



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

2022 LCPC MEETING MINUTES

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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, March 17, 2021

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; and Mr. Ralph Tillotson, Lenawee County Commission

Members Absent: Mr. Keith Dersham, LCPC Secretary; and Mr. Dale Witt

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary; and Stephen Bezold, R2PC Associate Planner

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:00 pm. Those in attendance joined in the Pledge of Allegiance.

Mr. Bauman introduced Mr. Bezold, the new R2PC Associate Planner, to Commissioners, explaining that he will be involved in land use and transportation planning efforts in the Region. The Commissioners introduced themselves to Mr. Bezold.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 03/17/2022 meeting agenda for approval.

Comm. Nickel made a motion, seconded by Comm. Tillotson, to approve the March 17, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 12/16/2021 meeting minutes for approval.

Comm. Tillotson made a motion, seconded by Comm. Nickel, to approve the December 16, 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) **#22-01 | Ridgeway Township.** Commissioners reviewed the proposed rezoning of a property (#RD0-203-3900-00) to 'Light Industrial (LI)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning, noting that there are also several properties on the south side of M-50 within the Township that will remain an island of 'Agricultural 1 (AA-1)' zoning at some point in the future (see the staff report). Comm. Tillotson voiced his concern over the open drain flowing through the property.

Comm. Tillotson made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the proposed rezoning of the subject property (#RD0-203-3900-00) to 'Light Industrial (LI)' to the Ridgeway Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (2) **#22-02 | Woodstock Township.** Commissioners reviewed the proposed rezoning of a property (#WD0-110-3025-00) to 'Highway Service Commercial (C-3)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of the entire property (see the staff report). Comm. Liedel voiced her concern regarding wetlands protection. Comm. Nickel explained that the wetlands must be identified and protected prior to the issuance of a building permit on the property.

Comm. Bolton made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the proposed rezoning of the entire subject property (#WD0-110-3025-00) to 'Highway Service Commercial (C-3)' to the Woodstock Township Board. *The motion passed unanimously.*

- (3) **#22-03 | Woodstock Township.** Commissioners reviewed the proposed rezoning of the approximately northernmost three acres of a property (#WD0-110-3575-00) to the 'Highway Service Commercial (C-3)' district. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed rezoning of the approximately northernmost three acres of the subject property (#WD0-110-3575-00) to 'Highway Service Commercial (C-3)' to the Woodstock Township Board. *The motion passed unanimously.*

b. **Consideration of PA 116 Farmland Agreement(s).** None.

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

Item 6 **Other Business.**

a. **Old Business.** None.

b. **New Business.**

- (1) **Election of 2022 LCPC Officers.** Staff reminded Commissioners that Comm. Liedel is currently serving as Chair of the LCPC and Comm. Dersham is currently serving as its Secretary.

Comm. Bolton made a motion, seconded by Comm. Tillotson, to retain the 2021 slate of officers for 2022. *The motion passed unanimously.*

- (2) **2021 LCPC Annual Report.** Staff submitted the 2021 LCPC Annual Report for approval and submittal to the County Board of Commissioners.

Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the 2021 LCPC Annual Report. *The motion passed unanimously.*

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Staff reported that he spoke with County Administration about holding LCPC meetings at the newly renovated Old Courthouse. Although possible, there are logistical problems regarding automatic locks and afterhours meetings. Consequently, LCPC meeting will continue to be held in the Lenawee Room of the Human Services Building.

Item 9 **Adjournment.** The meeting adjourned at 6:50 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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MEETING MINUTES

Thursday, April 21, 2021

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Ms. Carrie Dillon, Education Representative; Mr. Keith Dersham, LCPC Secretary; and Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary; and Stephen Bezold, R2PC Associate Planner

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:02 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 04/21/2022 meeting agenda for approval.

Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the April 21, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 03/17/2022 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the March 17, 2022, meeting minutes as presented. *The motion passed by majority vote with Comm. Witt abstaining.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#22-04 | Franklin Township.** Commissioners reviewed the proposed text amendments to the Franklin Township Zoning Ordinance regarding agriculture. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report). There was some discussion regarding community supported agriculture and agricultural tourism. Comm. Nickel answered the questions of his fellow commissioners.

Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed text amendments to the Franklin Township Board (see the staff report). *The motion passed by majority vote with Comm. Nickel abstaining.*

- (2) **#22-05 | Franklin Township.** Commissioners reviewed the proposed text amendments to the Franklin Township Zoning Ordinance regarding setbacks. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed text amendments to the Franklin Township Board (see the staff report). *The motion passed by majority vote with Comm. Nickel abstaining.*

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

Item 6 **Other Business.**

- a. **Old Business.** None.
b. **New Business.** – Annual Dinner.

It was decided to plan for the next Annual Dinner in June of 2023. Staff asked Commissioners to start thinking about a speaker for the event. The use of ARPA (American Rescue Plan Act) funds and broadband were suggested.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:35 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary



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MEETING MINUTES

Thursday, June 16, 2021

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Ms. Carrie Dillon, Education Representative; 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; and Stephen Bezold, R2PC Associate Planner

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:00 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 06/16/2022 meeting agenda for approval. Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the June 16, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 04/21/2022 meeting minutes for approval. Comm. Dillon made a motion, seconded by Comm. Bolton, to approve the April 21, 2022, 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) **#22-06A and -06B | Rollin Township.** Commissioners reviewed the proposed rezoning of portions of a property (#RL0-112-1745-10) abutting Round Lake to 'Lake Residential (LR)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of Parcel #1 (#22-06A) and Parcel #2 (#22-06B) (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the proposed rezonings of Parcel #1 (#22-06A) and Parcel #2 (#22-06B), currently part of the subject property (#RL0-112-1745-10), to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#22-07 | Rollin Township.** Commissioners reviewed the proposed rezoning of a property (#RL0-110-1725-00) located on Manitou Road in Manitou Beach to 'Single-Family Residential (R-1)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed rezoning of the subject property (#RLO-110-1725-00), to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-08 | Madison Township.** Commissioners reviewed the proposed text amendments to the Madison Township Zoning Ordinance regarding 'Utility Grid, Large Solar Energy Facilities (Solar Farms)'. Staff summarized his report advising Commissioners to recommend disapproval of the proposed amendments as currently written (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend disapproval of the proposed text amendments regarding 'Utility Grid, Large Solar Energy Facilities (Solar Farms)' as currently written to the Madison Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **#22-01 | Adrian Township.** Commissioners reviewed an application for parcels (ID #AD0-107-3550-00 and ID #AD0-118-1150-00) totaling 243 acres and located in Sections 7 and 18 (T6S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval with comments of the agreement (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 Adrian Township Board (see the staff report). *The motion passed unanimously.*

- (1) **#22-02 | Franklin Township.** Commissioners reviewed an application for a parcel (ID #FR0-109-2400-00) totaling 100.6 acres and located in Section 9 (T5S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (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.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:30 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary



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MEETING MINUTES

Thursday, July 21, 2022

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Secretary; Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; and Mr. Bruce Nickel

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission; Mr. Dale Witt; and Mr. Keith Dersham, LCPC

Others Present: Mr. Stephen Bezold, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:19 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 07/21/2022 meeting agenda for approval. Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the July 21, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 06/16/2022 meeting minutes for approval. Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the June 16, 2022, 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) **#22-09 | Rollin Township.** Commissioners reviewed the proposed rezoning of six properties (RL0-685-0444-00, RL0-685-0480-00, RL0-685-0510-00, RL0-685-0540-00, RL0-660-9150-00, and RL0-685-0443-00) south of Devils Lake from 'Local Commercial (C-1)' to 'Single Family Residential (R-1)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of subject parcels (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval with comments of the proposed rezoning of subject parcels, noting that parcel (RL0-685-0443-00) is identified as a PO Box rather than a physical property, to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#22-10 | Riga Township.** Commissioners reviewed the proposed text amendments to the Riga Township Zoning Ordinance regarding 'Qualified Fuel Generation Facilities'. Staff summarized his report advising Commissioners to recommend approval of the

proposed amendments (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Qualified Fuel Generation Facilities' to the Riga Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-08 | Seneca Township.** Commissioners reviewed the proposed text amendments to the Seneca Township Zoning Ordinance regarding 'Zoning Ordinance Penalties, Health, Safety and Nuisance Ordinance Penalties, and Municipal Infractions Ordinance'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report).

Comm. Dillon made a motion, seconded by Comm. Bruce, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Zoning Ordinance Penalties, Health, Safety and Nuisance Ordinance Penalties, and Municipal Infractions Ordinance' to the Seneca Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **#22-03 | Seneca Township.** Commissioners reviewed an application for parcels (ID #SEO-108-2780-00) totaling 70 acres and located in Sections 8 (T8S-R2E) of the Township. Staff summarized his memo and advised Commissioners 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 to recommend approval with comments of the PA 116 agreement to the Adrian Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#22-04 | Blissfield Township.** Commissioners reviewed an application for a parcel (ID #BL0-132-3075-00) totaling 21 acres and located in Section 32 (T6S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

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

- (3) **#22-05 | Fairfield Township.** Commissioners reviewed an application for a parcel (ID #FA0-130-3875-00) totaling 26.6 acres and located in Section 30 (T8S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (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.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Comm. Bolton discussed the annual Lenawee County Planning Commission dinner and the planning process involved with it. Mr. Bezold will look into possibilities as he assumes the role of LCPC Staff.

Item 9 **Adjournment.** The meeting adjourned at 6:46 pm.

Respectfully submitted,

Stephen Bezold, LCPC Recording Secretary



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MEETING MINUTES

Thursday, September 15, 2022

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

Members Present: Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; and Mr. Keith Dersham, LCPC

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

Others Present: Mr. Stephen Bezold, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:08 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 09/15/2022 meeting agenda for approval. Comm. Dersham made a motion, seconded by Comm. Nickel, to approve the September 15, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 07/14/2022 meeting minutes for approval. Comm. Nickel made a motion, seconded by Comm. Dillon, to approve the July 14, 2022, 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) **#22-07 | Franklin Township.** Commissioners reviewed an application for parcels (ID #FR0-116-4100-00) totaling 10 acres and located in Sections 16 (T5S-R3E) of the Township. Staff summarized his memo, recommended the applicant remove the area of the building on the property, and advised Commissioners 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 Franklin Township Board (see the staff report). *The motion passed unanimously.*

(2) **#22-08 | Franklin Township.** Commissioners reviewed an application for a parcel (ID #FR0-116-2405-00) totaling 64.99 acres and located in Section 16 (T5S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Dersham, to concur with the staff

advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-09 | Franklin Township.** Commissioners reviewed an application for a parcel (ID #FR0-116-4650-00) totaling 58.73 acres and located in Section 16 (T5S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

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

- (4) **#22-10 | Franklin Township.** Commissioners reviewed an application for a parcel (ID #FR0-115-1200-00) totaling 65.98 acres and located in Section 15 (T5S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

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

- (5) **#22-11 | Franklin Township.** Commissioners reviewed an application for a parcel (ID #FR0-110-3800-00) totaling 80.47 acres and located in Section 10 (T5S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend disapproval with comments of the agreement (see the staff report).

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

Consideration of Master Plan(s). None.

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 6:22 pm.

Respectfully submitted,

Stephen Bezold, LCPC Recording Secretary



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MEETING MINUTES

Thursday, October 20, 2022

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

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

Members Absent: Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission;

