inspector to be of the same general character, compatibility and similarity as the indicated permitted or conditional use may be permitted provided the use is not mentioned or permitted within another zoning district. However, notwithstanding, a use mentioned or permitted in another zoning district may be permitted under this chapter, after hearing, recommendation and approval, if it is of a less intense nature and otherwise compatible with the zoning district for which it is proposed.

Commented [GB26]: The individual 'special land uses' listings under the other districts are labeled by letter rather than number.

Commented [GB27]: This use should most likely simply be 'biofuel production facility' as it is the only difference from Subsection 4.1.2A, under permitted uses.

Commented [GB28]: The proposed definition for 'Solar Energy System (SES)' does not specify associated levels.

Commented [GB29]: The proposed definition for 'Solar Energy System (SES)' does not specify associated levels.

Commented [GB410]: The current table of 'Area, Height, Bulk, and Placement Requirements' and associated subsections are proposed for deletion and were then altered slightly and reinserted as Section 4.8.1.

LCPC staff suggests that the amended table and associated subsections should remain as part of section 4.8 before Section 4.9. Staff also suggests that a single table is sufficient.

Zoning Districts	Lot Requirements			Min. Yard Reqs.			Max. Bldg. Heights		Type of Use
	Min. Lot Area	Min. Lot Width	Max Lot Coverage	Front	Side	Rear	Principal	Access-ory	
Mobile Home Park (MH)	10 Acres	In accordance with the Michigan Mobil Home Commission Act, PA 96 of 1987, as amended							Mobile Home Park
	4,000 sq. ft.	In accordance with the Michigan Mobil Home Commission Act, PA 96 of 1987, as amended							Mobile Home site within a MH Park
Village Residential (VR)	0.5 Acre	150'	30%	25'	15'	15'	2½ story of 35'	40'	All Uses
Office (O)	1 Acre	100'	50%	35'	25' Total 35'*	25'	2½ story of 35'	35'	All Uses
Commercial (C)	1 Acre	100'	50%	35'	20'	25'	2½ story of 35'	35'	All Uses
Light Industrial (LI)	3 Acres	300'	50%	35'	20'	25'	2½ story of 35'	35'	All Uses
General Industrial (GI)	3 Acres	300'	50%	35'	20'	25'	2½ story of 35'	35'	All Uses

*Corner Lot

Footnote 1. In the AG District the Maximum Lot Coverage restriction shall not apply to Level 3 SES Solar Farms.

Footnote 2. In the AG Residential District, the Maximum Lot Coverage restriction shall not apply to Level 3 SES Solar Farms.

Footnote 3. A fifty (50) foot setback is required for the rear yard for Level 3 SESs in the AG Residential District.

Footnote 4. A fifty (50) foot setback is required for the side yard for Level 3 SESs in the AG Residential District.

Footnote 5. A seventy (70) foot setback is required for the front yard for Level 3 SESs in the AG Residential District.

~~4.8.21~~ Any single or two-family dwelling constructed after the effective date of this Ordinance shall be located on an independent lot of record. If such lot of record does not exist, it shall be created according to the minimum lot area requirements of the respective zoning district in this Ordinance.

~~4.8.32~~ Building height in excess of the height above average ground level allowed in any district may be permitted provided all minimum front, side, and rear yard depths are increased one (1) foot for each additional one (1) foot of height and provided that adequate fire protection can be demonstrated subject to approval by the Zoning Board of Appeals.

~~4.8.43~~ Minimum yard requirements: *(Except for Telecommunications facilities)*

1. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth for the district in which the yard or lot is located. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
2. No part of a yard or other open space required for or in connection with, any structure for the purpose of complying with this Ordinance, shall be included as part of a yard or open space similarly required for any other structure.
3. Minimum yard requirements are established pursuant to the Cellular Tower Ordinance pursuant to Palmyra Township Ordinance #4-97.

~~4.8.4~~ Within the 'Farming District' in an instance when a residential unit, which was in existence as of October 27, 1993, is being divided from the farmland, the 400 feet lot with requirement of the

Commented [GB411]: There is no VR district listed anywhere else in the zoning ordinance. What are the requirements for?

Commented [GB412]: The original footnotes should be listed as Subsection 4.8.1-4.8.4, with a new Subsection 4.8.5

~~resulting, residential lot is waived, the required 'Lot Width' requirement remains flexible, determined in each individual instance, by the governing body of the township (Township Board) at the time of granting approval of a request for a Land Division and with a commonsense approach is determined according to the physical features of the site being divided. [2-03 Effective August, 2003]~~

4.8.54 Pond Setback. The toe of slope or water's edge, whichever is closest to the property line, must be equal to the building setback per district.

SECTION 4.9 – ACCESSORY STRUCTURES

- A. All accessory structures in all districts shall be subject to the same standards and requirements as are required for all principal structures within such districts. Except accessory structures placed on lots in the ~~Farming 'F' and the Residential and Farming 'RF' Districts~~ Agricultural (AG) and the Agriculture / Residential (AR) which shall be no less than five (5) feet from any side or rear property line. {Changes 1-96: Effective June 1996}

SECTION 4.10 (RESERVED)

Analysis and Recommendation

Township Planning Commission Recommendation – The Palmyra Township Planning Commission recommends **approval** of the proposed text amendments (see the background information).

LCPC Staff Analysis – LCPC staff has no issues with the intent of the proposed amendments but that some of them need further revision, as suggested in the staff report. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments to the Palmyra Township Board.

Attachment(s):

- Background information provided by Palmyra Township.

Recommended Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**

PALMYRA TOWNSHIP PLANNING COMMISSION

Special Meeting Minutes Sept. 10, 2020

The meeting was called to Order and the Pledge of Allegiance was led by Chairman Pixley at 7:00.

Present; Eisenmann, Leonard, Pell, Pixley, Pooley, Southwell, Marcus

Absent; None

Motion to approve amended agenda to review the proposed Zoning Ordinance & the Public Hearing at 8:00 p.m. for Articles I, II, III, IV by Eisenmann, support Leonard, motion passed.

Request by meeting attendee Nancy Seeburger to have the last meeting Minutes of July 16, 2020 read aloud. Minutes read aloud by Secretary Vivian Pell. Motion to approve Minutes by Southwell, support Marcus, motion passed.

Written comments; None

Public comments;

RE: Solar Energy Systems: Jeff Ehlert is concerned about setbacks. Riga has a 300' setback for residential property neighbors & the farmer is to maintain the 300' with crops or whatever. Farmers say the land is theirs & the residents say they don't want to lose the view. If the solar panels are to be 300' setback then the residences should be 300' setback from the property line. Farmers try to get along with the residents & it should be vice versa too.

Nancy Seeburger asked if the Planning Commission (PC) had decided on a setback yet. Dwight Fisher asked if you haven't talked about this at all yet? Pixley said, yes we're working on Section 8.13 & will be working on it in October. He's been to Riga Twp. & Blissfield Twp. meetings & has spoken to residents. Right now the proposed Zoning Ordinance (ZO) states 50' setback recommendation but the PC has other things that need changing because of suggestions by people.

Supervisor Jim Isley stated that he might or might not get the opportunity to vote on this because after the PC has finished the proposed ZO, the proposed ZO goes to the Lenawee County Planning Commission for review & then to the Palmyra Twp. Board for approval. Isley suggested the PC consider what the setbacks are for accessory buildings & residences in the farming district, & visit solar sites, e.g. on Occidental Hwy. & check out the noise levels, etc. Isley said Riga talked about PA116. But PA116 is an agreement between the property owner & the state of Michigan. The township's only involvement is to verify that what the property owner says is true.

Seeburger asked if the solar panels are of different sizes. Pixley stated panels are 4' by 6' & after the panels are put together side by side they could be one mile long. Seeburger said she would not want to have solid panels across the road from her. She likes to view the deer, turkeys & wildlife. Jim Leonard said that the Solar Systems accommodate for the deer to get between places. Pixley said there are buffer strips for wood lots & fencing is usually 6' & deer

can't get across. The PC will look at all this at the time of the site plan & review. Seeburger asked if the fencing is 6'? Pixley said yes, to keep people out.

Ehlert said 60' setback was mentioned. Pixley said buffering strips & fencing at 50' mark are being looked at. Haven't decided how to approach neighboring farms, for instance, if all three neighboring farmers participate in solar. Ehlert asked if the fence could be at the property line & the buffer inside & the solar company mows. Pixley said that a solar company told him the contract between the solar company & the farmer states who maintains the property inside the fence. Pixley stated that tile repair can be put into the contract between the farmer & the solar company & the township is not involved.

Seeburger asked, what is the benefit to the farmer to have solar panels? Pixley said he told the solar people he doesn't want to know what money the farmer gets. Ehlert said that the farmer leases land to the solar company where the farmer has access to the grid. Isley said that probably greater than ninety percent of the township is in the AG district.

Paul Vergote Jr. said that you say what we're using land for corn & beans could be growing electricity. If we don't work with solar the government may use eminent domain to get solar. Solar doesn't cause emissions, you won't have blackouts & you won't be required to turn off certain electricity users at certain times of the day. It will be great for your grandkids. People of northern Michigan are prosperous & can't wait to get solar in. Don't know how this benefits one's families, e.g. taxes. Isley said that of electricity made in Palmyra Township, a lot will stay here. If a neighbor wants a 300'-500' setback rent the land to that neighbor. Ehlert said that with a greater setback it takes more acres for the solar. Isley said that the neighbor can plant trees if the neighbor doesn't want to see the solar. My land I can use as I want. Vergote suggested planting trees inside the fence. Ehlert suggested that the property owner with the house can plant trees at the property line. Southwell said that the farmer or property owner with solar can decide on the trees & the fence & the township gives the setback.

Leonard talked with a Park Ranger in the Virgin Islands who couldn't believe that the township people didn't want wind energy. Now solar is less intrusive than wind but people will come up with anything & there will be a referendum & solar will be voted down. Why should the township maintain the appearance of farms if the township doesn't get anything out of taxes? Rumors are that solar panels will be exempt from taxes. The township needs fire equipment, etc. Why should we look at solar panels if we can't get money from them? No one can tell us if we can get tax money from solar. Isley said the Nexus Pipeline generates a personal property tax of \$16,000.00 per mil, about \$32,000.00 for the Township. Ehlert said they're getting taxes for wind mills. Talk to people up North. Leonard said if we don't start collecting taxes right away it will be hard to get them later. We need the solar companies to tell us what taxes they'll generate for us. The PC worked on wind energy for two years for nothing. Either we have solar or we tax the people more.

Ehlert said that because of the Ethanol plant in Riga, Riga got water & money for the Fire Dept. & Blissfield got money for the Fire Dept. & the County got money. Leonard said the farmers have to sell this to the people. Seeburger asked Isley, can't you find out the money in taxes. Pixley had said the assessor doesn't know. Isley said if there's no addition to the taxes, what about private property rights. Pixley said thanks for the Public Comments. Two Michigan Township Association attorneys said that it's up to the local assessors. There's no model to go

from. Vergote asked, don't our Representatives know what's going on, rules & regulations. Pixley said that it's changing daily.

Pixley said that the PC will write what makes sense to both sides to the best of our ability & send it to the Lenawee County Planning Commission for their review & then to the Palmyra Township Board for approval. The PC wants to get Articles I-IV to the Township Board before November.

Old Business;

Motion to open Public Hearing by Leonard, support Southwell at 8:10 p.m.

Discuss; Articles I-IV of the proposed Zoning Ordinance.

Public Comment: on Articles I-IV.

Ehlert said that when a resident wanted to build on their lot everyone within 300' of the lot line was noticed. Leonard said that is so that the Zoning Board of Appeals can interpret because of lot coverage. The ZBA looked at lot coverage in other districts & compared. The ZBA couldn't grant a Variance for a solar farm or wind because neither are a Special Use in that district.

Pixley discussed each of the changes that are in red ink. Section 4.8.1 has a rear & side setback in the AG District for 50' for buildings & that is why the PC suggested 50' setback for solar in Footnotes 3 & 4. Ehlert said with a 50' setback if the arborvitae is inside the fence, the fence is back 50'. Pixley said that because of the road right away you need 50'. The setback in AG Residential is 70' in the front yard because of housing.

Motion by Pixley to accept the changes to the ZO & move on to the Lenawee PC for their review, support, Southwell. Roll call vote: Pooley-yes, Leonard-yes, Pell-yes, Southwell-yes, Marcus-yes, Pixley-yes, Eisenmann-yes. Motion passed.

Motion to close the Public Hearing by Eisenmann, support Marcus. Motion passed at 8:40p.m.

