



LENAWEE COUNTY PLANNING COMMISSION

REGULAR MEETING MINUTES

AUGUST 15TH, 2024

COMMISSIONERS PRESENT:	R. Liedel, <i>Chairperson</i> ; D. Witt <i>Board of Commissioners</i> ; B. Nickel; and C. Dillon.
COMMISSIONERS ABSENT:	K. Dersham; R Tillotson, <i>Board of Commissioners</i> ; & K. Bolton, <i>Board of Commissioners</i>
PUBLIC PRESENT:	<i>None.</i>
OTHERS PRESENT:	Alissa Starling, <i>R2PC Staff Planner</i>

I. CALL TO ORDER.

Staff and members discussed current projects and general news about training and current events prior to meeting beginning. Chairperson Liedel called the meeting to order at 6:18 pm and those in attendance joined in the Pledge of Allegiance.

II. PUBLIC COMMENT.

None.

III. APPROVAL OF AGENDA.

Staff submitted the August 15th, 2024 regular meeting agenda for approval.

Staff noted that a Notice for an Intent to Review a Master Plan for Palmyra Township was received and had been added to the agenda earlier in the day. There had been a delay in receipt due to issues in the mail, therefore, it needed to get on the agenda prior to the 30 day period from the initial date of sending lapsed. Commissioner Nickel made a motion, seconded by Commissioner Witt, to **APPROVE** the August 15th, 2024 regular meeting agenda, as amended.

PASSED 4:0

IV. APPROVAL OF MINUTES.

A. Staff submitted the July 1st, special meeting minutes for approval. Commissioner Dillon made a motion, seconded by Commissioner Nickel, to **APPROVE** the July 1st, Special meeting minutes, as presented.

PASSED 4:0

B. Staff submitted the July 18th regular meeting minutes for approval. Commissioner Nickel made a motion, seconded by Commissioner Dillon, to **APPROVE** the July 18th, 2024 Regular meeting minutes, as presented.

PASSED 4:0

V. REQUEST(S) FOR REVIEW, COMMENT, AND RECOMMENDATION.

A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S)

1. CZ24-12 | Cambridge Township | Text Amendment

Staff presented the text amendment submitted by Cambridge Township, petitioning to amend Article 5, Section 5.14, of its Zoning Ordinance related to Home Occupations. The proposed amendment replaced the existing section in its entirety, introducing more detailed and comprehensive criteria. Notable changes included a limitation on the number of on-site employees, specific regulations for parking and vehicular traffic, and provisions for electromagnetic interference. The update was designed to ensure home-based businesses did not disrupt the residential character of the neighborhood. The Cambridge Township Board unanimously approved the revisions on June 26, 2024, with no written or verbal comments received by Region 2. Staff recommended approval.

Motion by Chairperson Liedel, to **APPROVE WITH COMMENT** the submitted text amendment by Cambridge Township, seconded by Commissioner Witt. Commissioner comments include remove jargon from ordinance and establish an application process and if applicable, fee structure, for residents looking to establish a Home Occupation.

PASSED 4:0

2. CZ24-13 | Medina Township | Text Amendment

Medina Township proposed a series of text amendments to its Zoning Ordinance, each designed to address specific community needs and align with broader regulatory standards. The amendments included:

- I. **Amendment to Section 4.15 - Fences, Walls, and Other Barriers:** This amendment streamlined the process for farmers by allowing agricultural fences in agricultural districts without requiring permits, reducing bureaucratic obstacles.
- II. **Section 4.24 - Lands Abutting Rivers and Lakes:** The proposed revisions significantly increased setbacks from riparian corridors and water bodies, expanding from fifteen (15) feet to fifty (50) feet and from fifty (50) feet to one hundred (100) feet, to better protect water quality and reduce erosion and pollution risks.
- III. **Amendment to Article 7 - Travel Trailer/Campground as a Special Land Use:** This amendment introduced travel trailer parks and campgrounds as Special Land Uses in Agricultural Zoning Districts, with requirements for direct access to primary roads and separation from residential areas to minimize land use conflicts and ensure public safety.
- IV. **Addition to Article 7 - Severance of Dwellings and Nonconforming Special Land Use Permit:** The severance provision allowed landowners to separate a dwelling from a larger agricultural parcel, with criteria ensuring new parcels were viable and compatible with surrounding land uses. The Nonconforming Special Land Use Permit provided a pathway for non-residential buildings that did not conform to current zoning regulations to continue operating under controlled conditions.

