



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, December 19, 2024

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

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

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

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

Others Present: None.

Item 1 **Call to order.** Chair. 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 12/19/2024 meeting agenda for approval. Comm. Nickel made a motion, seconded by Comm. Witt, to approve the December 19, 2024, meeting agenda. *The motion passed 5-0.*

Item 4 **Approval of Minutes.** Staff submitted the 11/21/2024 meeting minutes for approval. Comm. Dersham made a motion, seconded by Comm. Witt, to approve the November 21, 2024, 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) **#24-24 | Cambridge Township.** Commissioners received the proposed text amendments to the Cambridge Township Zoning Ordinance Section 1 Article 1 to add Section 36.10. Staff summarized the report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).

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

- (2) **#24-25 | Palmyra Township.** Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Section 8.13 to add new a subsection E and change existing subsections E through K to F, G, H, I, J, K, and M. The proposed amendment will apply to Level 3 Solar Systems. Staff summarized the report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).

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

- (3) **#24-26 | Palmyra Township.** Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Sections 2, 4, and 8 regarding wind energy solar systems. The proposed amendment repeals Sections 2.66.1, 2.66.2, and 2.66.3 in their entirety and adds new sections 2.66.1 and 8.14 and a new subsection U to Section 4.1.3. Staff summarized the report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).

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

- (4) **#24-27 | Palmyra Township.** Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Section 8.13 to add new a subsection E and change existing subsections E through K to F, G, H, I, J, K, and M. The proposed amendment will apply to Level 3 Solar Systems. Staff summarized the report advising Commissioners to recommend approval with comments of the proposed text amendments (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, 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) **#24-14 | Franklin Township.** Commissioners reviewed an application for a parcel (ID #FR0-114-3100-00) totaling 40 acres and located in Section 14 (T5S-R3E) of the Township. Staff summarized the 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 Franklin Township Board. After some discussion from the commission, there was confusion regarding on whether the applicant has 40 acres or 70 acres. There was also comment on how the township didn't fill out the application and must've missed this. *The motion passed 0-5.*

Comm. Nickel made a second motion, seconded by Comm. Dillon, to recommend approval with comment of the PA 116 agreement to the Franklin Township Board with the following comment: *"send application back to township board with clarification*

on how many acres are being applied for.” (see the staff report). The motion passed 4-1. Comm. Dersham voted no, while the other commissioners voted yes.

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

Item 6 **Other Business.**


- a. **Old Business.** None.
- b. **New Business.**
 - (1) **Lenawee County Parks and Recreation Plan.** Commissioners received a memo notifying them that the 2025-2029 edition of the Lenawee County Parks and Recreation Plan has been adopted and is expected to be uploaded in MI Grants by the end of the year.
 - (2) **2025 Lenawee County Planning Commission Meeting Schedule.** Commissioners received a copy of the 2025 LCPC Meeting Schedule. Mr. Gatz notified them that the June meeting falls on Juneteenth on which the Lenawee County Human Services Building will be closed, so either a new date or new location for the meeting will need to be selected. The commissioners stated they would like to keep the same date for the meeting, and they will decide on a new location on a future date.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:47 pm.

Respectfully submitted,



Brett Gatz, LCPC Recording Secretary