Pixley commented that he is running unopposed in the November Election & he will resign from the PC on November 19, 2020. Vice Chairman Leonard will then be in charge of the PC until the end of the year.

October 6, 2020 PC meeting will be to go over the solar package.

Pixley stated that at the June 2020 Twp. Board Meeting the Michigan Township Association announced all of their Twp. Training will be online. Palmyra Township bought the \$1,900.00 package for all Twp. Training. New requirements for all members is seven hours. There are 30 trainings lessons available for the PC. Utility Scale Solar Systems training will be available Sept. 17, 2020.

Palmyra Township bought the Palmyra school building for \$110,000.00

Motion to adjourn by Southwell, support Eisenmann. Motion passed at 8:52p.m.

Next regular meeting: October 6, 2020 at 7:00p.m.

Respectfully submitted by,

Vivian Pell Secretary

This page is intentionally blank.



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

Master Plan Report | #20-02

To: County Planning Commissioners

From: Grant E. Bauman

Date: October 12, 2020

Proposal: **Proposed Russel road Subarea Plan of the City of Tecumseh Master Plan**

Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan . . . submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2). . . .
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)).

Staff Analysis



Is the proposed master plan inconsistent with the master plan of any adjacent municipality?

The Russell Road Subarea is located near the southern border of the City between (approximately) Evans and Mill Streets. Only the eastern edge of the subarea borders another municipality, Raisin Charter Township. The FLUP proposes Industrial Commercial on the north side of Russell Road near Industrial St., with a nearby “Waterway Preservation Area” along the River Raisin (see Figure 2). While Raisin Township’s 2002 FLUP recommends ‘Low Density Residential’ uses at the location (see Map 3), the draft 2020 FLUP map recommends industrial uses (see Map 4).

Is the proposed master plan inconsistent with Lenawee County’s master plan?

The *Lenawee County Comprehensive Land Use Plan* places the general location in an area recommended for ‘Intensive Development’ with a ‘Greenway’ along the River Raisin.

Other staff comments

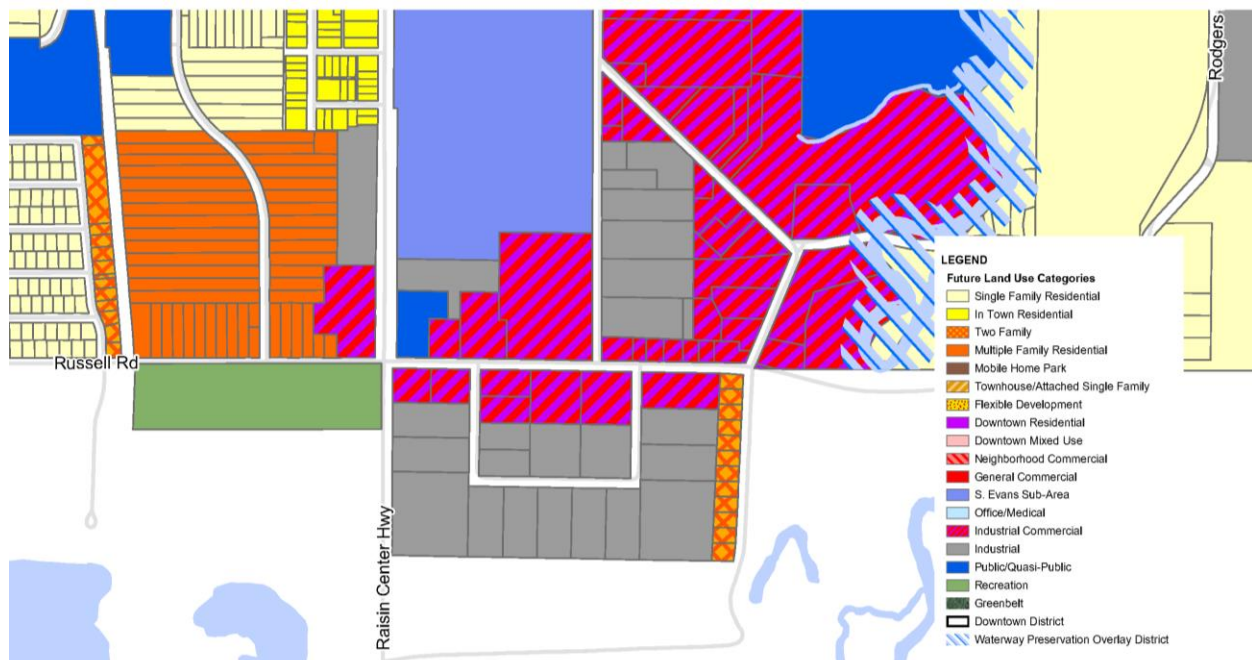
The subarea plan also proposes development standards and an implementation strategy for the area, welcome additions/supplements to the FLUP.

