



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

Thursday, September 17, 2015

Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Rebecca Liedel, Madison Charter Twp.; and Jerry Wilson, Rollin Twp.

Members Absent: Keith Dersham, City of Adrian; Ralph Tillotson, Lenawee County Commission; and James Tipton, Blissfield Twp.

Others Present: Grant Bauman, Staff/Recording Secretary; Doug Kapnick, Rollin Township Planning Commission; and Tod Olson, Devils Lake Ventures, LLC

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Secretary Liedel.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, suggesting that the Rollin Township rezoning request be considered first given the presence of the applicant and a township planning commissioner.

A motion was made by Commissioner Keller, and seconded by Commissioner Wilson, to approve the agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the August 20, 2015, meeting minutes for approval.

A motion was made by Commissioner Wilson, and seconded by Commissioner Keller, to approve the August 20, 2015, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)** — Two zoning amendments were submitted to the Commission for its review and recommendation.

(1) **#15-09 | Rollin Twp.** — Commissioners reviewed a proposed rezoning to Local Commercial (C-1) of a property in Section 4 (T6S-R4E) of the Township. The Township Planning Commission recommends approval. Staff advised the Commission to recommend approval with comments/modifications of the rezoning to C-1 to the Township Board, simply noting that the official zoning map needs to be corrected if the current zoning of properties on the south side of that stretch of Devils Lake Highway is wrong (see the staff report). Mr. Kapnick spoke about the steps the Township plans to take to address the zoning map issue.

A motion was made by Commissioner Bolton, and seconded by Commissioner Liedel, to recommend approval of the rezoning with staff comments (please see the staff report). *The motion passed unanimously, with Commissioner Wilson abstaining.*

Commissioner Wilson noted the professionalism of the application.

- (2) **#15-08 | Clinton Twp.** — Commissioners reviewed a proposed rezoning to Suburban Residential (RS-1) of 15 properties in Section 11 (T5S-R4E) of the Township. The Township Planning Commission recommends approval. Staff advised the Commission to recommend approval with comments/modifications of the rezoning to RS-1 to the Township Board, noting the vagueness of the documentation (i.e., “AG to Res” rather than “AG-1 to RS-1”) and the need to amend the Township’s future land use map to reflect the residential use of land in the northwest quarter of Section 11 (please see the staff report).

A motion was made by Commissioner Wilson, and seconded by Commissioner Keller, to recommend approval of the rezoning with staff comments (please see the staff report). *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — Five PA 116 applications were submitted to the Commission for its review and recommendation.

- (1) **#15-10 | Blissfield Twp.** — Commissioners reviewed a proposed 10-year agreement for a property located in Section 8 (T7S,R5E) of the Township (please see the staff report).

A motion was made by Commissioner Keller, and seconded by Commissioner Bolton, to recommend approval of the application. *The motion passed unanimously.*

- (2) **#15-11 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 5 (T7S,R5E) of the Township (please see the staff report).

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

- (3) **#15-12 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 27 (T7S,R5E) of the Township (please see the staff report).

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

- (4) **#15-13 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 33 (T7S,R5E) of the Township (please see the staff report).

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application. *The motion passed unanimously.*

- (5) **#15-14 | Blissfield Twp.** — Commissioners reviewed a proposed 20-year agreement for a property located in Section 34 (T7S,R5E) of the Township (please see the staff report).

A motion was made by Commissioner Bolton, and seconded by Commissioner Keller, to recommend approval of the application, noting the assumption of 20 years based upon the other applications and the need to fill in that part of the application. *The motion passed unanimously.*

- c. **Consideration of Master Plan(s)** — No master plans were submitted to the Commission for its review and recommendation.

Item 6 **Other Business**

- a. **Unfinished Business** — Staff summarized the email communications with Mr. Jim Philp, LISD (Lenawee Intermediate School District) Superintendent, regarding the requested nomination of an individual to represent educational interests on the LCPC. The LISD nominated Ms. Carrie Dillon of Morenci who serves on the Boards of Education for the LISD and Morenci Area Schools.

A motion was made by Commissioner Bolton, and seconded by Commissioner Wilson, to recommend to the County Board of Commissioners the nomination of Ms. Dillon to the LCPC, representing educational interests, based upon the recommendation of the LISD. *The motion passed unanimously.*

- b. **New Business** — Staff alerted Commissioners of the September 21, 2015, Hillsdale County Planning Commission (HCPC) public hearing regarding its draft master plan. Staff also noted that the LCPC did not have a chance to provide comments to the HCPC because it never received the notice regarding the comment period. Commissioner Bolton asked if staff could still review the document. Staff replied that it was too late given that the Plan will already have been adopted by the HCPC before the next meeting of the LCPC. Commissioner Bolton expressed her frustration regarding the situation.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** Secretary Liedel adjourned the meeting at 7:25 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary