



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

2020 LCPC MEETING MINUTES

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Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, February 20, 2020

Lenawee Room • Lenawee County Human Services Building • Adrian, Michigan

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

Members Absent: Mr. Bob Behnke, Education Representative; 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.** The meeting was called to order at 6:30 p.m. by Secretary Dersham. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda.** Staff submitted the 02/20/20 meeting agenda for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to approve the February 20, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 12/19/19 meeting minutes for approval.

A motion was made by Comm. Witt, and seconded by Comm. Bolton, to approve the December 19, 2019, 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) **#20-01 | Woodstock Township.** Commissioners reviewed the proposed rezoning to 'local commercial (C-1)' of a property (ID# WDO-119-2270-00) located on US-127 in Section 19 (T5S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend disapproval of the proposed rezoning of the entire parcel to 'C-1' and approval with comments of rezoning its western half (+/-). Staff also voiced concern regarding the approval of the new master plan (see the staff report). After some discussion a motion was made by Comm. Bolton, and seconded by Comm. Witt, to concur with the staff advisement to recommend disapproval of the proposed 'C-1' rezoning to the Woodstock Township Board (see the staff report). *The motion passed unanimously.*

A second motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the proposed 'C-1' rezoning of the western half (+/-) of the property to the Woodstock Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **#20-01 | Ogden Township.** Commissioners reviewed a proposed agreement for a property (ID #OG0-101-3800-00) in Section 1 (T8S-R4E) of the Township. Staff summarized his report advising commissioners to recommend approval with comments

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of the agreement, noting the confusion caused by documents attached to the application (see the staff report).

After some discussion a motion was made by Comm. Bolton, and seconded by Comm. Nickel, 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 unanimously.*

- (2) **#20-02 | Palmyra Township.** Commissioners reviewed a proposed agreement for properties (ID #PA0-125-4190-00, #PA0-125-4550-00, and #PA0-125-470000) in Section 25 (T7S-R4E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Palmyra Township Board (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

a. **Old Business**

Master Plan. Staff provided an updated existing land use patterns map of the county, which includes the City of Tecumseh, as well as a draft of the countywide major community facilities map and regional maps were provided for comparison. Staff also relayed to commissioners that funding for an update to the master plan is not available.

b. **New Business**

- (1) **Election of Officers.** Commissioner Liedel and Comm. Dersham served as the Chair and Secretary of the LCPC in 2019. A motion was made by Comm. Bolton, and seconded by Comm. Witt, to retain the officers for 2020. *The motion passed unanimously.*
- (2) **Deerfield Township Planning Commission.** Staff informed commissioners that Deerfield Township submitted a resolution and ordinance creating its planning commission to the LCPC, a step in developing a zoning ordinance.
- (3) **2020 LCPC Annual Dinner.** Commissioners and staff discussed the annual dinner for 2020. It was the consensus of the group to hold the meeting on June 18th at Siena Heights University. Lee Andre was proposed as a speaker on the topic of solar farms. Staff will investigate these proposals and report back in March.

Item 7 **Public Comment — None.**

Item 8 **Commissioner Comment — None.**

Item 9 **Adjournment.** The meeting was adjourned at 7:45 pm.

Respectfully submitted,



Grant E. Bauman, 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

MEETING MINUTES

Thursday, April 16, 2020

www.freeconferencecall.com • Dial-in number: (978) 990-5000 • Access code: 834595

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

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary; Mr. Mark Griewahn, Madison Charter Township Supervisor; Mr. Martin Marshall, Lenawee County Administrator; Mr. Razann Pedawi; Mr. Evan Priest; and Mr. Harold and Ms. Stacy Wilkes

Item 1 **Call to order.** Due to the unique circumstances of the conference call, Chair Liedel requested that staff moderate the meeting. The meeting was called to order at 6:32 p.m. by Mr. Bauman.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda.** Staff submitted the 04/16/20 meeting agenda for approval, noting the removal of Item #5b(1).

