



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

2023 LCPC MEETING MINUTES

January 19, 2023

February 16, 2023

March 16, 2023

April 20, 2023 - Canceled

May 18, 2023

June 15, 2023

July 20, 2023

August 17, 2023 - Canceled

September 21, 2023

October 19, 2023

November 16, 2023

December 21, 2023



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, January 19, 2023

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

Members Present: Mr. Bruce Nickel; and Mr. Dale Witt; Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission;

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission; and Mr. Keith Dersham, LCPC;

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Comm. Liedel called the meeting to order at 6:03 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** None.
- Item 3 **Approval of Agenda.** Staff submitted the 1/19/2023 meeting agenda for approval.
Comm. Tillotson made a motion, seconded by Comm. Nickel, to approve the January 19, 2023, meeting agenda. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the 11/17/2022 meeting minutes for approval.
Comm. Nickel made a motion, seconded by Comm. Dillon, to approve the November 17, 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) **#23-01 | Deerfield Township.** Commissioners received the proposed Deerfield Township Zoning Ordinance. Staff summarized his report advising Commissioners to recommend approval of the proposed zoning ordinance (see the staff report).
- Comm. Nickel made a motion, seconded by Comm. Liedel, to table the proposed Deerfield Township Zoning Ordinance to the February LCPC meeting to allow for further review. *The motion passed unanimously.*
- (2) **#23-02 | Raisin Charter Township.** Commissioners reviewed the proposed rezoning of a property (RAO-108-1100-00) to Agricultural (A-1). Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning, noting agricultural uses surround the property to the north, south, and west. (see the staff report).
- Comm. Nickel made a motion, seconded by Comm. Tillotson, to concur with the staff advisement to recommend approval of the proposed rezoning of the subject property (RAO-108-1100-00) to Agricultural (A-1) to the Raisin Charter Township Board. *The motion passed 4-0, with Comm. Witt abstaining.*

- (3) **#23-03 | Village of Deerfield.** Commissioners received the proposed text amendments to the Village of Deerfield Zoning Ordinance regarding 'event venues' and 'rental halls.' Staff summarized his report advising Commissioners to recommend approval of the amendments. (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'event venues' and 'rental halls' to the Village of Deerfield Village Council. *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.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

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

Respectfully submitted,

Jacob Hurt, LCPC Recording Secretary



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MEETING MINUTES

Thursday, February 16, 2023

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

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

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission;

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Comm. Liedel called the meeting to order at 6:04 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 2/16/2023 meeting agenda for approval. Comm. Nickel made a motion, seconded by Comm. Dillon, to approve the February 16, 2023, meeting agenda. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 1/19/2023 meeting minutes for approval. Comm. Dillon made a motion, seconded by Comm. Nickel, to approve the January 19, 2023, 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) **#23-01 | Deerfield Township.** Commissioners received the proposed Deerfield Township Zoning Ordinance. Staff summarized his report advising Commissioners to recommend approval of the proposed zoning ordinance (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Bolton, to take no action with the following comments on the proposed Deerfield Township Zoning Ordinance: (1) clarify the responsibilities of the zoning administrator and building inspector as described in the ordinance; (2) clarify the state agency with responsibility for shoreline administration, ordinance states MDNR, actual responsibility lies with EGLE; (3) sound decibel levels listed in section 7.26 1b1a appear to be inaccurate in terms of being too low; and (4) ensure the ordinance aligns with Michigan Planning Enabling Act. *The motion passed unanimously.*

- (2) **#23-04 | Macon Township.** Commissioners reviewed the proposed amendment of the Macon Township Zoning Ordinance to include a moratorium on commercial wind and solar projects and repeal of the Township Zoning Ordinance pertaining to solar energy facilities. Staff summarized his report advising Commissioners to take no action on the proposed amendment. (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Dersham, to concur with the staff advisement to take no action on the proposed amendment. *The motion passed unanimously.*

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

- (1) **#23-01 | Adrian Township.** Commissioners reviewed an application for a parcel (ID #AD0-103-4705-00) totaling 73 acres and located in Section 2 (T6S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Dillon made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Adrian 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 6:35 pm.

