

Shannon Schlegel
Chair

Mark Simon
Vice Chair

Kevin Kirk
Secretary

Members -
Patti Schafer
Roni Christmas
Adam Stacey (BOC Rep)
Willis Heisey

**CLINTON COUNTY
PLANNING COMMISSION**



Board of Commissioners Room, Courthouse
100 E. State Street, Suite 1300
St. Johns, Michigan 48879
Phone (989) 224-5292
Fax (989) 227-6492
www.clinton-county.org

Doug Riley, Director,
Community Development

Wendy Ward, Planning & Zoning
Secretary, Community Development
Department

Community Development
Department

PLANNING COMMISSION MEETING MINUTES
Meeting of March 12, 2020 - 7:00 P.M.
Clinton County Commissioners' Chambers, 2nd floor

1. Call to Order and Roll Call -

The March 12, 2020 Planning Commission meeting was called to order at 7:00 p.m. with Chair Schlegel presiding. Roll was called and a quorum was reported.

Planning Commission members present – Shannon Schlegel (Chair), Mark Simon (Vice-Chair), Adam Stacey (B.O.C. Representative), Patti Schafer, Willis Heisey

Planning Commission member absent w/notice – Roni Christmas, Kevin Kirk (Secretary)

Staff present - Wendy Ward, Planning & Zoning Secretary, Doug Riley, Community Development Director, Dan Hufnagel, Building Inspector, Community Development Department

Visitors present – Brian Witgen, Jessica Plesko

2. Pledge of Allegiance –

The pledge of allegiance was given to the flag of the United States of America.

3. Approval of Agenda -

Doug Riley, Community Development Director, requested to amend the March 12th meeting agenda to add to item 6 – Communications, E) - **Charter Township of Watertown** – An ordinance amendment to define and create regulations for commercial solar energy systems.

PLANNING COMMISSION ACTION

Motion by Commissioner Stacey, support by Commissioner Schafer to approve the March 12, 2020 agenda, as amended. There being no further discussion, motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent w/notice].

4. Approval of Planning Commission Meeting Minutes – January 9, 2020

PLANNING COMMISSION ACTION

Motion by Commissioner Schafer, support by Vice-Chair Simon to approve the minutes, as printed. There being no further discussion, motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent w/notice].

5. Communications –

A. City of DeWitt Master Plan Notification

The City of DeWitt will begin the process of amending the 2010 City Master Plan.

B. Clinton County Park, Recreation and Open Space Plan: 2020-2024

The Board of Commissioners recently adopted the 2020-2024 Plan. This was sent to Mr. Riley to provide the document with an A-95 Regional Review (the Planning Commission is usually the reviewing body).

C. U.S. Board on Geographic Names: Rochester Lake

The U.S. Board on Geographic Names, at its February 13, 2020 meeting, approved the proposal to apply the new name Rochester Lake to a previously unnamed body of water in Duplain Township (corner of Colony and Harmony Roads).

D. 2019 County Building Statistics – Trends/New Starts

2015-2019 Clinton County Statistics Report. Mr. Riley provided a brief discussion on new residential homes.

E. Charter Township of Watertown

An ordinance amendment to define and create regulations for commercial solar energy systems has been submitted in draft form for review and comment.

PLANNING COMMISSION ACTION

Motion by Commissioner Stacey, support by Commissioner Schafer to accept and place on file all five (5) items listed under Communications. There being no further discussion, motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent w/notice].

6. Public Comments -

There were no public comments presented

7. Old Business –

There was no old business presented.

8. New Business –

A. PC-02-20 MA – Petition for Change of Zone/Map Amendment OR 157-20

(Public Hearing)

A petition for change of zone/map amendment has been submitted by Eugene Spitzley. Applicant is requesting approval to rezone approximately twenty-three (23) acres from A-2, General Agriculture District to A-3, Agriculture/Residential Transition District, on vacant property located on West Price Road (E of Hinman Road, W of Tallman Road), Parcel ID#19-160-010-200-005-50, Section 10, Westphalia Township.

Doug Riley, Community Development Director, provided a brief review of the staff report.

Local Township and Agency comments –

Westphalia Township – Director Riley spoke with Frank Trierweiler, the Westphalia Township Supervisor and they had no concerns with this.

Clinton County Drain Commissioner (CCDC) – The CCDC submitted correspondence dated March 2, 2020 indicating that they have no objection to the rezoning as there is no county drain on the property, so no direct impacts are anticipated.

Clinton County Road Commission (CCRC) – The CCRC submitted correspondence dated February 12, 2020 indicating that they have no concerns.

