



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

Thursday, November 20, 2025

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

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

Members Absent: None

Others Present: Mr. Thomas Boss, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda.** Staff submitted the November 20, 2025 meeting agenda for approval. A motion was made by Ralph Tillotson, and seconded by Dale Witt, to approve the November 20, 2025, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the September 18, 2025 meeting minutes for approval.

Bruce Nickel requested a change to the September 18, 2025 meeting minutes for CZ25-13. A motion was made by Bruce Nickel, and seconded by Dale Witt, to approve the September 18, 2025, meeting minutes with amended minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)**

(1) **#CZ25-15 | Medina Township.** Commissioners reviewed a Renewable Energy Ordinance and new definitions to be added to section 19 of Medina Township's ordinance. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Bruce Nickel, and seconded by Dale Witt, to concur with the staff advisement to recommend approval of the text amendment to the Medina Township Board (see the staff report). *The motion passed unanimously.*

(2) **#CZ25-16 | Palmyra Township.** Commissioners reviewed a Renewable Energy Overlay Map to be added to section 8.13 to Palmyra's zoning ordinance. This is an expansion of the Renewable Energy Overlay District and is to be up to, but not to exceed 1,000 net buildable acres. Staff summarized this report advising commissioners to recommend approval of the amendment (see the staff report).

A motion was made by Keith Dersham, and seconded by Carrie Dillon, to concur with the staff advisement to recommend approval of the amendment to the Palmyra Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#CZ25-15 | Rollin Township.** Commissioners reviewed a proposed rezoning for RL0-112-1745-30 from Agricultural (AG) to 'Lake Residential (LR). Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Bruce Nickel, and seconded by Ralph Tillotson, to concur with the staff advisement to recommend approval of the rezoning to 'Lake Residential' to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **#FA25-33 | Blissfield Township.** Commissioners reviewed a proposed agreement for property ID #BLO-232-2300-00. It is located west of Silberhorn Hwy in section 32 of the township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Carrie Dillon, to concur with the staff advisement to recommend approval, with comment, of the PA 116 agreement to the Blissfield Township Board (see the staff report). The planning commission wishes to advise the property owners of potential unintentional consequences with a 90 year term and to encourage consideration of a shorter term. *The motion passed with 6 ayes and 1 nay, cast by Keith Dersham.*

- (2) **#FA25-34 | Blissfield Township.** Commissioners reviewed a proposed agreement for property ID #BLO-222-1525-00. It is located west of Silberhorn Hwy in section 22 of the township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Carrie Dillon, to concur with the staff advisement to recommend approval, with comment, of the PA 116 agreement to the Blissfield Township Board (see the staff report). The planning commission wishes to advise the property owners of potential unintentional consequences with a 90 year term and to encourage consideration of a shorter term. Additionally, the commissioners advise the applicants to review signatures on every application to confirm both partners have signed everything they needed to. *The motion passed with 6 ayes and 1 nay, cast by Keith Dersham.*

- (3) **#FA25-35 | Blissfield Township.** Commissioners reviewed a proposed agreement for property ID #BLO-229-4500-00. It is located west of Silberhorn Hwy in section 29 of the township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Bruce Nickel, to concur with the staff advisement to recommend approval, with comment, of the PA 116 agreement to the Blissfield Township Board (see the staff report). The planning commission wishes to advise the property owners of potential unintentional consequences with a 90 year term and to encourage consideration of a shorter term. *The motion passed with 6 ayes and 1 nay, cast by Keith Dersham.*

(4) #FA25-36 | Blissfield Township. Commissioners reviewed a proposed agreement for property ID #BLO-221-4275-00. It is located west of Silberhorn Hwy in section 21 of the township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Carrie Dillon, to not with the staff advisement to recommend approval of the PA 116 agreement to the Blissfield Township Board (see the staff report). The planning commission wishes the home-
stead to be removed from the PA 116 and for the term to be shortened to prevent future complications. *The motion to disapprove passed unanimously.*

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

Item 6 **Other Business**

a. **Old Business**

Keith Dersham asked if the board would consider allocating a budget for a Lenawee County dinner for the purposes of education.

b. **New Business**

(1) Comm. Dillon suggested the William J. Ross center for two 2026 LCPC meetings, January 15 and July 16.

(2) Three commissioners, Ralph Tillotson, Becky Liedel, and Keith Dersham term are set to expire on 12/25. All three commissioner have been extended until 12/28.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — Beth Blanco made a comment that the Michigan Township Association wants to help the planning commission protect farmland and help advocate against data centers.

Item 9 **Adjournment.** The meeting was adjourned at 6:59 pm.

Respectfully submitted,



Thomas Boss, Recording Secretary