



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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MEETING MINUTES

Thursday, November 19, 2020

zoom • Meeting ID: 985 4956 4366 • Passcode: 607358

Members Present: Mr. Bob Behnke, Education Representative remotely from Adrian; Mr. Keith Dersham, LCPC Secretary, remotely from Adrian; Ms. Rebecca Liedel, LCPC Chair, remotely from Madison Township; Mr. Bruce Nickel (late), remotely; and Mr. Dale Witt, remotely from Raisin Charter Township

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, and Nick Standiford

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:30 p.m.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 11/19/2020 meeting agenda for approval. Comm. Behnke made a motion, seconded by Comm. Witt, to approve the November 19, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 09/17/2020 meeting minutes for approval. Comm. Dersham made a motion, seconded by Comm. Witt, to approve the September 17, 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) **#20-12 | Rollin Township.** Commissioners reviewed the proposed rezoning of a property (ID# RLO-685-0431-10) located on Elm Street in Section 10 (T6S-R1E) of the Township, south of Devils Lake. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed 'multiple family residential (RM)' rezoning of the subject parcel, noting the confusion regarding the proffered conditions (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Behnke, to concur with the staff advisement to recommend approval with comments of the proposed 'multiple family residential (RM)' rezoning to the Rollin Township Board. *The motion passed unanimously.*

(2) **#20-13 | Fairfield Township.** Commissioners reviewed the proposed amendments to the Fairfield Township Zoning Ordinance, which add regulations regarding 'large photovoltaic solar farm facilities'. Staff summarized his report advising Commissioners to

recommend approval with comments of the proposed amendment, noting the various comments provided in the report (see the staff report).

Comm. Witt made a motion, seconded by Comm. Behnke, to concur with the staff advisement to recommend approval with comments of the proposed zoning ordinance text amendments regarding 'large photo-voltaic solar farm facilities' to the Fairfield Township Board. *The motion passed unanimously.*

- (3) **#20-14 | Riga Township.** Commissioners reviewed the proposed amendments to the Riga Township Zoning Ordinance, which revise existing regulations regarding 'large solar energy facilities (solar farms)', including the exclusion of properties enrolled in the PA 116 program and limiting installations to 50% of a parcel. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed amendment, noting the various comments provided in the report (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Liedel, to concur with the staff advisement to recommend approval with comments of the proposed 'large solar energy facilities (solar farms)' rezoning to the Riga Township Board. Commissioners Behnke and Witt noted their concern over the exclusion of properties enrolled in the PA 116 program. *The motion failed by a tie vote (Yes = 2 (Dersham and Liedel); No = 2 (Behnke and Witt); Abstain = 0; Absent = 3 (Bolton, Nickel, and Tillotson)).*

- (4) **#20-15 | Macon Township.** Commissioners reviewed the proposed amendments to the Macon Township Zoning Ordinance, which revise existing regulations regarding 'solar energy'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments, noting the various comments provided in the report (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed zoning ordinance text amendments regarding 'solar energy' to the Macon Township Board. *The motion passed unanimously.*

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

- (1) **#20-13 | Macon Township.** Commissioners reviewed an application for a 48-acre parcel (ID #MA0-102-2100-00) located in Section 2 (T5S-R5E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Macon Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#20-14 | Adrian Township.** Commissioners reviewed an application for a 74-acre parcel (ID #ADO-109-4355-00) located in Section 9 (T6S-R3E) of the Township. Staff summarized his memo and advised them to recommend approval 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 of the PA 116 agreement to the Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#20-15 | Adrian Township.** Commissioners reviewed several applications for contiguous parcels (ID #ADO 116 2325 00, #ADO 116 2575 00, #ADO 116 2975 00, and #ADO 116 2000 00) containing 158.5 acres and located in Section 16 (T8S-R4E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the various agreements (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 agreements to the Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

- (4) **#20-16 | Adrian Township.** Commissioners reviewed an application for a 50.4-acre parcel (ID #ADO-121-1300-00) located in Section 21 (T6S-R3E) 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 Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **Hillsdale County.** Staff shared the Hillsdale County Planning Commission's notice of intent to update the Hillsdale County Master Plan. Comm. Behnke asked staff to forward the notice to the County Administrator.

Item 6 **Other Business.**

- a. **Old Business.** Staff informed the Commission that Commissioners Witt, Nickel, and Behnke were reappointed through December of 2023 and thanked them for their service.
- b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 7:20 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary