



Calhoun County Planning Commission Minutes
January 23, 2023 @ 4:00PM
315 W. Green Street, Marshall, MI 49068
Garden Level Conference Room

- 1. The January 23, 2023, County Planning Commission Meeting was called to order at 4:00PM by Chairperson Terance Lunger.**
- 2. Roll Call** - called by Teri Zadigian
Members present: Aaron Haynes, Ben Lark, Dan Livingston, Terance Lunger, Richard Porter, John Sackrider
Members excused: Rochelle Hatcher, Jen Rice, Kelli Scott
Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator; Teri Zadigian, Administrative Assistant.
Public in attendance: Greg Amaro, 4078 2 Mile Rd., Athens
Quorum was met.
- 3. Approval of Agenda**
Moved by Member Livingston to approve the January 23, 2023, Calhoun County Planning Commission agenda, supported by Member Sackrider.
On a voice vote, **Motion CARRIED.**
- 4. Election of Officers**
 - a. Board discussed keeping Chair, Vice Chair and Secretary the same for 2023.
Moved by Member Porter to nominate Terance Lunger as Chair, John Sackrider as Vice Chair, and Ben Lark as Secretary, supported by Member Haynes.
On a voice vote, **Motion CARRIED.**
- 5. Public Comments (limited to 3 minutes per participant)**
There was none.
- 6. Approval of Minutes**
Moved by Member Lark to approve the November 28, 2022, meeting minutes as corrected, supported by Member Livingston.
On a voice vote, **Motion CARRIED.**
- 7. Communication**
 - a. Notice of Intent to Prepare Master Plan, Athens Township, December 13, 2022.
In accordance with Michigan Planning Enabling Act 2008, Athens Township is undergoing a process of updating the Township's Master Plan. Athens Township will send a draft copy via electronic link with the option to print, the updated Master Plan for review and comment.

- b. Any other Communication to come before the Commission.
There was none.

8. Old Business

- a. Any Old Business to come before the Commission
There was none.

9. New Business

- a. Any New Business to come before the Commission
There was none.

10. Township Planning & Zoning Coordination

- a. 1-23-01, Athens Township: Zoning Text Amendment re: Marijuana Uses
Athens Township recommends amending the Township Zoning Ordinance to allow for Adult Use Marijuana Microbusiness as a conditional use in the Agriculture District. The Township defines the following regulations:
- Minimum 300 feet road frontage (can be waived by Planning Commission)
 - Not permitted on M-66
 - All activities must occur within an enclosed building
 - Must be more than 1,000 feet from an existing public or private school, child/day care center
 - Must be located more than 500 feet from a church or any dwelling not on the premises
 - Minimum 100-foot setback from all property lines
 - Must follow the conditional use permit and site plan approval process
 - Open to the public from 8am until 6pm, Monday through Saturday
 - Must be licensed by the State of Michigan Cannabis Regulatory Agency

Community Development staff believes the recommendation by Athens Township to amend the zoning policy regarding site development standards for Marijuana Microbusiness is adequate, and therefore recommend approval of the zoning text amendment by Athens Township Board as presented.

Member Lark recommended adding language requiring additional air filtering mechanisms to minimize odor becoming a nuisance in the community. Further conversation suggested that utilizing a separation buffer, similar to what Emmett Charter Township has adopted for dispensaries, would be helpful. The number of licenses identified by board ordinance for this use was not known.

Moved by Member Livingston to recommend approval with comments the Athens Township zoning text amendment regarding Marijuana Uses, support by Member Sackrider.

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

- b. 1-23-02, Emmett Charter Township: Zoning Text Amendment re: Kennels
Emmett Charter Township recommends amending the Township Zoning Ordinance regarding how domestic animals (dogs and cats) and commercial kennels are managed. The addition of supplemental regulations would define a maximum number of three dogs and five cats per parcel that is platted or part of a site condominium. The maximum number is waived for a period of three months after birth of a new litter.

The proposed language also amends the definition of commercial kennel to establish the threshold number of dogs and/or cats allowed before being regulated as a kennel. This number is defined as three dogs or cats being housed for income.

Community Development staff recommend approval to amend the zoning policy which will provide enforceable parameters dealing with nuisance complaints regarding domestic animals for Emmett Charter Township.

Moved by Member Livingston to recommend approval of zoning text amendment regarding Kennels, support by Member Sackrider.

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

- c. 1-23-03, Emmett Charter Township: Zoning Text Amendment re: Solar Energy Systems
The Emmett Charter Township Planning Commission recommends to amend the Township Zoning Ordinance to adopt regulations regarding Solar Energy Systems. The proposed language would differentiate between private and commercial systems:
- Small scale SES – system producing up to 999 KW on less than 5 acres of land
 - Large scale SES – system producing 1 MW or greater on 5 acres or greater
 - Principle Use – Commercial, ground mounted system producing electricity for offsite use
 - Principle Small Scale Use – generating up to & including 2 MW of electricity for offsite use
 - Principle Large Scale Use – generating more than 2 MW of electricity for offsite use

Principle Small Scale Use system defined as a conditional use in non-residential & non-agricultural (commercial & industrial) zoning districts. Site development parameters include:

- Maximum height of 20 feet
- Setbacks as defined by the zoning district, exempt when adjacent to a participating parcel
- Minimum 7-foot perimeter fencing
- Screening/landscaping as defined by the zoning district
- Groundcover vegetation management plan
- Exempt from maximum lot coverage requirements
- Maximum height for above ground wiring defined by height of solar array at max tilt
- Decommissioning plan

Principle Large Scale Use systems defined as a conditional use in industrial park zoning district. Site development parameters include:

- Maximum height of 20 feet
- Minimum setback of 75 feet from property lines, 150 feet from dwelling unit on non-participating parcel, exempt when adjacent to a participating parcel
- Minimum 7-foot perimeter fencing
- Screen/landscaping as defined by zoning district
- Groundcover vegetation management plan
- Exempt from maximum lot coverage requirements
- Maximum height for above ground wiring defined by height of solar array at max tilt
- Decommissioning plan

Community Development staff recommend for approval of the zoning text amendment relating to solar energy systems, noting it follows the best management practices established by MSU Extension and University of Michigan Sustainability Institution.

Member Livingston recommended establishing a limit on total acres available for solar farms. Member Porter suggested that more detail regarding decommissioning funds, and renewal of bonds for decommission activities be provided to protect the township officials.

Moved by Member Porter to recommend approval of the Emmett Charter Township zoning text amendment regarding Solar Energy Systems with comment, support by Member Sackrider.

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

- d. Any other Planning & Zoning Coordination to come before the Commission
There were none.

11. Township Planning & Zoning Coordination Follow-up

CCPC #	Township	Twp. Planning Commission Recommendation	CCPC Action	Twp. Board Action
11.24.04	Emmett Charter Twp.	Zoning Text Amdmt – Marijuana Facilities	Approved	Approved
11.22.05	Newton Twp.	Zoning Map Amdmt – Various Updates	Approved w/Comments	Approved
11.22.08	Bedford Charter Twp.	Zoning Map Amdmt – 20701 Collier Ave	Approved	Approved

12. Department Report

Ms. Bomba shared the following information with members:

- The site readiness grants are winding down, there has been increased interest in the Marshall Megasite recently.
- Staff have begun planning the next Government Leaders Forum, the topic will be community solar systems. The last forum focused on the county broadband initiative and was well attended.
- The 2022 Annual Report for the County Planning Commission will be presented at the February meeting.
- The Community Development department is working on a department-wide annual report for 2022 to share with the Board of Commissioners as a way to inform on the department’s various projects.

13. Member Comments

Member Lunger discussed the duties of the Commission and the work of best practice use for the greater good of the land and their ability to remain neutral parties. Member Lunger commented that he would like the CCPC agenda posted on the county’s website.

Member Livingston inquired if the new electrical substation on US-27 in Marshall is for the megasite?

Member Porter stated that he has been contacted by a company interested in constructing a hydrogen production plant in Sheridan Township. Albion College is supportive, it would be the first hydrogen plant in Michigan. Member Porter stated he will be having surgery in March and will not be able to attend the March meeting.

Member Lark shared his concerns regarding the development of the Marshall Megasite. His concerns lie with possible pollution to the Kalamazoo River, loss of farmland and habitat for wildlife. Mr. Lark attended the public meetings at Marshall Township and the City of Marshall where numerous people voiced their opposition. Member Lark cited parts of the County Master Plan that establish goals for preserving farmland and natural resources.

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

Greg Amaro, resident of Athens Township, expressed his gratitude to the board for making great recommendations regarding Athens Township Microbusiness Marijuana Uses.

15. Announcements:

Chair Lunger stated the next Calhoun County Planning Commission Meeting is scheduled for February 27, 2022, at 4:00 p.m.

16. Adjournment

The meeting adjourned at 5:32PM.