



# LENAWEE COUNTY PLANNING COMMISSION

## REGULAR MEETING MINUTES

SEPTEMBER 19TH, 2024

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

### I. CALL TO ORDER.

Vice Chairperson Dersham called the meeting to order at 6:06 pm and those in attendance joined in the Pledge of Allegiance.

### II. PUBLIC COMMENT.

*None.*

### III. APPROVAL OF AGENDA.

Staff submitted the September 19th, 2024 regular meeting agenda for approval.

Commissioner Nickel made a motion, seconded by Commissioner Witt, to **APPROVE** the September 19th, 2024 regular meeting agenda, as presented.

**PASSED 5:0**

### IV. APPROVAL OF MINUTES.

Staff submitted the August 15<sup>th</sup>, 2024 regular meeting minutes for approval. Commissioner Witt made a motion, seconded by Commissioner Dillon, to **APPROVE** the August 15<sup>th</sup> regular meeting minutes, as presented.

**PASSED 5:0**

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

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

##### 1. CZ24-15 | Palmyra Township | Text Amendment

*Staff presented the text amendments submitted by Palmyra Township, petitioning to amend Article 5, Nonconformities. The proposed revisions retain much of the existing language but replace several instances of "shall" with "may" in sections 5.2, 5.3, and 5.4, allowing for more discretion in interpreting nonconforming uses, structures, and lots. Key changes include the*

removal of the 50% damage threshold for reconstructing nonconforming structures, enabling rebuilding without meeting current zoning standards if initiated within 180 days and completed within one year. Setback requirements for nonconforming lots are also simplified, ensuring yard dimensions align with district regulations. Staff recommends approval of the text amendments due to the increased flexibility they offer property owners but raises concern about maintaining consistency in zoning decisions with this added discretion. During discussion, the Lenawee County Planning Commission emphasized that approval of the zoning amendments should be contingent on ensuring all zoning decisions, regardless of local governance changes, adhere to objective criteria and uphold the Ordinance's intent.

Motion by Commissioner Nickel, to **APPROVE WITH COMMENT** the petition to amend Article V by Palmyra Township, seconded by Commissioner Witt.

**PASSED 5:0**

## 2. CZ24-16 | Palmyra Township | Text Amendment

Staff presented the text amendments submitted by Palmyra Township, petitioning to amend Article 6, Special Land Uses, of their Zoning Ordinance. The proposed revisions focus on the process and criteria for granting Special Land Use Permits. Key changes include clarifying the roles of the Planning Commission and Township Board, with the Board retaining final authority over permit approval. The revisions simplify the application process by exempting government bodies from fees and streamlining site plan and permit approvals. Public hearing notice requirements are updated for better transparency, while new standards ensure permits align with ordinance objectives. The Township Board is also granted flexibility to impose conditions on permits to protect public services and neighboring properties. Staff advised the Lenawee County Planning Commission to recommend approval of the petition by Palmyra Township.

Motion by Commissioner Bolton, to **APPROVE WITH COMMENT** the submitted Article VI text amendment by Palmyra Township, seconded by Commissioner Witt.

**PASSED 5:0**

## 3. CZ24-17 | Palmyra Township | Text Amendment

Staff presented the proposed text amendments to Article VII, Site Plan Review, of the Palmyra Township Zoning Ordinance, which aim to enhance the clarity and efficiency of the site plan review process. Key changes include reinforcing the need for site plan reviews for developments affecting traffic and natural resources, streamlining application procedures, and waiving fees for special approval uses. The criteria for site plan approval are expanded to address right-of-ways and minimize adverse impacts on surrounding areas. Applicants must now submit six copies of site plans, and the approval expiration is clarified, requiring timely action to secure permits. The process for requesting extensions has been formalized, allowing extensions of up to one year with written justification. Staff recommends approval of the proposed revisions to Article VII of the Palmyra Township Zoning Ordinance, as they will enhance the review process and align developments with overall Township-wide goals

Commissioner Nickel moved to **APPROVE** the petition by Palmyra Township, seconded by Commissioner Wit.

**PASSED 5:0**

**B. CONSIDERATION OF PA 116 FARMLAND AGREEMENT(S).****1. FA24-08 | Raisin Township | 5000 Centennial Rd Blk**

*Motion by Commissioner Nickel, seconded by Commissioner Witt, to **APPROVE** the submitted PA 116 Program Application for Raisin Township at 5000 Centennial Rd Blk.*

**PASSED 5:0****2. FA24-09 | Raisin Township | 5337 Centennial Rd Blk**

*Motion by Commissioner Bolton, seconded by Commissioner Nickel, to **APPROVE** the submitted PA 116 Program Application for Raisin Township at 5337 Centennial Rd Blk.*

**PASSED 5:0****3. FA24-10 | Raisin Township | 6000 Centennial Rd Blk**

*Motion by Commissioner Bolton, seconded by Commissioner Nickel, to **APPROVE** the submitted PA 116 Program Application for Raisin Township at 6000 Centennial Rd Blk.*

**PASSED 5:0****4. FA24-11 | Raisin Township | 6779 Centennial Rd Blk**

*Motion by Commissioner Bolton, seconded by Commissioner Nickel, to **APPROVE** the submitted PA 116 Program Application for Raisin Township at 6779 Centennial Rd Blk.*

**PASSED 5:0****5. FA24-12 | Raisin Township | 1105 N Raisin Hwy**

*This application requested a 90-year term for the PA 116 program agreement. Commissioners noted that this is an extensive period and asked the Township/Applicant to consider intent in this length of time. Commissioners suggested there might be more effective ways to preserve the land as a farm and prevent development, if that is the end goal, and implore the applicant to reconsider the duration and explore other options to achieve their goal, if preservation is what is intended overall.*

*Motion by Commissioner Nickel, seconded by Commissioner Bolton, to **APPROVE** the submitted PA 116 Program Application for Raisin Township at 1105 N Raisin Hwy.*

**PASSED 5:0****6. FA24-13 | Raisin Township | 1100 N Raisin Hwy**

*As with the above petition, the request is for a 90-year term in the PA 116 program. Commissioners reiterated their concerns about the lengthy period and suggested exploring more effective ways to preserve the land as a farm and prevent development. Given that the land will likely be inherited by the next generation, Commissioners advise the applicant to reconsider the duration and explore other options to achieve their preservation goals, noting the significant fiscal penalty if future landowners choose to exit the program*

*Motion by Commissioner Bolton, seconded by Commissioner Dillon, to **APPROVE** the submitted PA 116 Program Application for Raisin Township at 1100 N Raisin Hwy.*

**PASSED 5:0**

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

*None.*

**VI. ITEM 6 OTHER BUSINESS.**

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**A. OLD BUSINESS.**

*None.*

**B. NEW BUSINESS**

*None.*

**VII. ITEM 7 PUBLIC COMMENT.**

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*None.*

**VIII. ITEM 8 COMMISSIONER COMMENT.**

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*None.*

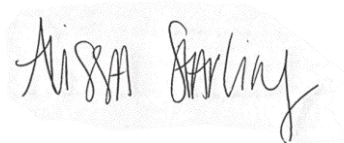
**IX. ITEM 9 ADJOURNMENT.**

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Vice Chairperson Dersham made a motion to adjourn the meeting at 6:35 pm, seconded by Commissioner Witt.

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Respectfully submitted,



Alissa Starling  
LCPC Recording Secretary