



Calhoun County Planning Commission

May 20, 2024, at 4:00 p.m.

315 W. Green Street, Marshall, MI 49068

Garden Level Conference Room

1. **The May 20, 2024, Calhoun County Planning Commission Meeting was called to order at 4:00 PM by Chair John Sackrider.**
2. **Roll Call** – called by Teri Zadigian
Members present: Richard Porter, Ben Lark, Aaron Haynes, Kelli Scott, John Sackrider, and Jerry Johnson (4:04).
Members Absent: Diane Thompson and Dan Livingston.
Staff in attendance: Jennifer Bomba, Community Development Director; Teri Zadigian, Administrative Assistant.
3. **Approval of Agenda**
Moved by Member Scott to approve the May 20, 2024, Agenda as presented, supported by Member Porter.
On a voice vote, **Motion CARRIED**
4. **Public Comments (limited to 3 minutes per participant)**
There was none.
5. **Approval of March 25, 2024, Minutes**
Moved by Member Lark to approve the March 25, 2024, meeting minutes as presented, supported by Member Haynes.
On a voice vote, **Motion CARRIED**
6. **Communication**
 - a. Notice of Intent to Conduct Master Plan Update, Pennfield Charter Township, April 25, 2025
 - 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. Reappointment of Ben Lark for a term set to expire December 31, 2026
Moved by Member Scott to recommend the reappointment of Ben Lark to the County Planning Commission for a term to expire on December 31, 2026, supported by Member Haynes.
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. **04-24-01, Leroy Township: Zoning Map Amendment re: 5811 B Drive South**
Ms. Bomba presented the review of the proposed zoning map amendment for parcel ID# 14-010-027-00. The subject property is 5.73 acres, currently zoned Agriculture. The request is to divide the parcel and rezone the frontage property as Medium Density Residential and the remaining vacant property as Neighborhood Commercial.

Community Development staff believe the requested zoning map amendment for proposed Parcel 1 (vacant land) is consistent with the Township Master Plan. Parcel 2 (road frontage) is inconsistent with the future land use plan; however, the residential designation will more accurately reflect the current use of the property and allow the zoning administrator to apply the appropriate zoning standards to the parcel. Community Development Staff recommend for approval with comment that the Leroy Township Board approve the requested zoning map amendment and give careful consideration to the desired future land use for this corridor when conducting the next Township Master Plan update.

Moved by Member Scott to recommend approval of the Leroy Township Zoning Map Amendment re: 5811 B Drive South, supported by Member Porter.

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

b. 04-24-02, Fredonia Township, Zoning Text Amendment re: Home Occupations

Ms. Bomba presented the review of the proposed zoning text amendment regarding Home Occupations. The proposed language amends Article 6, Supplemental Regulations to include Class A Home Occupations. The new language defines conditions for Class A Home Occupations and establishes that they will be a permitted use in the Agriculture, Low Density Residential, Medium Density Residential, and the Office Business District.

The proposed language also amends Article 10, Conditional Uses to define Class B Home Occupations. Section 10.20 establishes general standards including minimum lot area and signage, and specifically prohibits the following uses from being allowed as a Class B Home Occupation: Retail Sales; Independent trucking operations with more than one semi-truck and trailer; Waste hauling and sanitary services; Junk yards or scrapping operations; Automotive, truck or heavy equipment repair over two axels; and Other similar uses as deemed so by the Zoning Administrator and Planning Commission.

Community Development staff recommend for approval by the Fredonia Township Board, the proposed zoning text amendment regarding Home Occupations.

Moved by Member Johnson to recommend approval of the Fredonia Township Zoning Text Amendment re: Home Occupations, supported by Member Porter.

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

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

10. Department Report

Ms. Bomba stated: Community Development is working on securing grant funds to update the Calhoun County Master Plan. Conversations are being held with consultants to assist with update. Trying to fill vacancies on the Calhoun County Planning Commission.

11. Member Comments

Member Johnson apologized for being late.

Member Porter stated a Data Center is looking to secure prime land in Sheridan Township.

Member Sackrider asked Ms. Bomba if she has viewed the proposed MDOT changes to 11 Mile Road in Emmett Charter Township. An open house will be held on May 29th regarding the changes. Ms. Bomba indicated she would be attending the open house.

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

There was none.

13. Announcements

The next Calhoun County Planning Commission meeting is scheduled for June 24, 2024

14. Adjournment 4:30 pm

Respectfully submitted by Teri Zadigian