- V. **Reduction of Rear Setback in Agricultural Districts:** The reduction of rear setbacks from one hundred (100) feet to forty (40) feet provided greater flexibility for landowners in developing their properties, with consideration for the impact on neighboring properties.
- VI. **Amendment to Section 15.05 - Erection or Alteration:** This amendment clarified that farm outbuildings, when accompanied by an approved "Agriculture Building Use Letter of Understanding," were exempt from certain erection or alteration requirements, simplifying the process for farmers.
- VII. **Amendment to Section 16.04 - Notice of Hearings:** The proposed change extended the required notice period for public hearings from ten (10) days to fifteen (15) days, aligning the township's practices with Michigan state statutes.

The Medina Township Planning Commission approved the ordinance at their August 1, 2024, regular meeting. Staff recommended approval of the proposed text amendments, noting that the changes, particularly those concerning setbacks from water bodies and the introduction of recreational uses in agricultural districts, demonstrated a balanced effort to protect natural resources and support economic development. Ordinance revisions appear to have a typo and refer to District X" on page 20.

Motion by Commissioner Nickel, seconded by Chairperson Liedel, to **APPROVE WITH COMMENT** to ensure all revisions are actionable and convey the intended spirit of the ordinance. Commissioners are concerned the language is convoluted and difficult to understand, thereby making enforcement and compliance cumbersome, specifically referring to the text in item 16 under Section 7.03, Severance of Dwellings, and the legality of such.

PASSED 4:0

3. CZ24-14 | Riga Township | Text Amendment

Riga Township submitted an ordinance for review, intended to regulate Renewable Energy Systems. The proposed text amendments included the following:

- I. **Wind Energy:** Amended Section 7.24(3) to allow Wind Energy as a Permitted Conditional Use in the AA, Agricultural Zoning District, with restrictions disallowing properties enrolled in PA 116 and specific geographic limitations.
- II. **Solar Energy:** Amended Section 7.27(1)(a) to remove Solar Energy as a Permitted Conditional Use, regulating siting to areas not enrolled in the PA 116 farmland preservation program and within specified geographic boundaries.
- III. **Battery Storage:** Introduced a new Section 7.29, titled Utility-Scale Battery Energy Storage Facilities, with definitions and performance standards, but lacking siting requirements or standards. Region 2 requested **clarification on whether these regulations apply to battery storage sites associated with wind and solar facilities or if they could be placed in any district within Riga Township.**

The Riga Township Planning Commission approved the ordinance at their August 5, 2024, regular meeting. The Region 2 Planning Commission recommended approval with conditions to clarify and/or add siting guidelines for battery storage facilities. While the ordinance appeared standard and aligned with similar communities' regulations, Region 2 advised Riga Township to consider more comprehensive sample language released by the Michigan Townships Association and the

Public Service Commission. It was noted that having a Commercial Renewable Energy Ordinance (CREO) in place was more beneficial to the Township than not having one, and further revisions could be made in the future. Region 2 encouraged Riga Township to work with staff to update their ordinance using more recent language recommendations.

Chairperson Liedel moved to **APPROVE WITH COMMENT** the amendment, contingent on clarifying siting for battery storage and working with Region 2 staff to update language with recent text updates. Seconded by Commissioner Nickel.

PASSED 4:0

B. CONSIDERATION OF PA 116 FARMLAND AGREEMENT(S).

1. FA24-07 | Macon Township | 12000 Milwaukee Rd Blk

Chris and Tania Kimerer Family Trust applied for a 10-year enrollment into the PA 116 program for three properties located southeast of Shaw Highway and Milwaukee Road in Macon Township. The 119-acre property, primarily cultivated for cropland with six acres of wetlands, is zoned AG, Agricultural. Staff recommended that the Lenawee County Planning Commission approve the application and forward it to the Lenawee County Clerk.

Motion by Commissioner Witt, seconded by Commissioner Nickel, to **APPROVE** the submitted PA 116 Program Application for Macon Township, contingent on the applicant having an updated application on file reflecting the requested period of time of 10 years.

PASSED 4:0

C. CONSIDERATION OF MASTER PLAN(S).

None.

VI. ITEM 6 OTHER BUSINESS.

A. OLD BUSINESS.

None.

B. NEW BUSINESS

None.

VII. ITEM 7 PUBLIC COMMENT.

None.

VIII. ITEM 8 COMMISSIONER COMMENT.

None.

IX. ITEM 9 ADJOURNMENT.

Commissioner Witt made a motion, seconded by Chairperson Liedel to adjourn the meeting at 7:26 pm.

Respectfully submitted,



Alissa Starling
LCPC Recording Secretary