



Calhoun County Planning Commission

October 23, 2023, at 4:00 p.m.

315 W. Green Street, Marshall, MI 49068

Garden Level Conference Room

1. **The October 23, 2023, Calhoun County Planning Commission Meeting was called to order at 4:01PM by Vice Chair John Sackrider.**
2. **Roll Call** – called by Teri Zadigian
Members present: Dan Livingston, Kelli Scott, Richard Porter, Ben Lark, Aaron Hayes, John Sackrider and Jerry Johnson.
Members excused: Diane Thompson
Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator; Teri Zadigian, Administrative Assistant.
3. **Approval of Agenda**
Moved by Member Scott to approve October 23, 2023, Calhoun County Planning Commission agenda as presented, supported by Member Lark.
On a voice vote, **Motion CARRIED.**
4. **Public Comments (limited to 3 minutes per participant)**
There were none.
5. **Approval of August 28, 2023, Minutes**
Moved by Member Livingston to approve August 28, 2023, meeting minutes as presented, supported by Member Lark.
On a voice vote, **Motion CARRIED.**
6. **Communication**
 - a. Athens Township Draft Master Plan, October 10, 2023.
This will be reviewed at the December 11, 2023, meeting.
 - b. Any other communication to come before the commission
There was none.
7. **Old Business**
 - a. Any Old Business to come before the Commission
There was none.
8. **New Business**
 - a. Any New Business to come before the Commission
There was none.
9. **Township Planning & Zoning Coordination**
 - a. **10-23-01, Emmett Charter Township: Zoning Map Amendment re: ID# 10-560-040-00**
The Emmett Charter Township Planning Commission has received a request to amend the zoning classification for a parcel located in Section 18 of Emmett Charter Township, specifically parcel ID# 10-560-040-00 located on Auburn Street, south of E. Columbia Ave (510 E. Columbia Ave.). The subject property is approximately 0.34 Acres (15,000

Sq. Ft.), currently dual-zoned Medium Density Residential and General Commercial. The request is to rezone the entire parcel to General Commercial.

The Emmett Charter Township Master Plan designates the property as Medium Density Residential. However, Emmett Charter Township is currently in the process of updating the Township Master Plan and corresponding maps. The goal is to dissolve the split zoning in various areas of the Township amending the zoning district boundaries to follow property lines. Eliminating properties with split zoning will allow for confident implementation of zoning policy for these parcels.

The Emmett Charter Township Zoning Map was last updated in 2015. As part of the draft Township Planning Commission minutes provided, discussion states that when the map was created, the General Commercial district concluded a parallel line to Columbia Ave. This left several parcels within the Township that are dual-zoned. The Planning Commissioners discussed the proposal to change the zoning for the entire parcel to General Commercial as the applicant requested. The existing building on the property is 6,400 square feet and has been used as a commercial use for many years, before the zoning map had been updated. The intent of the zoning map amendment would determine which zoning district and regulations of the Zoning Ordinance to apply to the property. With an existing long-time commercial building on the property, the cleanest way to amend the zoning is to change the entire parcel to General Commercial, as requested.

Department Recommendation

Community Development staff understand that the zoning map amendment recommended by the Emmett Charter Township Planning Commission is inconsistent with the Township Master Plan, however since the Township is working on a Master Plan update, the property has historically been used as commercial, and the request would eliminate a split zoned parcel; staff recommend for approval by the Emmett Charter Township Board the proposed zoning map amendment as outlined above, with the added recommendation that the Township update the Future Land Use Map to reflect the General Commercial zoned parcels in this area.

Moved by Member Scott to recommend approval of the Emmett Charter Township Zoning Map Amendment, supported by Member Johnson.

On a voice vote, **Motion CARRIED.**

b. Any other Planning & Zoning Coordination to come before the Commission

There was none.

10. Department Report

Ms. Bomba reported Community Development has entered a contract to assist Fredonia Township with planning and zoning administration. Ms. Stein shared that House and Senate Bills have been introduced to pre-empt local authority over the location and permitting of wind and solar facilities. If approved the Michigan Public Service Commission will take over.

11. Member Comments

Member Livingston shared that he attempted to take part in a state-wide initiative led by Michigan EGLE to have his drinking water well tested for free. Unfortunately, the demand outweighed the resources, and he was unable to take advantage of the free service.

Member Porter shared that along with the River Forks Solar development, a proposed 12-acre battery storage facility is being planned. University of Michigan is working on drafting zoning guidelines for local units to use.

Member Haynes indicated that he is continuing to investigate the funding source for the zoning guidebooks that have been drafted for green energy siting.

12. Public Comments (limited to 3 minutes per participant)

There was none.

13. Announcements

The next Calhoun County Planning Commission meeting is scheduled for December 11, 2023, at 4:00 p.m.

14. Adjournment 4:46 pm