Others Present: Mr. Stephen Bezold, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Comm. Dersham called the meeting to order at 6:01 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** None.
- Item 3 **Approval of Agenda.** Staff submitted the 10/20/2022 meeting agenda for approval, with a note that Zoning Report #22-13 does not require approval action by the LCPC.
Comm. Bolton made a motion, seconded by Comm. Witt, to approve the October 20, 2022, meeting agenda with amendments. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the 09/15/2022 meeting minutes for approval.
Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the September 15, 2022, 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) **#22-13 | Hudson Township.** Commissioners received the proposed text amendments to the Hudson Township Zoning Ordinance regarding 'Michigan Gas Utilities Franchise'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report). Comm. Nickel made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the proposed text amendments regarding 'Michigan Gas Utilities Franchise' to the Hudson Township Board (see the staff report). *The motion passed unanimously.*
- (2) **#22-14 | Blissfield Township.** Commissioners reviewed the proposed text amendments to the Blissfield Township Zoning Ordinance regarding 'Solar Energy Conversion Systems'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report).
Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Solar Energy Conversion Systems' to the Blissfield Township Board (see the staff report). *The motion passed unanimously.*
- b. **Consideration of PA 116 Farmland Agreement(s).**
- (1) **#22-12 | Palmyra Township.** Commissioners reviewed an application for a parcel (ID #PA0-134-4550-00) totaling 71 acres and located in Section 34 (T7S-R4E) of the Township. Staff summarized his

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

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

- (2) **#22-13 | Palmyra Township.** Commissioners reviewed an application for a parcel (ID #PA0-110-1305-00) totaling 37.3 acres and located in Section 10 (T7S-R4E) of the Township. Staff summarized his memo and advised Commissioners to recommend disapproval 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 disapproval with comments of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-14 | Palmyra Township.** Commissioners reviewed an application for a parcel (ID #PA0-101-4800-00) totaling 29.71 acres and located in Section 1 (T7S-R4E) of the Township. Staff summarized his memo and advised Commissioners to recommend disapproval with comments of the agreement (see the staff report).

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

- (5) **#22-15 | Palmyra Township.** Commissioners reviewed an application for a parcel (ID #PA0-128-3800-00) totaling 71 acres and located in Section 28 (T7S-R4E) of the Township. Staff summarized his memo and advised Commissioners to recommend disapproval 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 disapproval with comments of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

Consideration of Master Plan(s). None.

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 6:18 pm.

Respectfully submitted,

Stephen Bezold, LCPC Recording Secretary



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MEETING MINUTES

Thursday, November 17, 2022

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

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

Members Absent: None

Others Present: Mr. Stephen Bezold, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Comm. Dersham called the meeting to order at 6:02 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** None.
- Item 3 **Approval of Agenda.** Staff submitted the 11/17/2022 meeting agenda for approval, with additions regarding the Killarney Lake Gravel Pit and potential Tiny Home Ordinances from Comm. Bolton.
Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the November 17, 2022, meeting agenda with amendments. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the 10/20/2022 meeting minutes for approval.
Comm. Bolton made a motion, seconded by Comm. Witt, to approve the October 20, 2022, 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) **#22-15 | Madison Township.** Commissioners received the proposed text amendments to the Madison Charter Township Zoning Ordinance regarding 'Solar Energy facilities' and 'Wind Energy facilities'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report).
Comm. Dersham made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Solar Energy facilities' and 'Wind Energy facilities' to the Madison Charter Township Board (see the staff report). *The motion passed unanimously.*
 - b. **Consideration of PA 116 Farmland Agreement(s).** None.
 - Consideration of Master Plan(s).** None.
- Item 6 **Other Business.**
- a. **Old Business.** None.
 - b. **New Business.**
 - (1) Comm. Bolton provided information regarding the gravel pit project proposed for parcels #CAO-110-2200 and #CAO-110-2300 in Cambridge Township and the potential environmental, economic, and

watershed impacts that could threaten the surrounding area if it proceeds. The River Raisin Watershed Council has drafted a letter of concern regarding the project, asking for professional monitoring and environmental impact studies from the state and local authorities if the project is to continue. Following discussion amongst the commissioners and staff, Comm. Bolton made a motion, seconded by Comm. Dillon, to draft a similar letter of concern from the LCPC. *The motion passed unanimously.*

- (2) Comm. Bolton began a discussion regarding Tiny Homes and their potential introduction to the County. Following discussion amongst the commissioners and staff, it was recommended that the group research ordinances related to these small dwelling units from contemporary municipalities.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:32 pm.

Respectfully submitted,

Stephen Bezold, LCPC Recording Secretary