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to approve the April 16, 2020, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 2/20/20 meeting minutes for approval.

A motion was made by Comm. Behnke, and seconded by Comm. Bolton, to approve the February 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)**

- (1) **#20-04 | Woodstock Township.** Commissioners reviewed the proposed conditional rezoning to 'general industrial (I-1)', from 'general commercial (C-2)', of a property (ID# WD0-107-4100-00) located on US-12 in Section 7 (T5S-R1E) of the Township. The rezoning would allow for the establishment of "skilled trade services including plumbing, electric, heating, printing, and painting". Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'I-1' rezoning of the subject parcel to the Woodstock Township Board for the reasons listed in the staff report. He also advised Commissioners to recommend amending the Zoning Ordinance to allow "skilled trade services..." as a conditional use in the 'C-3' district and rezone the subject property to 'C-3' (see the staff report). The applicants (Harold and Stacy Wilkes) and Commissioners asked a few questions regarding the process for amending the text of the Zoning Ordinance and rezoning the property to 'C-3'. Staff replied that the amendments can go through the process concurrently.

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A motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend: (1) disapproval of the proposed 'I-1' rezoning to the Woodstock Township Board and (2) amending the Zoning Ordinance to allow "skilled trade services..." as a conditional use in the 'C-3' district and rezoning the subject property to 'C-3' (see the staff report). *The motion passed unanimously.*

- (2) **#20-05 | Madison Charter Township.** Commissioners reviewed the proposed rezoning to 'multiple family residential (R-4)', from 'mobile home residential (R-5)', of the northern 6.72 acres of the parent property (ID# MDO-114-1450-00) which is located south of US-223 in Section 14 (T5S-R1E) of the Township. The rezoning would allow "a proposed 90 unit senior living facility". Staff summarized his report advising Commissioners to recommend approval of the proposed 'R-4' rezoning of the northern 6.72 acres of the parent parcel to the Madison Charter Township Board (see the staff report).

Comm. Behnke asked if any MSHDA (Michigan State Housing Development Authority) funds will be used to develop the project. He was informed that the project will be funded through the private sector. Comm. Nickel asked about the land split associated with the request. Mr. Griewahn replied that there are no issues. Comm. Dersham declared his concern that there is no direct public road access and wondered if there was a maintenance agreement for the easement. Comm. Liedel asked about the traffic that will be generated by the senior living facility. Mr. Priest replied that most of the traffic will be generated by staff and visitors.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to concur with the staff advisement to recommend: approval of the proposed 'R-4' rezoning to the Madison Charter Township Board. *The motion passed by a majority with Comm. Dersham voting no.*

Staff was asked to document Commissioner's concerns regarding the lack of public road access. (see these minutes).

- b. **Consideration of PA 116 Farmland Agreement(s)** — None
- c. **Consideration of Master Plan(s)** — None

Item 6 **Other Business**

a. **Old Business**

2020 LCPC Annual Dinner. Commissioners and staff discussed the annual dinner for 2020 in light of the Covid-19 pandemic. A motion was made by Comm. Behnke, and seconded by Comm. Bolton, to cancel the event for 2020 if social distancing restrictions will not permit such events by the July meeting. *The motion passed unanimously.*

b. **New Business** — None

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:45 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Staff & Recording Secretary



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MEETING MINUTES

Thursday, May 21, 2020

Join Zoom Meeting <https://us02web.zoom.us/j/7528373987?pwd=QzZ1K1dERHlZeUM1WTR-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; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: 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 6:30 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 05/21/20 meeting agenda for approval.

Comm. Nickel made a motion, seconded by Comm. Witt, to approve the April 16, 2020, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 2/20/20 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the February 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.

