



Calhoun County Planning Commission

March 25, 2024, at 4:00 p.m.

315 W. Green Street, Marshall, MI 49068

Garden Level Conference Room

1. **The March 25, 2024, Calhoun County Planning Commission Meeting was called to order at 4:02 PM by Chair John Sackrider.**

2. **Roll Call** – called by Teri Zadigian

Members present: Dan Livingston, Ben Lark, Kelli Scott, John Sackrider, Jerry Johnson (4:10), and Diane Thompson.

Members excused: Richard Porter

Absent: Aaron Haynes

Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator; Teri Zadigian, Administrative Assistant.

3. **Approval of Agenda**

Moved by Member Thompson to approve March 25, 2024, agenda as presented, supported by Member Scott.

On a voice vote, **Motion CARRIED**

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

There was none.

5. **Approval of February 25, 2024, Minutes**

Moved by Member Lark to approve February 25, 2024, meeting minutes as presented, supported by Member Thompson.

On a voice vote, **Motion CARRIED**

6. **Communication**

a. Notice of Intent to Update the Master Plan, Sheridan Township, January 26, 2024

Carlisle Wortman will be the consultants working on the Sheridan Township master plan.

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. 2023 County Planning Commission Annual Report

Ms. Bomba stated: Terance Lunger exited in 2023 and Jerry Johnson was voted to fill the education membership. Ben Lark, representing Conservation/Environmental, membership will be available for renewal in May 2024. The Calhoun County Planning Commission conducted eight (8) meetings, reviewed nine (9) zoning text amendments, seven (7) zoning map amendments, two (2) master plan reviews and eight (8) Farmland and Open Space (PA 116) enrollment applications.

Calhoun County Community Development signed two (2) new service agreements in 2023, Convis Township for Planning Consultant work and Fredonia Township for Zoning Administration and Zoning Permit Review. There is continued service agreements with Lee Township and Pennfield Township. Community Development staff worked on special projects in 2023: Government Leaders Forum, EPA Brownfield Assessment Grant collaboration, MEDC Site Readiness Program Grants management, and County-Wide transportation, to name a few.

Moved by Member Livingston to approve the 2023 County Planning Commission Annual Report, supported by Member Thompson.

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. **03-24-01, Bedford Charter Township: Zoning Map Amendment re: 154 Wells Drive**

Ms. Stein presented the review of the requested zoning classification for a parcel located in Section 10 of Bedford Charter Township, specifically parcel ID# 04-090-102-05 located at the end of Wells Drive, accessed off Edmonds Road. The subject property is approximately 7 acres, currently zoned Agricultural. 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 surrounding zoning consists of Agricultural to the north, west and south, and Medium Density Residential to the east. The subject property is currently developed with a garage/warehouse building and wireless communications tower.

The Bedford Charter Township Master Plan indicates the future land use for this parcel as Rural and Neighborhood Residential. The Master Plan describes this district to include a low-medium density residential housing allowing single- and two-family homes with related amenities allowed, such as parks, schools, and churches. The proposed rezoning is not compatible with surrounding properties and imposes a spot zoning situation in the Township. Developing a commercial or light industrial use on this parcel is not consistent with the recently updated Township Master Plan.

Community Development staff believe that the proposed zoning map amendment is inconsistent with the Township Master Plan and would result in an area of spot zoning, therefore, staff recommend for denial by the Bedford Charter Township Board the proposed zoning map amendment as outlined above.

Moved by Member Scott to recommend the Bedford Charter Township Board deny the Zoning Map Amendment regarding 154 Wells Drive, supported by Member Thompson.

On a voice vote, four (4) ayes to two (2) nae, **Motion CARRIED.**

b. **03-24-02, Emmett Charter Township: Zoning Text Amendment re: Places of Amusement, Entertainment and Recreation**

Ms. Bomba presented the Emmett Charter Township Planning Commission recommendation to amend the Township Zoning Ordinance to better define how Places of Amusement, Entertainment or Recreation are managed in the Township.

The proposed language introduces commercial services such as but not limited to: bowling alleys, dance halls, skating rinks, swimming pools, electronic arcades, billiard halls, movie theaters, places that serve alcoholic beverages, health and fitness centers, climbing gyms, miniature golf, and golf driving ranges.

Community Development staff recommend for approval by the Emmett Charter Township Board, the proposed zoning text amendment regarding places of amusement entertainment or recreation. The proposed language recommended by the Emmett Charter Township Planning Commission provides greater detail in defining places of amusement entertainment and recreation and will aid township official in implementing their ordinance consistently.

Moved by Member Thompson to recommend the Emmett Charter Township Board approve the Zoning Text Amendment regarding Places of Amusement, Entertainment and Recreation, supported by Member Johnson.

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

c. **03-24-03, Bedford Charter Township: Zoning Text Amendment re: Marihuana Use (Adult & Medical)**

Ms. Stein presented the Bedford Charter Township Planning Commission recommendation to amend the Township Zoning Ordinance language on both Recreational Use and Medical Use Marijuana.

Notable changes include new definitions, increased buffer requirements, zero odor to be detectable outside any building, regulates all activities to indoor and new standards for waste management.

Community Development staff believe that the recommendation by the Bedford Charter Township Planning Commission to amend the Zoning Ordinance relating to Recreational Use Marijuana and Medical Use Marijuana is beneficial to the Township community. With understanding that Bedford Charter Township has several existing marijuana facilities and establishments, it is good practice to review how those uses have performed and also consider what the community desires for its future. The proposed amendments are thorough and provide safeguards for the community while still allowing this use to be sited within the township. Community Development staff recommend for approval of the zoning text amendments submitted by the Bedford Charter Planning Commission.

Moved by Member Thompson to recommend approval by the Bedford Charter Township Board the Zoning Text Amendment regarding Marihuana Use (Adult & Medical), supported by Member Lark.

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

d. **03-24-04, Fredonia Township: PA 116 Application re: Brian & Libby Dietz**

Ms. Bomba presented the Application for Farmland Preservation Agreement (PA 116) submitted by Brian and Libby Dietz for property located in Section 33 of Fredonia Township. The application consists of approximately 80 acres total, with 47 acres under cultivation and 33 acres of swamp/woods. There are no structures on the property.

The subject parcel is zoned by Fredonia Township as Agricultural. The Fredonia Township Future Land Use Plan classifies the property as Agriculture as does the Calhoun County Master Plan. The property owner has requested an 80-year contract for this application.

Community Development staff believe that the Application for Farmland Agreement submitted by Brian and Libby Dietz is valid and recommends for approval by the Michigan Department of Agriculture and Rural Development.

Moved by Member Johnson to recommend approval by the Michigan Department of Agriculture and Rural Development of the PA 116 Application submitted by Brian and Libby Dietz, supported by Member Thompson.

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

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

10. Department Report

City of Marshall has awarded Progressive AE the contract to conduct the city's master plan update. McKenna Consulting will conduct the review of Pennfield Township's master plan. There is continued conversations with Eaton County regarding the review of their master plan. The Calhoun County Planning Commission (CCPC) Conservation/Environmental membership term is up for renewal May 2024. Currently, the sanitation, environmental health, housing, and human services role is vacant for Calhoun County Planning Commission. Brittany Stein's last day with Community Development is April 4th. Ms. Stein has accepted a role with Columbia Charter Township as their new Building, Planning and Zoning Manager.

11. Member Comments

Member Livingston wished Brittany good luck on her new position with Columbia Charter Township. Additional members congratulated Brittany. Member Livingston inquired if there has been communication regarding county wide assessing.

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

There was none.

13. Announcements

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

14. Adjournment 4:57 pm

Respectfully submitted by Teri Zadigian