Mid-Michigan District Health Department (MMDHD) – The MMDHD submitted correspondence dated March 2, 2020 indicating that they have no concerns.

All property owners within 300' feet of the property were noticed by U.S. mail, notice was provided on the Clinton County website as well as legal notice published in the Clinton County News. No public comments were received.

3 motions for consideration were offered in the staff report.

The Planning Commission will be making a recommendation to the County Board of Commissioners who have final authority on this application.

A brief discussion followed on the Ag Preservation designation of the Comprehensive Plan (Future Land Use Map).

Brian Witgen, son-in-law of applicant Eugene Spitzley, was present and approached the Commissioners. A brief discussion followed.

PLANNING COMMISSION ACTION

Motion by Commissioner Stacey, support by Commissioner Schafer to open the public hearing. There being no further discussion, motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent w/notice]. The public hearing was opened.

There being no public comments presented, a motion to close the public hearing was presented.

PLANNING COMMISSION ACTION

Motion by Commissioner Schafer, support by Commissioner Stacey to close the public hearing. There being no further discussion, motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent with notice]. The public hearing was closed.

PLANNING COMMISSION ACTION

Motion by Commissioner Schafer to recommend approval of petition PC-02-20 MA (Spitzley) to the Board of Commissioners to amend the Zoning Map from A-2 (General Agriculture) to A-3 (Agriculture/Residential Transition) for the property located in Section 10 of Westphalia Township as legally described in the petition based on the following reasoning –

- 1) The seven (7) findings of fact outlined in Section 1605 as detailed in the staff report have been met.

Support by Vice-Chair Simon based on the same rationale.

Voting on the motion by roll call vote, those voting aye – Schafer, Heisey, Simon, Stacey and Schlegel. Motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent w/notice].

Commissioner Stacey added that considering the Planning Commission voted in favor of the rezoning, it is not necessary for the applicants to attend the County Commissioners' meeting of March 31st, 2020. He will present their case on their behalf.

9. Other Business –

A. Draft RFP/Work Plan – Comprehensive Plan/Zoning Ordinance Update

Director Riley provided a brief discussion on the Request for Proposal – review and update of the Comprehensive Plan (5-year), Zoning Ordinance and Associated Initiatives. This has been adopted in the Capital Budget by the County Board for consulting assistance. The Comprehensive Plan five (5) year review/update will include working extensively with the 11 Townships. The Zoning Ordinance update will also make it user friendly and streamlined and fully linked.

Director Riley requested general support from the Planning Commission of this RFP and that he is allowed to move forward. The consensus is that the Planning Commission likes the dates/time frame and to hold the meetings as regular meetings; not special meetings, and for Director Riley continue moving forward with this.

10. Community Development Director's Report -

- 1) The Eagle Township Fair Association rezoning was approved by the County Board on January 28, 2020.
- 2) Director Riley provided a brief discussion on PA-116's and restrictive development. He looked at the database of Clinton County - 71,500 acres enrolled in PA-116 for 2020, 111 square miles of land enrolled, equivalent of 3.1 townships. The State of Michigan is working on a map of this; we need the visual for how this overlays with our zoning/planning maps.
- 3) A pre-construction meeting for Motz condominiums took place. They have started moving the ground; they just obtained their sewer and water permits.
- 4) Regarding the regularly scheduled April 9th Planning Commission meeting; we have no new applications that would require action; the deadline for submission is this coming Tuesday. If we don't have any applications by that day, would the Planning Commission like to cancel the April 9th meeting?

PLANNING COMMISSION ACTION

Motion by Commissioner Stacey, support by Commissioner Schafer to cancel the April 9, 2020 regularly scheduled Planning Commission meeting. There being no further discussion, motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent with notice].

11. Commissioner Comments -

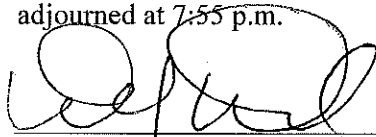
There were no comments presented.

12. Adjournment -

PLANNING COMMISSION ACTION

Motion by Vice-Chair, support by Commissioner Heisey to adjourn. There being no further discussion, motion carried unanimously [Vote of 5-0, all in favor, none opposed, 2 absent w/notice].

With no further business to come before the Planning Commission, Chair Schlegel declared the meeting adjourned at 7:55 p.m.



Wendy Ward, Planning & Zoning Secretary

NOTE: The March 12, 2020 Planning Commission meeting minutes were approved, as presented, at the June 11, 2020 Planning Commission meeting.