

Chairperson
Roni Christmas
Vice-Chairperson
Patti Schafer
Secretary
Willis Heisey
Members
Adam Stacey (BOC Rep.)
Jan Motz
Mark Simon
Michael O'Bryant



Community Development Dept.
Director
Doug Riley
Planning & Permit Technician
Jessica Plesko

Clinton County Planning Commission

Clinton County Courthouse
100 East State Street, Suite 1300
St. Johns, Michigan 48879-1571
(989) 224-5180

MEETING MINUTES JUNE 9, 2022

CALL TO ORDER The Clinton County Planning Commission met on Thursday, June 9, 2022 at 6:30 p.m. with Chairperson Christmas calling the meeting to order.

INTRODUCTION Chairperson Christmas welcomed Jan Motz to the Planning Commission. Jan Motz introduced herself.

ROLL CALL Adam Stacey
Jan Motz
Mark Simon
Michael O'Bryant – *absent with notification*
Patti Schafer
Roni Christmas
Willis Heisey

STAFF PRESENT Doug Riley, Director
Jessica Plesko, Planning & Permit Technician

VISITORS Ashley Faivor, 4373 W. Colony Road
Gary Boersen, 4185 Hamlet Cove
Gregory Hunt, 1190 E. Taft Road
Harold Rappuhn, 1525 Waterford Parkway
Laurie Hunt, 1190 E. Taft Road
Pat Feldpausch, 13383 Hide Away Lane
Trevor Hunt, 4500 E. Taft Road

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was given to the flag of the United States of America.

AGENDA The agenda was presented for review and approval.
PLANNING COMMISSION ACTION: Patti Schafer moved, supported by Willis Heisey to approve the agenda as presented. Motion carried.

APPROVAL OF PLANNING COMMISSION MEETING MINUTES **PLANNING COMMISSION ACTION:** Mark Simon moved, supported by Willis Heisey to approve the April 14, 2022 Planning Commission Meeting Minutes as presented. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

COMMUNICATIONS
(A) PA-116 APPLICATIONS
Jessica Plesko, Planning & Permit Technician presented ***Two Notice of Farmland & Open Space Applications (PA-116) – Carla S. & Kristopher M. Wardin, Sections 22 & 27 of Essex Township.***

(B) SCIOTA TWP. – MASTER PLAN
Doug Riley, Director presented ***Draft Sciota Township Master Plan Update*** for the Planning Commission's review and comment.

PLANNING COMMISSION ACTION: Patti Schafer moved, supported by Mark Simon to receive communication items A and B and place on file. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

PUBLIC COMMENTS Chairperson Christmas called for public comments. There were no public comments.

OLD BUSINESS None

NEW BUSINESS
PC-17-22 MA
(OR 179-22)

- Doug Riley, Director reviewed **PC-17-22 MA (OR 179-22) – Application for a Zone Map Amendment (Rezoning)** as detailed in the Staff Report (which includes the Zone Map Amendment criteria to be reviewed by the PC).
- Chairperson Christmas asked for any comments from the PC.
- Adam Stacy inquired if the “South Joint Planning Area Map” is binding or a guiding tool?
- Doug Riley answered that it is a guiding tool – such as the County Future Land Use Map.
- Adam Stacey suggested for Staff to include the City of St. Johns in future noticing to allow them to provide comments separate from Bingham Township in regards to their “joint planning area”.
- Chairperson Christmas asked for any additional comments from the PC.
 - Hearing none, Chairperson Christmas called for a motion to open the public hearing.