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

(1) **#20-06 | Raisin Charter Township.** Commissioners reviewed a proposed agreement for a property (ID #RA0-136-4300-00) in Section 36 (T6S-R4E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement, noting that the application adds a farmstead (i.e., a dwelling and associated structures) into an existing agreement (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Dersham, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Raisin Charter Township Board (see the staff report). Comm. Bolton requested that her concern over including the farmstead in the agreement be included in the minutes. *The motion passed unanimously, with Comm. Witt abstaining.*

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

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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.** Chair Liedel adjourned the meeting at 6:47 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with the first name "Grant" being more prominent.

Grant E. Bauman, LCPC Recording Secretary



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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).

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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,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Grant E. Bauman, LCPC Recording Secretary

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MEETING MINUTES

Thursday, July 16, 2020

www.freeconferencecall.com • Dial-in number: (978) 990-5000 • Access code: 834595

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

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission; 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.** Staff called the meeting to order at 6:33 p.m.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 07/16/20 meeting agenda for approval.

Comm. Nickel made a motion, seconded by Comm. Witt, to approve the July 16, 2020, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 06/18/20 meeting minutes for approval.

Comm. Behnke made a motion, seconded by Comm. Nickel, to approve the June 18, 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.

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

(1) **#20-09 | Riga Township.** Commissioners reviewed an application for a 32-acre parcel (ID #RG0-116-3305-00) located in Section 16 (T8S-R5E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Behnke 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 Riga Township Board (see the staff report). *The motion passed (Yes = 4 (Behnke, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 3 (Bolton, Liedel, and Tillotson).*

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

Item 6 **Other Business**

a. **Old Business.** None.

b. **New Business.** None.

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Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Commissioner Nickel asked about the Interim Deerfield Township Zoning Ordinance the LCPC reviewed in June. Staff replied that he received no communications from the Township or stakeholders.

Item 9 **Adjournment.** Chair Liedel adjourned the meeting at 6:45 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman", with a stylized, flowing script.

Grant E. Bauman, LCPC Recording Secretary



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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.

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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,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with the first name "Grant" and last name "Bauman" clearly distinguishable.

Grant E. Bauman, LCPC Recording Secretary

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Lenawee County Planning Commission

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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

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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

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

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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

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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, December 17, 2020

zoom • Meeting ID: 940 4804 6854 • Passcode: 534913

Members Present: Mr. Keith Dersham, LCPC Secretary, remotely from Adrian; Ms. Rebecca Liedel, LCPC Chair, remotely from Madison Township; Mr. Bruce Nickel, remotely from Onsted; and Mr. Dale Witt, remotely from Raisin Charter Township

Members Absent: Mr. Bob Behnke, Education Representative; 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 6:40 p.m.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 12/17/2020 meeting agenda for approval.

Comm. Nickel made a motion, seconded by Comm. Dersham, to approve the December 17, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 11/19/2020 meeting minutes for approval.

Comm. Witt made a motion, seconded by Comm. Dersham, to approve the November 19, 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.

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

(1) **#20-17 | Ogden Township.** Commissioners reviewed an application for a 38-acre parcel (ID #OG0-133-3100-00) located in Section 33 (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. Dersham 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 unanimously.*

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- (2) **#20-18 | Ogden Township.** Commissioners reviewed an application for a 37½-acre parcel (ID #OG0-134-4780-00) located in Section 34 (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. Witt 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 Lenawee County Board of Commissioners (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business.**

- a. **Old Business.** None.
b. **New Business.**

2021 Meeting & Submittal Deadline Schedule. Staff submitted the 2021 LCPC meeting and submittal deadline schedules for approval.

Comm. Nickel made a motion, seconded by Comm. Dersham, to approve the 2021 meeting and submittal deadline schedules as presented. *The motion passed unanimously.*

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.**

Commissioner Nickel wished everyone a Merry Christmas and a Happy New Year. The other commissioners echoed that hope. Chair Liedel thanked staff for his efforts during a difficult year.

Item 9 **Adjournment.** The meeting adjourned at 7:00 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary