



# Lenawee County Planning Commission

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Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING NOTICE

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FOR FURTHER INFORMATION, CONTACT:  
Thomas Boss  
R2PC Planner  
(517) 416-8516  
Tboss@mijackson.org

DATE: January 15, 2026

TIME: 6:00 p.m.

PLACE: Community Room | William J. Ross Center  
4107 N Adrian Hwy, Adrian, MI 49221

## MEETING AGENDA

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1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes  
Approval of the Minutes of the December 18, 2025, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. **Consideration of Township Zoning Amendment(s)** –  
(1) #CZ26-1 – Palmyra Township *[ACTION]* ..... 5
  - b. **Consideration of PA 116 Farmland Agreement(s)** – None
  - c. **Consideration of Master Plan(s)** — None
6. Other Business
  - a. Old Business — 2026 LCPC Meeting Schedule ..... 13
  - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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## MEETING MINUTES

Thursday, December 18, 2025

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

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

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission; Mr. Dale Witt

Others Present: Mr. Thomas Boss, LCPC Staff/Recording Secretary; Josh Van Camp, Ogden Township Supervisor

- 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 December 18, 2025 meeting agenda for approval. A motion was made by Bruce Nickel, and seconded by Keith Dersham, to approve the December 18, 2025, meeting agenda as presented. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the November 20, 2025 meeting minutes for approval. A motion was made by Keith Dersham, and seconded by Carrie Dillon, to approve the November 20, 2025, meeting minutes. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
  - a. **Consideration of Township Zoning Amendment(s)**
    - (1) **#CZ25-18 | Raisin Township.** Commissioners reviewed an amendment to the Raisin Township ordinance which updates regulations for mineral extraction, earth removal, and environmental protections. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report). A motion was made by Keith Dersham, and seconded by Bruce Nickel, to concur with the staff advisement to recommend approval of the text amendment to the Raisin Township Board (see the staff report). *The motion passed unanimously.*
    - (2) **#CZ25-19 | Clinton Township.** Commissioners reviewed a proposed rezoning for three parcels from 'Agricultural (AG)' to 'Commercial' and 'Industrial.' 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 Beth Blanco, to recommend approval with comment of the amendment to the Clinton Township Board (see the staff report). Comm. Dersham wants the Clinton planning commission to review its

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2020 Clinton master plan to update it. This is due to the subject property existing in a 'Suburban residential' district in its future land use map. *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreements(s)** — None.
- c. **Consideration of Master Plan(s)** — Commissioners want Region 2 to start the process of updating its 2002 Lenawee County Master Plan.

**Item 6 Other Business**

- a. **Old Business** — None.
- b. **New Business** — None.

**Item 7 Public Comment** — None.

**Item 8 Commissioner Comment** — None.

**Item 9 Adjournment.** The meeting was adjourned at 6:41 pm.

Respectfully submitted,



Thomas Boss, Recording Secretary

# COORDINATED ZONING REPORT | CZ26-1

## Amendment to the Palmyra Township Zoning Ordinance

**DATE:** January 15, 2026

**LOCATION** Article VIII. Section 8.13.

**BACKGROUND:** Amendments to the Palmyra Township Zoning Ordinance in Article VIII, Subsection 8.13 (C)(22) and (C)(23)

Palmyra Township is amending text in Section 8.13 (C)(22)(j), Section 8.14 (C)(22)(k) is being removed, and a new subparagraph is being added to Section 8.13(C)(23).

**R2PC STAFF**

**RECOMMENDATION** Staff recommends **APPROVAL** for the text amendment request from Palmyra Township as their changes are reasonable.

**SUGGESTED  
ACTIONS**

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

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LCPC Case #: \_\_\_\_\_  
(For LCPC Use Only)

## ZONING AMENDMENT FORM

### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)



Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

*Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to makes its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/ survey with rezoning requests in addition to the Parcel ID Number.*

*A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.*

THE Palm View TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

*(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)*

\_\_\_\_\_

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.
2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE VIII

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See Attached

C. PUBLIC HEARING on the above amendment was held on: month 01 day 06 year 2026

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 10 year 2025  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Blissfield Advance

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to  APPROVE or  DISAPPROVE.

John T. Ferguson Chair or  Secretary 1/1/2026 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

Recommends APPROVAL of the zoning change  
 Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.  
 Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.  
 Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment  PASSED,  DID NOT PASS, or was  REFERRED ANEW to the Township Planning Commission.

\_\_\_\_\_  
Township Clerk

**Amendment to the Palmyra Township Zoning Ordinance**  
**Article VIII, Subsection 8.13 (C)(22) and (C)(23)**

**Amendment to Subparagraph 8.13(C)(22)**

A. Section 8.13(C)(22)(j) is amended to read in its entirety as follows:

j. The decommissioning plan shall be written to provide security to the Township for 125% of the cost to remove and dispose of all panels, removal of all wiring, footings, and pilings, (regardless of depth), and restoration of the land to its original condition. The value of decommissioning shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer. The decommissioning security shall be paid in cash to the Township. Once the value of decommissioning is determined, it shall be updated on a periodic basis of not less than every 2 years and additional security shall be required based on the average inflation rate of the preceding 2 years.

B. Section 8.13(C)(22)(k) is deleted.

C. The remainder of Section 8.13(C) is renumbered consistent with the existing numbering structure.

**Addition of New Subparagraph 8.13(C)(23)**

A new subparagraph 8.13(C)(23) is added and reads in its entirety as follows:

23. A deposit for an escrow account in an amount set by resolution or fee schedule approved by the Township Board. The escrow account is used to cover all costs and expenses associated with the special land use review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, Township Engineer, and other Township qualified professional consultants in the areas of electrical, acoustics, environmental, and health and safety, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the sole determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review

and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts more than actual cost will be returned to the applicant. An itemized billing of all expenses will be provided to the applicant upon request.

**Palmyra Township  
Planning Commission Regular Meeting  
& Public Hearing  
January 6, 2026**

The meeting was called to order at 7 pm and the Pledge of Allegiance was led by Chairperson, John Turpening.

Present: John Turpening, Vivian Pell, Rich Beauleaux, Dean Schnieder, Mark Crane

Absent: Ryan LaRose

Audience in attendance: 0

**Election of PC Chair & Secretary:** John explained to the Planning Commission members that Carmen resigned from the PC. John asked Dean if he was interested in the secretary position. Dean expressed that his concern is having the additional time due to a busy family life. John stated that he discussed with Supervisor Dave Pixley the option of John's wife taking the minutes, who has agreed to take the minutes, and Dave stated that would be fine for the interim. John would have to sign the minutes and the other PC members would have to review the minutes during the following meeting. All the PC members agreed to allow John's wife to take the minutes.

Motion by Beauleaux to nominate John Turpening as the PC Chair, and supported by Crane. **Roll call vote:** Crane – yes; Turpening - yes; Schnieder – yes; Pell – yes; Beauleaux – yes **Motion carried**

Motion by Schnieder to amend the agenda by placing the Public Hearing between Public Comment and Old Business, and supported by Crane. **Roll call vote:** Crane – yes; Turpening - yes; Schnieder – yes; Pell – yes; Beauleaux – yes **Motion carried.**

Motion by Crane to approve the December 2, 2025 PC Regular Meeting minutes as written, and supported by Dean. **Roll call vote:** Crane – yes; Turpening - yes; Schnieder – yes; Pell – yes; Beauleaux – yes **Motion carried.**

**Written Comments:** None

**Public Comments:** None

**Public Hearing:** Motion made by Schnieder to open the Public Hearing at 7:13 pm and supported by Crane. **Roll call vote:** **Roll call vote:** Beauleaux – yes; Pell – yes; Schnieder – yes; Turpening – yes; Crane – yes **Motion carried**

The following amendments to the Zoning Ordinance were discussed:

### **Amendment to Subparagraph 8.13(C)(22)**

A. Section 8.13(C)(22)(j) is amended to read in its entirety as follows:

j. The decommissioning plan shall be written to provide security to the Township for 125% of the cost to remove and dispose of all panels, removal of all wiring, footings, and pilings, (regardless of depth), and restoration of the land to its original condition. The value of decommissioning shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer. The decommissioning security shall be paid in cash to the Township. Once the value of decommissioning is determined, it shall be updated on a periodic basis of not less than every 2 years and additional security shall be required based on the average inflation rate of the preceding 2 years.