Respectfully submitted,



Jacob Hurt, LCPC Recording Secretary



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MEETING MINUTES

Thursday, March 16, 2023

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

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

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission;

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Comm. 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 3/16/2023 meeting agenda for approval.
Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the March 16, 2023, meeting agenda. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the 2/16/2023 meeting minutes for approval.
Comm. Bolton made a motion, seconded by Comm. Witt, to approve the February 16, 2023, 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) **#23-05 | Raisin Charter Township.** Commissioners received the proposed rezoning of a property from Agricultural (A-1) to Multiple Family Residential (RM-1) for a 16-unit multiple-family dwelling in Raisin Charter Township. 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. Nickel, to concur with staff advisement to recommend disapproval of the proposed rezoning. *The motion passed 5-0, with Comm. Witt 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.** None.
- Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Hurt", with a long, sweeping horizontal stroke extending to the right.

Jacob Hurt, LCPC Recording Secretary



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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



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MEETING MINUTES

Thursday, June 15, 2023

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

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

- Item 1 **Call to order.** Comm. Dersham 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 6/15/2023 meeting agenda for approval.
Comm. Tillotson made a motion, seconded by Comm. Witt, to approve the June 15, 2023, meeting agenda. *The motion passed 5-0.*
- Item 4 **Approval of Minutes.** Staff submitted the 5/18/2023 meeting minutes for approval.
Comm. Nickel made a motion, seconded by Comm. Witt, to approve the May 18, 2023, meeting minutes as presented. *The motion passed 5-0.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **#23-08 | Franklin Township.** Commissioners received the proposed rezoning of a property from Commercial (C-1) to Multiple Family Residential (RM) to convert short term rental property into five (5) individually owned condo units. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).
- Comm. Tillotson made a motion, seconded by Comm. Witt, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 4-0 with Comm. Nickel abstaining.*
- (2) **#23-09 | Franklin Township.** Commissioners received the proposed rezoning of properties from Commercial (C-1) to Single Family Residential (R-1) to conform the zoning of the subject properties to the present residential use. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).
- Comm. Tillotson made a motion, seconded by Comm. Witt, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 4-0 with Comm. Nickel abstaining.*

- (3) **#23-10 | Woodstock Township.** Commissioners received the proposed rezoning of a property from Commercial (C-2) to Commercial (C-3) for the purpose of a self-service storage facility. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Tillotson, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 5-0.*

- (4) **#23-11 | Woodstock Township.** Commissioners received the proposed rezoning of a property from Agricultural (AG) to Commercial (C-3) for the purpose of an auto dealership, car wash and service station. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Tillotson, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 5-0.*

- (5) **#23-12 | Raisin Charter Township.** Commissioners received the proposed rezoning of a property from Commercial (C-2) to Multiple-Family Residential (RM-1) for the creation of residential multi-family housing. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Dillon, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 4-0 with Comm. Witt abstaining.*

- (6) **#23-12 | Cambridge Township.** Commissioners received a request from the Cambridge Township Planning Commission to amend the Cambridge Township Zoning Ordinance for Quarries, changing the section to Mineral Mining as a Conditional Use subject to the enactment of a regulatory ordinance. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed rezoning (see the staff report).

Comm. Witt made a motion, seconded by Comm. Dillon, to concur with staff advisement to recommend approval with comments of the proposed rezoning. *The motion passed 5-0.*

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

- (1) **#23-04| Palmyra Township.** Commissioners reviewed an application for a parcel (ID #PA0-129-1050-00) totaling 27 acres and located in Section 29 (T7S-R4E) 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. 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 5-0.*

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 6:32 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Hurt", written over a horizontal line.

Jacob Hurt, LCPC Recording Secretary



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MEETING MINUTES

Thursday, July 20, 2023

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

- Members Present: Mr. Bruce Nickel; Mr. Dale Witt; Ms. Carrie Dillon, Education Representative; and Ms. Rebecca Liedel, LCPC Chair;
- Members Absent: Mr. Keith Dersham; and Ms. Karol (KZ) Bolton, Lenawee County Commission; and Mr. Ralph Tillotson, Lenawee County Commission
- Others Present: Mr. Dave Pixley, Supervisor, Palmyra Township; and Mr. Jacob Hurt, LCPC Staff/Recording Secretary.

- Item 1 **Call to order.** Chair. Liedel called the meeting to order at 6:05 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** None.
- Item 3 **Approval of Agenda.** Staff submitted the 7/20/2023 meeting agenda for approval.
Comm. Witt made a motion, seconded by Comm. Nickel, to approve the July 20, 2023, meeting agenda. *The motion passed 4-0.*
- Item 4 **Approval of Minutes.** Staff submitted the 6/15/2023 meeting minutes for approval.
Comm. Nickel made a motion, seconded by Comm. Witt, to approve the June 15, 2023, meeting minutes as presented. *The motion passed 4-0.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **#23-14 | Palmyra Township.** Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Sections 2.24; 4.6.2 (D); and 8.12 all in relation to "Essential Services." Staff summarized his report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).
- Comm. Nickel made a motion, seconded by Comm. Witt, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 4-0.*
- b. **Consideration of PA 116 Farmland Agreement(s).**
- (1) **#23-05 | Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-119-2900-00) totaling 95.4 acres and located in Section 19 (T8S-R5E) 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 recommend approval with comment of the PA 116 agreement to the Riga Township Board with the following comment: *"add the total number of buildings to question #16 on page 2 of the PA 116 application."* (see the staff report). *The motion passed 4-0.*

- (2) **#23-06 | Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-120-4800-00) totaling 40 acres and located in Section 20 (T8S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Witt made a motion, seconded by Comm. Nickel, to recommend approval with comment of the PA 116 agreement to the Riga Township Board with the following comment: *"add the total number of buildings to question #16 on page 2 of the PA 116 application."* (see the staff report). *The motion passed 4-0.*

- (3) **#23-07 | Deerfield Village.** Commissioners reviewed an application for a parcel (ID #DE7-680-0010-00) totaling 17 acres and located in Section 12 (T7S-R5E) 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 recommend approval of the PA 116 agreement to the Deerfield Village Board. (see the staff report). *The motion passed 4-0.*

- 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 6:28 pm.

Respectfully submitted,



Jacob Hurt, LCPC Recording Secretary



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MEETING MINUTES

Thursday, September 21, 2023

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

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

Members Absent: Ms. Carrie Dillon, Education Representative

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary.

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 9/21/2023 meeting agenda for approval. Comm. Tillotson made a motion, seconded by Comm. Bolton, to approve the September 21, 2023, meeting agenda. *The motion passed 6-0.*

Item 4 **Approval of Minutes.** Staff submitted the 7/20/2023 meeting minutes for approval. Comm. Bolton made a motion, seconded by Comm. Witt, to approve the July 20, 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).** None.

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

- (1) **#23-08| Dover Township.** Commissioners reviewed an application for a parcel (ID #DV0-122-3450-00) totaling 168 acres and located in Section 22 (T7S-R2E) 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. Witt, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (2) **#23-09| Dover Township.** Commissioners reviewed an application for a parcel (ID #DV0-130-2250-00) totaling 77.8 acres and located in Section 30 (T7S-R2E) 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 recommend approval of the PA 116

agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (3) **#23-10| Dover Township.** Commissioners reviewed an application for a parcel (ID #DV0-129-4550-00) totaling 115 acres and located in Section 29 (T7S-R2E) 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. Tillotson, to recommend approval of the PA 116 agreement to the Lenawee County Clerk. (see the staff report). *The motion passed 6-0.*

- (4) **#23-11| Dover Township.** Commissioners reviewed an application for a parcel (ID #DV0-132-2300-00) totaling 9.43 acres and located in Section 32 (T7S-R2E) 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 recommend approval of the PA 116 agreement to the Lenawee County Clerk. (see the staff report). *The motion passed 6-0.*

