



## Calhoun County Planning Commission

December 11, 2023, at 4:00 p.m.

315 W. Green Street, Marshall, MI 49068

Garden Level Conference Room

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1. **The December 11, 2023, Calhoun County Planning Commission Meeting was called to order at 4:00 PM by Vice Chair John Sackrider.**
2. **Roll Call** – called by Teri Zadigian  
Members present: Dan Livingston, Richard Porter, Ben Lark, Aaron Haynes, John Sackrider and Jerry Johnson.  
Members excused: Diane Thompson & Kelli Scott  
Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator;  
Teri Zadigian, Administrative Assistant.  
Guest: George Crandall, Chair of Fredonia Township Planning Commission
3. **Approval of Agenda**  
*Moved by Member Livingston to approve December 11, 2023, Agenda as presented, supported by Member Johnson.*  
On a voice vote, **Motion CARRIED**
4. **Public Comments (limited to 3 minutes per participant)**  
There was none.
5. **Approval of October 23, 2023, Minutes**  
*Moved by Member Lark to approve October 23, 2023, meeting minutes as presented, supported by Member Livingston.*  
On a voice vote, **Motion CARRIED.**
6. **Communication**
  - a. Section 106 Submittal – Telecommunications Site, Advantage Environmental Consultants LLC, November 30, 2023  
Pyramid, on behalf of Motorola and Calhoun County proposes the installation of a 320-foot self-support tower within a 75-foot by 79-foot compound at 2310 13 ½ Mile Road, Burlington.
  - b. Climax Township - Notice of Intent to Prepare Amendment to Master Plan, December 2023
  - c. 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. 2024 CCPC Meeting Schedule  
*Moved by Member Haynes to approve the 2024 CCPC Meeting Schedule, supported by Member Porter.*  
On a voice vote, **Motion CARRIED.**
  - b. Any other New Business to Come before the Commission.  
There was none.
9. **Township Planning & Zoning Coordination**
  - a. **12-23-01, Athens Township: Master Plan Update**  

Ms. Bomba presented a staff report for the request. The Athens Township Planning Commission, along with the Southcentral Michigan Planning Council, has undertaken the task of drafting a new Master Plan. The Plan includes basic information that provides the foundation for future planning and land use decisions in the Township. The Master Plan establishes the Goals and Objectives as they relate to future land use within Athens Township. The Master Plan also includes an Implementation Plan. Athens Township plans to work with their residents to emphasize the reasons

for planning, promote awareness and educate on the processes involved with planning and zoning and encourage citizen participation.

Community Development staff believe that the Athens Township Master Plan meets the requirements of the Michigan Planning Enabling Act and therefore recommend adoption of the Athens Township Master Plan by the Athens Township Board of Trustees.

Moved by Member Livingston to recommend approval of the Athens Township Master Plan Update to the Athens Township Board of Trustees, supported by Member Johnson.

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

b. **12-23-02, Fredonia Township: Zoning Text Amendment re: Short Term Rentals**

Ms. Stein presented a staff report for the request. The Fredonia Township Planning Commission has proposed a minor amendment to their Zoning Ordinance, to add a general definition of "Short-Term Rental". Short-Term Rental definition is proposed as "A rental of a single-family residence, a multi-family dwelling, or any unit or group of units in a condominium, for terms of not more than thirty (30) consecutive days."

Community Development staff recommend for approval to the Fredonia Township Board for the proposed amendment which adds the definition of Short-Term Rental to the Township Zoning Ordinance.

George Crandall, Fredonia Township Planning Commission Chair, spoke stating that the Township added a section to the Ordinance for short-term rentals, after doing so, they realized that a definition of what a short-term rental was not included, that is why this has been proposed.

*Moved by Member Johnson to recommend approval to the Fredonia Township Board of the proposed Zoning Text Amendment which adds the definition of Short Term Rentals, supported by Member Livingston.*

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

c. **12-23-03, Fredonia Township: Zoning Map Amendment re: parcel ID #11-114-024-04**

Ms. Stein presented a staff report for the request. The Fredonia Township Planning Commission received a request to amend the zoning classification for parcel ID# 11-114-024-04, located on 17 Mile Road which is currently vacant. The subject property is approximately 14 acres, currently zoned Agricultural. The request is to rezone the parcel to Highway Service Commercial.

The Fredonia Township Zoning Map was last updated in 2022. The intent of the zoning map amendment would determine which zoning district and regulations of the Zoning Ordinance apply to the property. Parcels to the north, west, and east of this property are zoned Agricultural and are used as residential or agricultural. The parcel to the south is zoned as Highway Service Commercial and is used as such. The Fredonia Township Land Use Map in the Master Plan designates the property as Medium Density Residential. The Township Master Plan, including the Future Land Use Map was updated in 2022. Changing the zoning classification of this parcel from Agricultural to Highway Service Commercial is not consistent with the Township Master Plan.

Community Development staff find that the request is inconsistent with the Township Master Plan. Vacant property zoned and planned as Highway Service Commercial is available in the Township to accommodate commercial development as needed. Therefore, staff recommend for denial of the proposed map amendment by the Fredonia Township Board.

George Crandall, Fredonia Township Planning Commission Chair, spoke on behalf of Fredonia Township. Mr. Crandall stated that Dollar General has inquired about purchasing the property. He also thanked the Community Development staff for providing a Future Land Use Map which includes the parcel lines. He explained that without the parcel lines, the Planning Commission assumed that the future designation of this parcel was classified as Highway Service Commercial.

*Moved by Member Livingston to recommend denial to the Fredonia Township Board of the proposed Zoning Map Amendment on parcel ID #11-114-024-04, supported by Member Johnson.*

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

d. **12-23-04, Bedford Charter Township: Zoning Map Amendment re: parcel ID #04-029-006-02**

Ms. Stein presented a staff report for the request. The Bedford Charter Township Planning Commission received a request to amend the zoning classification for parcel ID# 04-029-006-02 located on the southeast corner of Michigan Avenue and Custer Drive. The property is approximately 12.5 acres, currently zoned Medium Density Residential. The request is to rezone the entire parcel to Commercial. The intent of the zoning map amendment would determine which zoning district and regulations of the Zoning Ordinance to apply to the property.

The Bedford Charter Township Master Plan indicates the future land use for this parcel as Enterprise with a narrow corridor along Michigan Avenue planned for Mixed Use. The Master Plan describes the Enterprise district as a mix of commercial and light industrial uses. The proposed rezoning is compatible with surrounding properties and meets the goals of the Master Plan for the Township. Developing a permitted commercial or light industrial use on this parcel will fit the plan connecting commercial and light industrial developments along Michigan Avenue to the developments along Custer Drive.

Community Development staff believe that the proposed zoning map amendment is consistent with the Township Master Plan. Staff recommend for approval by the Bedford Charter Township Board the proposed zoning map amendment.

*Moved by Member Porter to recommend approval to the Bedford Charter Township Board of the proposed Zoning Map Amendment for parcel ID #04-029-006-02, supported by Member Lark.*

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

- e. Any other Planning & Zoning Coordination to come before the Commission.  
There was none.

#### **10. Department Report**

Ms. Bomba stated: Community Development will begin preparing their 2023 annual report. Community Development staff recognize a need to kickstart a County Master Plan update, however, we are seeking ways to fund the project. Lee Township has approved 8,000 acres for solar development. Currently working with Convis Township regarding short term rental zoning text language and fencing ordinance amendments to allow electric fences for the confinement of livestock.

Ms. Stein stated: Pennfield Township is working on a zoning text amendment regarding non-profit congregate and living facilities. Pennfield will also be working on releasing an RFP soon for a consultant to assist in updating their Township Master Plan.

#### **11. Member Comments**

Mr. Livingston shared news of Tractor Supply Company likely moving into the former Kmart building off Michigan Avenue in Marshall.

Mr. Porter stated: The State is currently behind in electrical inspections for solar farms. Sheridan Township has 4,400 acres of solar farms, and 3 additional solar companies looking to purchase land.

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

There was none.

#### **13. Announcements**

The next Calhoun County Planning Commission meeting is scheduled for January 22, 2024.

#### **14. Adjournment 5:07 pm**

Respectfully submitted by Teri Zadigian