



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
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MEETING MINUTES

Thursday, May 18, 2023

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

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

Members Absent: Ms. Carrie Dillon, Education Representative;

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary; Mr. Randall Beard; and Mr. Mike Apling.

- Item 1 **Call to order.** Comm. Liedel called the meeting to order at 6:02 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** Mr. Randall Beard, representing the Beard Family Trust, a property owner adjacent to the subject property of the proposed rezoning from Woodstock Township, spoke in opposition to the requested rezoning. Mr. Mike Apling of Devils Lake Watersports, the party seeking the rezoning in Woodstock Township, described their proposed project requiring the rezoning.
- Item 3 **Approval of Agenda.** Staff submitted the 5/18/2023 meeting agenda for approval.
Comm. Tillotson made a motion, seconded by Comm. Nickel, to approve the May 18, 2023, meeting agenda. *The motion passed 6-0.*
- Item 4 **Approval of Minutes.** Staff submitted the 3/16/2023 meeting minutes for approval.
Comm. Dersham made a motion, seconded by Comm. Witt, to approve the March 16, 2023, meeting minutes as presented. *The motion passed 6-0.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **#23-06 | Woodstock Township.** Commissioners received the proposed rezoning of a property from Agricultural (AG) to Commercial (C-3) for outside and inside boat storage, which is not explicitly stated as either a Permitted Use (section 13.2) or a Conditional Use (section 13.3) in the Highway Service Commercial District (C-3) of the Woodstock Township Zoning Ordinance. Staff summarized his report advising Commissioners to recommend disapproval of the proposed rezoning (see the staff report).
- Comm. Dersham made a motion, seconded by Comm. Tillotson, to concur with staff advisement to recommend disapproval of the proposed rezoning. *The motion passed 6-0.*
- (2) **#23-07 | Rollin Township.** Commissioners received a request from the Rollin Township Planning Commission to amend the Rollin Township Zoning Ordinance to allow for Self-Storage Facilities as Permitted Uses After Special Approval in Agricultural (AG) District zoning, subject to the regulations in Section 3.42 which details minimum lot dimensions, access points and setbacks. Commissioners discussed the consistencies between the setbacks and lot dimensions in Section 3.42 and those found in the Rollin Township Zoning Ordinance. Staff summarized his report advising Commissioners to recommend approval of the proposed text amendment (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, to concur with staff advisement to recommend approval of the proposed text amendment. *The motion passed 6-0.*

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

- (1) **#23-02 | Blissfield Township.** Commissioners reviewed an application for a parcel (ID #BLO-228-2310-00) totaling 21.7 acres and located in Section 28 (T7S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Blissfield Township Board (see the staff report). *The motion passed 6-0.*

- (2) **#23-02 | Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-133-3000-00) totaling 25 acres and located in Section 33 (T8S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Riga Township Board (see the staff report). *The motion passed 6-0.*

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

Item 6 **Other Business.**

a. **Old Business.** None.

b. **New Business.** None.

Item 7 **Public Comment.** Mr. Randall Beard addressed the commission.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:45 pm.

Respectfully submitted,

Jacob Hurt, LCPC Recording Secretary