PLANNING COMMISSION ACTION: Patti Schafer moved, supported by Willis Heisey to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

- Chairperson Christmas called on the applicant.
- Gregory Hunt provided a brief explanation of his business plan.
- Chairperson Christmas asked Mr. Hunt if the subject property will provide enough area for the proposed business.
- Gregory Hunt confirmed that it will be sufficient area.
 - Noted, the designer for the plan has been in contact with Bingham Township and the City of St. Johns.
 - The business proposal is not raising any “red flags” in regards to capacity of sewer system.
 - Also in contact with EGLE, who is supportive of this proposal.
- Jan Motz, referencing EGLE’s support, asked Mr. Hunt if this business proposal is considered a positive environmental upgrade?
 - Inquired if this business will serve his business only or other contractors as well?
- Gregory Hunt answered, for now, it will just serve their business, but it may be opened to other businesses later.
- Doug Riley reviewed the initial property search, concluding that he cannot think of a better property for this business due to the sanitary sewer and Old US-27 to accommodate trucks.
- Adam Stacey referenced a PUD area near the north county line, noting his concerns about un-reserving “gateway” areas for commercial uses.
- Doug Riley explained that there is a current shift in “brick and mortar” for retail commercial and believes the County may be over-zoned for commercial now.

- Referenced the “Meijer site”, noting that it was never developed for the intended purpose; but that same general area is now home to an industrial development (ITC).
- The concept of “gateway planning” is often used to reference/add aesthetics when entering a community.
- Chairperson Christmas asked for any comments from the public.
 - Hearing none, Chairperson Christmas called for a motion to close the public hearing.

PLANNING COMMISSION ACTION: Mark Simon moved, supported by Patti Schafer to close the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

PLANNING COMMISSION ACTION: Willis Heisey moved, supported by Patti Schafer to recommend approval of petition *PC-17-22 MA (OR 179-22), Gregory Hunt LLC*, to the Board of Commissioners to amend the Zoning Map from C-2 (General Commercial) and A-2 (General Agriculture) to I-1 (Light Industrial) for 11.48 acres located in Section 28 of Bingham Township as legally described in the petition based on the following reasoning:

- Reasoning: (1) The seven (7) findings of fact outlined in Section 7.21. E of the Zoning Ordinance, as detailed in the staff report, have been met. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

COMPREHENSIVE
PLAN UPDATE –
FINAL REVIEW/
ADOPTION

- Doug Riley, Director provided an overview of the Comprehensive Plan process and timeline of events up to this point.
 - During the 63-day review period, there was only a few comments – which were provided in the meeting packet.
- Adam Stacey inquired if another 63-day review period would be required if changes were made to this Comprehensive Plan?
- Doug Riley indicated that it would depend on the scope of the change(s).
- Chairperson Christmas asked for any comments from the PC.
 - Hearing none, Chairperson Christmas called for a motion to open the public hearing.

PLANNING COMMISSION ACTION: Adam Stacey moved, supported by Patti Schafer to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

- Chairperson Christmas asked for any comments from the public.
 - Hearing none, Chairperson Christmas called for a motion to close the public hearing.

PLANNING COMMISSION ACTION: Mark Simon moved, supported by Patti Schafer to close the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

PLANNING COMMISSION ACTION: Patti Schafer moved, supported by Mark Simon to approve the *Planning Commission Resolution* approving the 2022 Comprehensive Plan Update and forwarding it to the Board of County Commissioners for their adoption. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

OTHER BUSINESS

None

COMMUNITY
DEVELOPMENT
DIRECTOR'S REPORT

- Doug Riley, Director provided a brief update:
 - The SLU case (Peele's Wedding Barn) that was recommended for approval by the PC in March and tabled by the Board of County Commissioners until April was approved.
 - The Board of County Commissioners also approved the Marijuana Related Businesses (Township Regulation) Zoning Ordinance Amendment.
 - The PC will have a July meeting.
 - There is a rezoning and SLU on the docket currently.
 - Focus may now be switching to potential amendments to the Zoning Ordinance (as discussed through the reformatting process with Giffels Webster earlier this year).
- Mark Simon asked if the potential amendments to the Zoning Ordinance will include those suggested by the ZBA?
- Doug Riley confirmed.

PLANNING
COMMISSIONER
COMMENTS

None

ADJOURNMENT

PLANNING COMMISSION ACTION: With no further business to come before the Board, Mark Simon moved, supported by Patti Schafer to adjourn the meeting at 7:13 p.m. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]



Jessica Plesko, Planning & Permit Technician

NOTE: These minutes were approved by the Planning Commission on July 14, 2022.