- (5) **#23-12| Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-122-3575-00) totaling 14.29 acres and located in Section 22 (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. Witt, to recommend approval of the PA 116 agreement to the Riga Township Clerk. (see the staff report). *The motion passed 6-0.*

- (6) **#23-13| Raisin Charter Township.** Commissioners reviewed an application for a parcel (ID #RA0-135-1800-00) totaling 17 acres and located in Section 35 (T6S-R4E) 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. Bolton, to recommend approval with comment of the PA 116 agreement to the Raisin Charter Township Clerk with the following comment to ask the petitioner to understand the Commission's concern and to be aware of: *"the potential ramifications of requesting a 90-year term."* (see the staff report). *The motion passed 5-0, with Comm. Witt abstaining.*

- 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.** A discussion ensued regarding examining the need to update the Lenawee County Master Plan. Mr. Hurt will provide an update of Lenawee County's R2PC dues balance and a draft proposal for updating the County's Master Plan at the November 16 LCPC meeting.

Item 9 **Adjournment.** The meeting adjourned at 6:33 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Hurt", with a long, sweeping horizontal stroke extending to the right.

Jacob Hurt, LCPC Recording Secretary



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MEETING MINUTES

Thursday, October 19, 2023

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

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

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission

Public Present: Cole Guideau

Others Present: Mr. Brett Gatz, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Vice Chair Dersham 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 10/19/2023 meeting agenda for approval. Comm. Dersham made a motion, seconded by Comm. Nickel, to approve the October 19, 2023, meeting agenda. *The motion passed 6-0.*
- Item 4 **Approval of Minutes.** Staff submitted the 9/21/2023 meeting minutes for approval. Comm. Witt made a motion, seconded by Comm. Tillotson, to approve the September 21, 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) **#23-16| Raisin Charter Township.** Commissioners reviewed the proposed rezoning of a property (RAO-116-4100-00) from 'Agricultural (A-1)' to 'Residential (R-1)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of subject parcels (see the staff report). Comm. Tillotson made a motion, seconded by Comm. Nickel, to recommend approval of proposed rezoning of subject parcel to the Raisin Charter Township board (see the staff report). *The motion passed 5-0, with Comm. Witt abstaining.*
 - b. **Consideration of PA 116 Farmland Agreement(s).**
 - (1) **#23-14| 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. Nickel, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (2) **#23-15| Cambridge Township.** Commissioners reviewed an application for a parcel (ID #CA0-128-3805-00) totaling 78 acres and located in Section 28 (T5S-R2E) 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. Tillotson, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 5-0, with Comm. Nickel abstaining.*

- (3) **#23-16| Village of Onsted.** Commissioners reviewed an application for a parcel (ID #CA0-128-4650-00) totaling 50 acres and located in Section 28 (T5S-R2E) 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 recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (4) **#23-17| Rome Township.** Commissioners reviewed an application for a parcel (ID #RM0-112-2700-00) totaling 113 acres and located in Section 12 (T6S-R2E) 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. Witt, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (5) **#23-18| Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-116-1300-00) totaling 101.1 acres and located in Section 16 (T8S-R2E) 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. Dillon, to recommend approval of the PA 116 agreement to the Seneca Township Clerk (see the staff report). *The motion passed 6-0.*

- (6) **#23-19| Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-129-2285-00) totaling 177.88 acres and located in Section 28 (T8S-R2E) 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. Witt, to recommend approval with comment of the PA 116 agreement to the Seneca Township Clerk with the following comment to recommend the petitioner to remove the homestead from the area being applied for (see the staff report). *The motion passed 6-0.*

- (7) **#23-20| Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-202-1050-00) totaling 83.74 acres and located in Section 22 (T9S-R2E) 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 recommend approval with comment

of the PA 116 agreement to the Seneca Township Clerk with the following comment asking why the applicant checked Partnership if Sunryz Dairy is a Limited Liability Company (see the staff report). *The motion passed 6-0.*

- (8) **#23-21 | Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-123-2800-00) totaling 23.263 acres and located in Section 23 (T8S-R2E) 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 recommend approval with comment of the PA 116 agreement to the Seneca Township Clerk with the following comment asking why the applicant checked Partnership if Sunryz Dairy is a Limited Liability Company (see the staff report). *The motion passed 6-0.*

- (9) **#23-22 | Village of Onsted.** Commissioners reviewed an application for a parcel (ID #CA8-128-4600-00) totaling 25 acres and located in Section 28 (T5S-R2E) 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. Witt, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

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

- (1) **Cambridge Township Master Plan.** Commissioners were notified about a copy of the enclosed master plan being sent to the planning commission or legislative body of each municipality located within or contiguous to Cambridge Township. Comm. Nickel provided information about the plan.
- (2) **Village of Blissfield Comprehensive Land Use Plan.** Commissioners were notified about the distribution of the Village of Blissfield's 2040 Comprehensive Land Use Plan and the Village Council's request for public comments. The review period is 63 days, and any comments regarding the plan must be received by November 28, 2023.

Item 6 **Other Business.**

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

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Suggestions on updating the master plan for the County.

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

Respectfully submitted,



Brett Gatz, 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 16, 2023

LENAWEE ROOM • LENAWEE COUNTY HUMAN SERVICES BUILDING • ADRIAN, MICHIGAN

Members Present: Ms. Carrie Dillon, Education Representative; Mr. Dale Witt; Mr. Keith Dersham; and Ms. Rebecca Liedel, LCPC Chairperson

Members Absent: Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; Ms. Karol (KZ) Bolton, Lenawee County Commission

Public Present: None.

Others Present: Alissa Starling, LCPC Staff/Recording Secretary

ITEM 1 **CALL TO ORDER.**

Chairperson Liedel called the meeting to order at 6:10 pm. Those in attendance joined in the Pledge of Allegiance.

ITEM 2 **PUBLIC COMMENT.**

None.

ITEM 3 **APPROVAL OF AGENDA.**

Staff submitted the November 16, 2023 meeting agenda for approval.

Commissioner Dillon made a motion, seconded by Commissioner Witt, to approve the November 16, 2023 regular meeting agenda, as presented. *The motion passed 4-0.*

ITEM 4 **APPROVAL OF MINUTES.**

Staff submitted the October 19, 2023 meeting minutes for approval.

Commissioner Dersham made a motion, seconded by Commissioner Witt, to approve the October 19, 2023 regular meeting minutes, as presented. *The motion passed 4-0.*

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) **#23-23 | MACON TOWNSHIP.**

Application for enrollment into Michigan Farmland Agreement Program (PA 116) for a term of 90 years. The subject parcel (ID #MA0-103-2105-00) is located in the northeast quadrant of the Township, on

the South side of Hack Road, and west of Teufel Highway (in Section 3/T5S-R5E). The parcel is approximately 36.99 acres, of which all are cultivated for cash crops, with no existing structures on site. Staff advised Commissioners to recommend approval of the agreement (see attached staff report).

Commissioner Dillon made a motion, seconded by Commissioner Witt, to recommend approval of the PA 116 enrollment application to the Lenawee County Clerk (see staff report). *The motion passed 4-0.*

(2) **#23-24 | DOVER CHARTER TOWNSHIP.**

Application for enrollment into Michigan Farmland Agreement Program (PA 116) for a term of 10 years. The subject parcel (ID #DV0-132-1350-00) is located in the southwest quadrant of the Township, on the South side of Haley Road (in Section 32/T7S-R2E). The parcel is approximately 10 acres, of which all are cultivated for cash crops, with no existing structures on site. Staff advised Commissioners to recommend approval of the agreement (see attached staff report).

Commissioner Dersham made a motion, seconded by Commissioner Liedel, to recommend approval of the PA 116 enrollment application to the Lenawee County Clerk (see the attached staff report). *The motion passed 4-0.*

C. **CONSIDERATION OF MASTER PLAN(S).**

None.

ITEM 6 **OTHER BUSINESS.**

A. **OLD BUSINESS.**

None.

B. **NEW BUSINESS.**

None.

ITEM 7 **PUBLIC COMMENT.**

None.

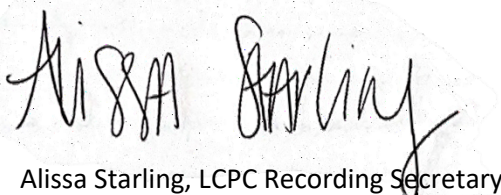
ITEM 8 **COMMISSIONER COMMENT.**

None.

ITEM 9 **ADJOURNMENT.**

The meeting adjourned at 6:40 pm.

Respectfully submitted,



Alissa Starling, LCPC Recording Secretary



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, DECEMBER 21ST, 2023

LENAWEE ROOM • LENAWEE COUNTY HUMAN SERVICES BUILDING • ADRIAN, MICHIGAN

Members Present: LCPC Vice Chairperson Dersham; Commissioner Dillon, Education Representative; Commissioner Witt; Commissioner Tillotson, Board of Commissioners; and Commissioner Nickel.

Members Absent: Ms. Rebecca Liedel, LCPC Chairperson & Commissioner Bolton, Board of Commissioners.

Public Present: None.

Others Present: Alissa Starling, LCPC Staff/Recording Secretary

ITEM 1 **CALL TO ORDER.**

Vice Chairperson Dersham called the meeting to order at 6:15 pm. Those in attendance joined in the Pledge of Allegiance.

ITEM 2 **PUBLIC COMMENT.**

None.

ITEM 3 **APPROVAL OF AGENDA.**

Staff submitted the December 21, 2023 regular meeting agenda for approval.

Commissioner Nickel commented that the exact dimensions of the parcels are incorrect in Agenda Item 2. Staff will modify this in the packet.

Annual LCPC Commissioner elections were added to the agenda.

Commissioner Tillotson made a motion, seconded by Commissioner Nickel, to approve the December 21, 2023 regular meeting agenda, as amended. *The motion passed 5-0.*

ITEM 4 **APPROVAL OF MINUTES.**

Staff submitted the November 16, 2023 regular meeting minutes for approval.

Commissioner Witt made a motion, seconded by Commissioner Dillon to approve the November 16, 2023 regular meeting minutes, as presented. *The motion passed 5-0.*

ITEM 5 **REQUEST(S) FOR REVIEW, COMMENT, AND RECOMMENDATION.**

A. **CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S).**

1. *#23-17 — Macon Township - Solar Ordinance*

Commissioner Tillotson provided an explanation to the Board regarding carbon sequestration and its connection to agricultural properties.

At 6:28 pm, Commissioner Tillotson moved, seconded by Commissioner Nickel, to recommend the approval of the zoning amendment application to the Macon Township Board of Trustees (refer to staff report). The motion was unanimously passed with a 5-0 vote. #23-18 — Cambridge Township

2. #23-17 — Cambridge Township – Rezoning Application

Commissioner Tillotson emphasized the need for additional studies or evidence in the submission documents to prioritize wetland protection. Subsequent discussion revolved around this critical matter.

At 6:51 pm, Commissioner Tillotson proposed a motion, seconded by Commissioner Witt, to table the rezoning application. The motion was unanimously approved with a 5-0 vote.

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. *LCPC Yearly Calendar*

Commissioner Whitt presented a motion at 7:05 pm to approve the meeting dates for 2024, which was seconded by Commissioner Dersham. The motion received unanimous approval with a 5-0 vote.

2. *Annual Commissioner Elections.*

The annual commissioner elections commenced at 7:05 pm.

At 7:07 pm, Chairperson Liedel was re-elected as Chair, and Vice-Chairperson Dersham was also re-elected.

ITEM 7 **PUBLIC COMMENT.**

None.

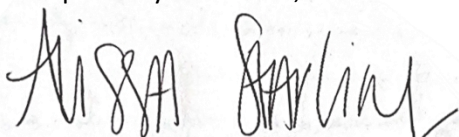
ITEM 8 **COMMISSIONER COMMENT.**

None.

ITEM 9 **ADJOURNMENT.**

The meeting adjourned at 7:08 pm.

Respectfully submitted,



Alissa Starling, LCPC Recording Secretary