



# LENAWEE COUNTY PLANNING COMMISSION

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## REGULAR MEETING MINUTES

OCTOBER 17TH, 2024

- COMMISSIONERS PRESENT:** R. Liedel, *Chairperson*; K. Dersham, *Vice Chairperson*; K. Bolton; D. Witt *Board of Commissioners*; B. Nickel; & C. Dillon.
- COMMISSIONERS ABSENT:** R Tillotson, *Board of Commissioners*.
- PUBLIC PRESENT:** Donald Powell, *Blissfield Township Planning Commission*
- OTHERS PRESENT:** Alissa Starling, *R2PC Staff Planner*
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### I. CALL TO ORDER.

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Chairperson Liedel called the meeting to order at 6:03 pm and those in attendance joined in the Pledge of Allegiance.

### II. PUBLIC COMMENT.

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None.

### III. APPROVAL OF AGENDA.

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Staff submitted the October 17th, 2024 regular meeting agenda for approval.

Commissioner Nickel made a motion, seconded by Commissioner Liedel, to **APPROVE** the October 17th, 2024 regular meeting agenda, as presented.

**PASSED 6:0**

### IV. APPROVAL OF MINUTES.

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Staff submitted the September 19<sup>th</sup>, 2024 regular meeting minutes for approval. Commissioner Bolton made a motion, seconded by Vice Chairperson Dersham, to **APPROVE** the September 19<sup>th</sup> regular meeting minutes, as presented.

**PASSED 6:0**

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

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

#### 1. CZ24-18 | Palmyra Township | Text Amendment

Staff presented the text amendment submitted by Palmyra Township, petitioning to amend Article II, Definitions, to include the term “Banquet/Rental Hall,” defined as: a facility for rent on a short-term basis for events such as meetings, receptions, and other social gatherings.

Motion by Vice Chairperson Dersham, to **APPROVE** the submitted Article VI text amendment by Palmyra Township, seconded by Commissioner Bolton.

**PASSED 6:0**

#### 2. CZ24-19 | Palmyra Township | Text Amendment

Staff presented the text amendment submitted by Palmyra Township to include Banquet/Rental Halls as a Special Land Use in the AR (Agricultural-Residential) Zoning District. Staff expressed concerns about the lack of corresponding performance standards, which are typically included for similar Special Land Uses in Article VI, such as provisions for residential buffers, parking, signage, ingress/egress, noise control, and other public safety measures.

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

**PASSED 6:0**

#### 3. CZ24-20 | Ridgeway Township | Text Amendment

Staff presented the text amendment submitted by Ridgeway Township to amend the Zoning Ordinance to add regulations related to Utility-Scale Battery Energy Storage Systems (BESS). The proposed amendment restricts battery energy storage systems to specific zoning districts and includes stringent requirements, such as full financial surety upfront and a \$5 million liability insurance policy, which do not align with recommended industry best practices. Staff raised concerns that the strict standards deviate from state guidance and that the Township's Master Plan does not address renewable energy development.

Motion by Commissioner Nickel, to **DENY** the submitted petition by Ridgeway Township to amend the Zoning Ordinance to regulate utility-scale Battery Energy Storage Systems, seconded by Vice Chairperson Dersham, per concerns identified in Staff Report.

**PASSED 6:0**

#### 4. CZ24-21 | Ridgeway Township | Text Amendment

Staff presented the text amendment submitted by Ridgeway Township to amend the Zoning Ordinance to add regulations related to Solar Energy Systems for both utility scale and residential home development.. The ordinance restricts solar energy development to specific agricultural zones and mandates rigid performance standards, such as upfront financial surety and

*significant insurance coverage, which are inconsistent with recommendations from industry and state agencies. Staff noted that the Master Plan does not provide guidance for renewable energy development, creating a disconnect between the proposed amendment and long-term land use goals.*

*Motion by Vice Chairperson Dersham, to **DENY** the submitted petition by Ridgeway Township related to Solar Energy regulation, seconded by Commissioner Witt, based on concerns identified in Staff Report*

**PASSED 6:0**

#### **5. CZ24-22 | Ridgeway Township | Text Amendment**

*Staff presented the text addition submitted by Ridgeway Township pertaining to Wind Energy Systems for both utility-scale and residential development. The amendment proposes restrictive zoning regulations, including development confined to specific agricultural districts, with rigid financial and insurance requirements. Staff had concerns that the proposed regulations are not supported by the current Master Plan, which discourages non-agricultural development, and that the conditionals for approval exceed best practices recommended by relevant institutions.*

*Motion by Vice Chairperson Dersham, to **DENY** the submitted petition by Ridgeway Township related to Wind Energy regulation, seconded by Commissioner Witt, based on concerns identified in Staff Report.*

**PASSED 6:0**

#### **6. CZ24-23 | Blissfield Township | Text Amendment**

*Staff presented the text amendment submitted by Blissfield Township, which seeks to regulate utility-scale wind, solar, and battery energy storage systems. The proposed amendments include strict zoning limitations, financial surety requirements, and a \$5 million liability insurance policy for all renewable energy facilities. Staff expressed concerns that the Blissfield Master Plan does not address renewable energy development and that the proposed standards are more rigid than recommended by industry best practices and state guidelines, such as those from EGLE. Staff recommended denying the amendment until the Master Plan is updated or the ordinance is revised to align with more flexible, context-appropriate standards.*

*Mr. Powell provided background information on the amendments and discussed with the Commission the possibility of adopting an Overlay District on the Zoning Map or an area in the Future Land Use documents showing areas planned for future development of the like.*

*Motion by Commissioner Nickel, to **DENY** the submitted ordinance amendments related to battery storage, solar energy, and wind energy by Blissfield Township, seconded by Vice Chairperson Dersham, per concerns identified in Staff Report.*

**PASSED 6:0**

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

None.

**C. CONSIDERATION OF MASTER PLAN(S).****CITY OF HUDSON, RECREATION PLAN 2024 – 2029**

*Updated plan includes goals for expanding recreational facilities, ADA compliance, and pathways between community spaces. Staff recommendation finds the plan aligns with best practices for municipal recreation and park development, improving accessibility and community engagement.*

*Motion by Vice-Chairperson Dersham to **APPROVE** the City of Hudson's 2024-2029 Parks and Recreation Plan, seconded by Commissioner Witt.*

**PASSED 6:0**

**VII. OTHER BUSINESS.**

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**A. OLD BUSINESS.**

None.

**B. NEW BUSINESS**

None.

**VIII. PUBLIC COMMENT.**

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None.

**IX. COMMISSIONER COMMENT.**

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None.

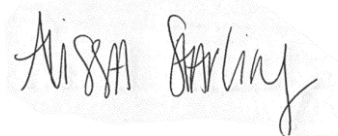
**X. ADJOURNMENT.**

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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