Staff Recommendation

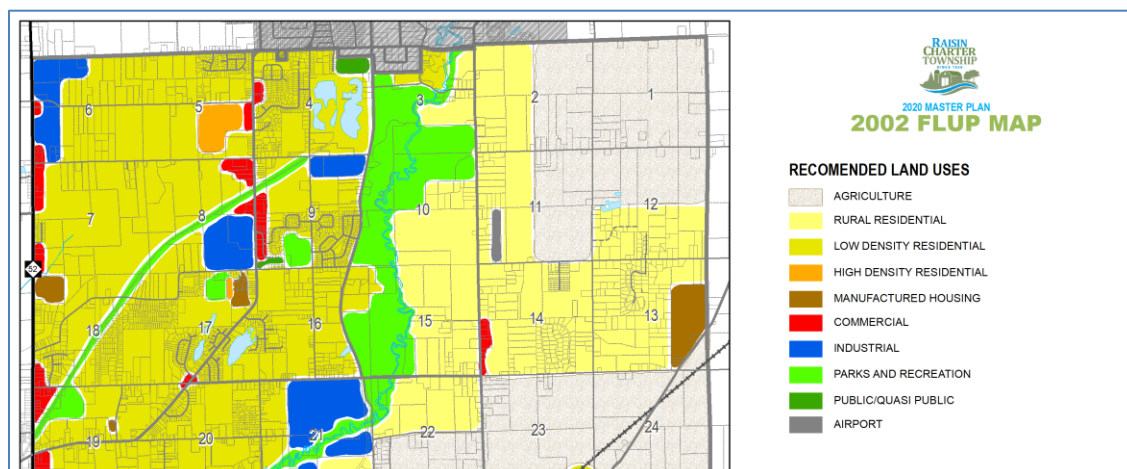
Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to state that, in its opinion, the future land use map contained in the proposed *Russell Road Subarea Plan* is:

- generally consistent with the *Lenawee County Comprehensive Land Use Plan*, and
- generally compliments the master plans of adjacent townships.

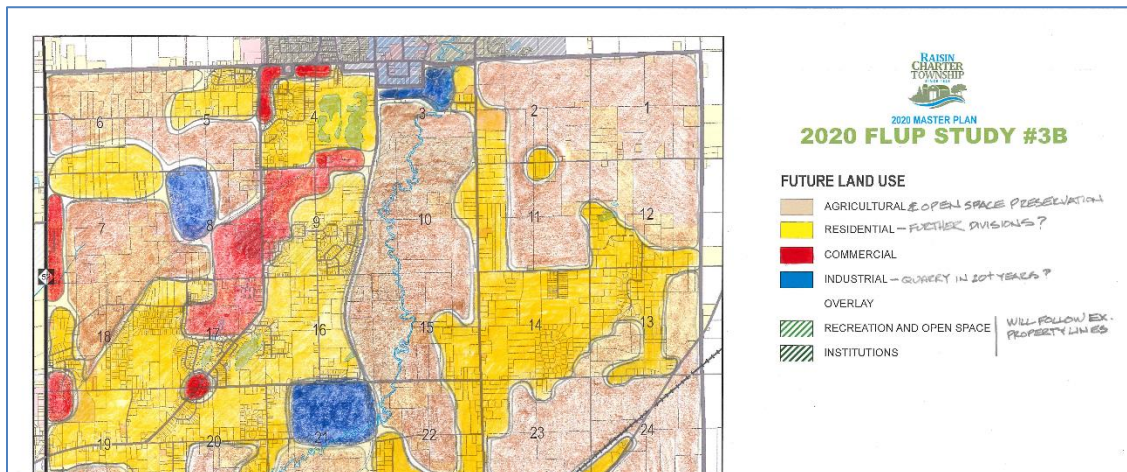
Map 2
Woodstock Township Proposed Future Land Use Map



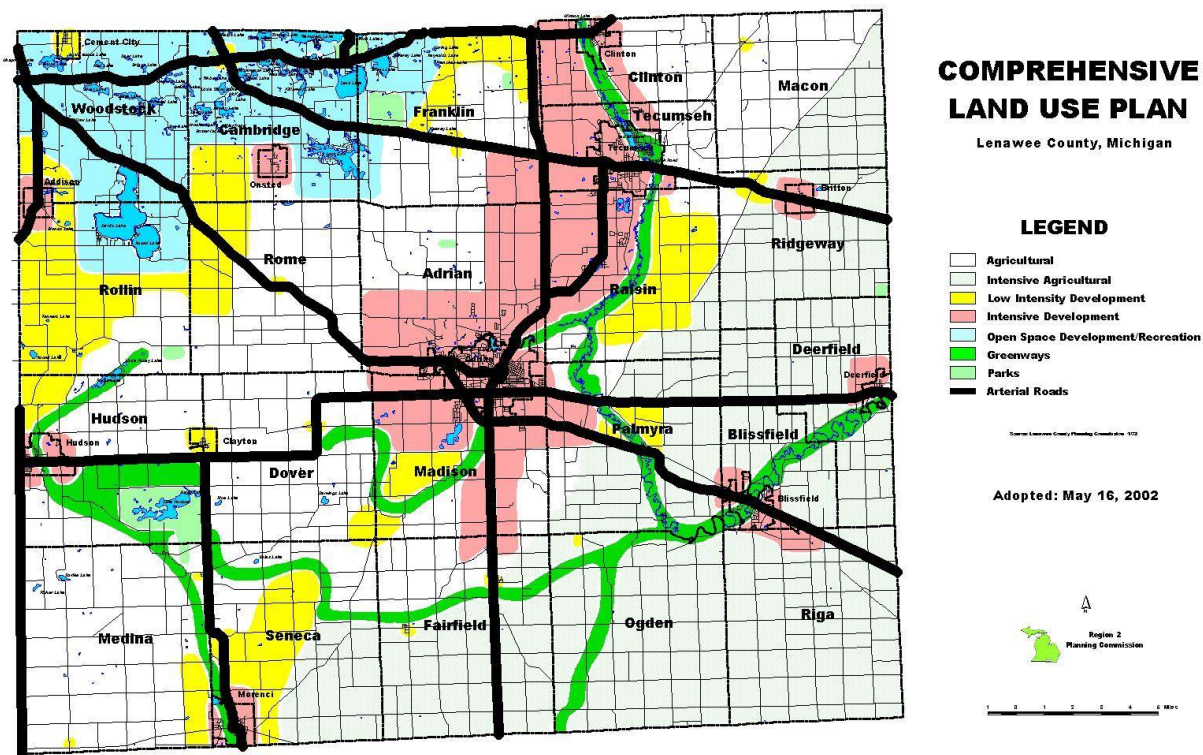
Map 3
Raisin Charter Township 2002 Future Land Use Map



Map 4
Draft Raisin Charter Township 2020 Future Land Use Map



Map 5
Lenawee County Future Land Use Map





AUG 31 2020

August 25, 2020

Region 2 Planning Commission
Attn: Grant Bauman
Jackson County Tower Building – 9th Floor
120 West Michigan Avenue
Jackson, MI 49201

Subject: 63 Day Review Period of Russell Road Corridor Draft Sub Area Plan

Please be advised that the City of Tecumseh has prepared a draft corridor plan for the “Russell Road Corridor” located on Russell Road between South Union Street and Rogers Highway, consistent with the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended.

Your comments and questions can be sent via email to braymond@tecumseh.mi.us or mailed to:

City of Tecumseh
Attention:
Bradley A. Raymond
Building Services Director
309 E. Chicago Blvd.
Tecumseh, MI. 49286

The draft plan has been approved for public distribution, a copy of the draft plan has been uploaded to the City’s website (mytecumseh.org) for your review and comment.

Per Section 39(3) of the Michigan Planning Enabling Act , you have 63 days to respond to us with your comments from your receipt of this letter.

We thank you in advance for your assistance with the City of Tecumseh’s Russell Road Corridor Plan.

Sincerely,

Bradley A. Raymond
Building Services Director
Tecumseh, Michigan