B. Section 8.13(C)(22)(k) is deleted.

C. The remainder of Section 8.13(C) is renumbered consistent with the existing numbering structure.

### **Addition of New Subparagraph 8.13(C)(23)**

A new subparagraph 8.13(C)(23) is added and reads in its entirety as follows:

23. A deposit for an escrow account in an amount set by resolution or fee schedule approved by the Township Board. The escrow account is used to cover all costs and expenses associated with the special land use review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, Township Engineer, and other Township qualified professional consultants in the areas of electrical, acoustics, environmental, and health and safety, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the sole determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts more than actual cost will be returned to the applicant. An

itemized billing of all expenses will be provided to the applicant upon request.

**Public Comment:** None

Crane asked if the amendments were written by Attorney Mike Homier. Turpening stated that the amendments were drafted by another associate of the Foster & Swift Law firm.

Motion made by Crane to close the Public Hearing at 7:16 pm and supported by Pell. **Roll call vote:** Turpening – yes; Schnieder – yes; Pell – yes; Beauleaux – yes; Crane – yes **Motion carried**

**Unfinished Business**

**Data Centers:** Chairman Turpening presented to the PC members a data center ordinance that was prepared by Foster & Swift for Ogden Township. Turpening asked the PC members to review the data center ordinance and to bring any questions, information, and concerns to the February PC meeting. The data center ordinance discussion is postponed until the February 3, 2026 PC regular meeting.

**New Business**

**Recommendation to Send the Zoning Ordinance Article VIII SES Amendments to the Lenawee County Planning Commission:**

Motion made by Schnieder to send to the Lenawee County Planning Commission the Zoning Ordinance Article VIII SES Amendments of Decommissioning and Escrow, and supported by Pell. **Roll call vote:** Turpening – yes; Pell – yes; Beauleaux – yes; Crane – yes; Schnieder – yes **Motion carried**

**Next meeting:** February 3, 2026

Motion by Dean to adjourn meeting at 7:32 pm and supported by Pell.

**Roll call vote:** Schnieder – yes; Crane – yes; Beauleaux – yes; Pell – yes; Schnieder – yes **Motion carried**

**Motion carried.**

**Next meeting:** February 3, 2026

These minutes were prepared by Clerk Christine Whited.



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### 2026 MEETING & SUBMITTAL DEADLINE SCHEDULE

The Lenawee County Planning Commission meets on the **third (3rd) Thursday** of each month at 6:00 p.m. in the **Lenawee Room** of the **Human Services Building**, located at **1040 S. Winter Street**, Adrian, Michigan 49221, unless otherwise indicated.

<u>LCPC Meeting Date</u>	<u>Submittal Deadline</u>
January 15, 2026*	January 7, 2026
February 19, 2026*	February 11, 2026
March 19, 2026	March 11, 2026
April 16, 2026	April 8, 2026
May 21, 2026	May 13, 2026
June 18, 2026	June 10, 2026
July 16, 2026*	July 8, 2026
August 20, 2026	August 12, 2026
September 17, 2026	September 9, 2026
October 15, 2026**	October 7, 2026
November 19, 2026	November 11, 2026
December 17, 2026	December 9, 2026

If the regular meeting coincides with a legal holiday, the Commission will choose an appropriate alternative date within the same month. Special meetings, if any, will be announced in accordance with the Zoning Enabling Act, ensuring a minimum of 72 hours' notice. To have your submission included on the meeting agenda, please send it before noon (12:00 pm) on the Wednesday preceding the meeting, as specified in the Submission Deadline dates.

**\* January 15, February 19, and July 16, 2026 meetings will be held at the Lenawee Intermediate School District, 4107 N. Adrian Highway, Adrian, MI 49221**

**\*\*October 15, 2026 meeting will be held at the Lenawee District Library at 6:00 p.m.**

Rev. 12/09/2025