



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

Thursday, June 17, 2021

zoom • Meeting ID: 981 4111 4072 • Passcode: 881469

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission (remotely from Adrian); Mr. Keith Dersham, LCPC Secretary (remotely from Adrian); Ms. Rebecca Liedel, LCPC Chair (remotely from Madison Township); Mr. Bruce Nickel (remotely from Onsted); Mr. Ralph Tillotson, Lenawee County Commission (remotely from Adrian Township); and Mr. Dale Witt (remotely from Raisin Township)

Members Absent: None

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary. There were also more than 40 members of the public participating in the Zoom meeting, mostly for the Cambridge Township rezoning proposal.

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:32 p.m. Those in attendance joined in a virtual Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 06/17/2021 meeting agenda for approval. Comm. Tillotson made a motion, seconded by Comm. Bolton, to approve the June 17, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 05/20/2021 meeting minutes for approval. Comm. Dersham made a motion, seconded by Comm. Nickel, to approve the May 20, 2021, 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) **#21-02 | Palmyra Township.** Commissioners reviewed proposed zoning ordinance text amendments regarding 'Solar Energy Systems (SES)' regulations. Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'Solar Energy Systems (SES)' regulations for the reasons addressed in his report (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Witt, to recommend disapproval with staff comments of the proposed 'Solar Energy Systems (SES)' to the Palmyra Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#21-03 | Raisin Township.** Commissioners reviewed the proposed rezoning of a property (ID# RA0-104-1370-00) located south of Russell Road in Section 4 (T6S-R4E) of the Township. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed 'general service commercial (C-2)' rezoning of the subject parcel, noting that conditions cannot be placed on a rezoning (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 proposed 'general service commercial (C-2)' rezoning to the Raisin Township Board. *The motion passed by majority vote with Comm. Witt abstaining (he serves on the Raisin Township Planning Commission).*

- (3) **#21-04 | Cambridge Township.** Commissioners reviewed the proposed rezoning of a property (ID# CA0-126-1105-00) located on the western shore of Loch Erin in Section 26 (T5S-R2E) of the Township. Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'lake residential (RL-1)' and 'general commercial (C-2)' rezonings of the subject parcel (see the staff report).

Mr. Pete Buzby, the applicant, spoke in favor of the rezonings. He said that he is willing to take the commercial zoning (i.e., the proposed restaurant/bar, 75-dock marina, and boat launch) off the table and make it all 'lake residential (RL-1)'. Mr. Buzby also stated that he is local and that he will hire local people to construct the \$27 million investment. He confirmed that he wants to access the Village of Onsted sewer system.

Kathy Zmijewski spoke against any rezoning to C-2 or RL-1, citing the Township's master plan. Christian Malcom, Loch Erin Property Owners Association (LEPOA), also spoke against the rezonings, noting the potential impact of the proposed development on the water quality of Loch Erin. He also voiced concern over the use of Irish Mist Drive. Daphne Williams spoke against the rezonings and brought attention to the petition in opposition to the rezonings with 1,000+ signatures. Mark Rodan spoke in opposition to the rezonings, noting that his points mirror the staff report.

Comm. Tillotson noted that the property only has 10 dedicated sewer taps and there is already a shortage of taps available around Loch Erin. Mr. Buzby stated that he is willing to give the 10 dedicated sewer taps back to Loch Erin. Comm. Bolton thanked Mr. Buzby for his interest in the area and for listening to residents. She challenged residents to come together to speak with Mr. Buzby.

Comm. Dersham made a motion, seconded by Comm. Tillotson, to recommend disapproval with comments of the proposed 'lake residential (RL-1)' and 'general commercial (C-2)' rezonings to the Cambridge Township Board (please see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining (he is employed by Cambridge Township).*

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

- (1) **#21-07 | Macon Township.** Commissioners reviewed an application for an approximately 102-acre farm located in Section 8 (T5S-R5E) of the Township. The farm appears to be comprised of two separate parcels, but partial documentation was only provided for one of those parcels (ID #MA0-108-1400-00). Staff summarized his

memo and advised Commissioners to recommend disapproval of the agreement (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Witt, to recommend disapproval with comments of the PA 116 agreement to the Macon Township Board (see the staff report and these minutes). *The motion passed unanimously.*

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

Item 6 **Other Business.**

- a. **Old Business.** Staff informed Commissioners of the FOIA (Freedom of Information Act) request for documentation regarding the solar farm text amendments to the Macon Township Zoning Ordinance.
- b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 7:28 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary