



Calhoun County Planning Commission Minutes
November 28, 2022 @ 4:00PM
315 W. Green Street, Marshall, MI 49068
Garden Level Conference Room

- 1. The November 28, 2022, County Planning Commission Meeting was called to order at 4:00PM by Chairperson Terance Lunger.**

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

Members present: Kelli Scott, Ben Lark, Terance Lunger, John Sackrider, Aaron Haynes, Richard Porter.

Members excused: Commissioner Rochelle Hatcher, Dan Livingston, Jen Rice.

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

Public in attendance: Jerry Bosserd, resident of Marshall Township.

Quorum was met.

- 3. Approval of Agenda**

Moved by Member Sackrider to approve the November 28, 2022, Calhoun County Planning Commission Agenda, with the addition of item 9h, 11-22-08 Bedford Township Zoning Map Amendment, supported by Member Porter.

On a voice vote, Motion CARRIED.

- 4. Public Comments**

Jerry Bosserd, of Marshall Township, voiced his concerns regarding the Marshall Township October meeting of the Township Board, Marshall Township recommended writing a letter to the Calhoun County Planning Commission requesting a training forum on solar development for the entire county. Jerry Bosserd asked Ms. Bomba if she received a letter and Ms. Bomba stated, "No". Ms. Bomba stated that she has spoken with Township Board members and is aware of the request. Mr. Bosserd inquired if solar was part of this agenda, and he was told it was not. Mr. Bosserd inquired if the solar forum was going to be open to the public. Chair Lunger stated during public comments, it is a time for comments, not dialog with the Director. Mr. Bosserd voiced his concern that there needs to be progress on the solar forum. Mr. Bosserd stated that the solar forum will still not be discussed for another couple of months and that nothing is being planned and the communication between the township and the county planning commission is null and void, as far as he is concerned.

Hearing no additional comments, Chair Lunger closed this public comment period.

- 5. Approval of Minutes**

Moved by Member Sackrider to approve the September 26, 2022, Calhoun County Planning Commission Meeting Minutes as presented, supported by Member Scott.

On a voice vote, Motion CARRIED.

- 6. Communication**

There was none.

7. Old Business

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

8. New Business

- a. Approval of 2023 Meeting Schedule
Moved by Member Lark to approve the 2023 Calhoun County Planning Commission Meeting Schedule, supported by Member Sackrider.
On a voice vote, motion CARRIED.

9. Township Planning & Zoning Coordination

- a. 11-22-01, Pennfield Charter Township: PA 116 Application for James & Cindy Lawrence.
Staff reviewed the PA 116 Application for property located in Section 25 of Pennfield Charter Township and recommended approval by the Michigan Department of Agriculture and Rural Development.

Moved by Member Sackrider to recommend approval of the PA 116 application submitted by James & Cindy Lawrence, supported by Member Scott.
On a voice vote, Motion CARRIED.

- b. 11-22-02, Pennfield Charter Township: PA 116 Application for Judy Bishop.
Staff reviewed the PA 116 Application for property located in Section 3 of Pennfield Charter Township and recommended approval by the Michigan Department of Agriculture and Rural Development.

Moved by Member Scott to recommend approval of the PA 116 application submitted by Judy Bishop, supported by Member Sackrider.
On a voice vote: Motion CARRIED.

- c. 11-22-03, Newton Township: PA 116 Application for William Ray.
Staff reviewed the PA 116 Application for property located in Section 14 of Newton Township and recommended approval by the Michigan Department of Agriculture and Rural Development.

Moved by Member Sackrider to recommend approval of the PA 116 application submitted by William Ray, supported by Member Porter.
On a voice vote: Motion CARRIED.

- d. 11-22-04, Emmett Charter Township: Zoning Text Amendment re: Marijuana Facilities.
Staff reviewed the proposed zoning text amendment. The request is to include language that will require a 1,000-foot separation distance between marijuana provisioning/retail centers. The desire by the Township is to provide opportunities for other businesses when available buildings enter the real estate market. Staff recommended for approval of the zoning text amendment as presented.

Moved by Member Lark to recommend approval by Emmett Charter Township Board the zoning text amendment regarding Marijuana Facilities, supported by Member Scott.
On a voice vote: Motion CARRIED.

- e. 11-22-05, Newton Township: Zoning Text Amendment re: Various Zoning Text Updates.
Staff summarized the request from Newton Township to recommend updates to the Newton Township Zoning Ordinance. Ms. Bomba noted that many are simple clean-up of text; however, a few changes in land use policy are recommended. With the definition of Wind Turbine Energy Device and Solar Energy

Device, it is recommended that additional development regulations (minimum lot size, max height, setbacks, etc.) be included for these types of uses. The current nature of solar developments in Calhoun County have provided good management practices for future development of this type.

Moved by Member Sackrider to recommend approval with comment by the Newton Township Board the various changes in zoning text, supported by Member Scott.

On a voice vote: motion CARRIED.

f. 11-22-06, Lee Township: PA 116 Application for Jeff & Lori Oberlin.

Staff reviewed the PA 116 Applications for property located in Lee Township and recommended approval by the Michigan Department of Agriculture and Rural Development.

Moved by Member Sackrider to recommend approval of the PA 116 applications submitted by Jeff and Lori Oberlin, supported by Member Porter.

On a voice vote: motion CARRIED.

g. 11-22-07, Clarence Township: PA 116 Application for Arthur & Gail Bienz.

Staff reviewed the PA 116 Applications for property located in Clarence Township and recommended approval by the Michigan Department of Agriculture and Rural Development.

Moved by Member Sackrider to recommend approval of the PA 116 applications submitted by Arthur and Gail Bienz, supported by Member Scott.

On a voice vote: motion CARRIED.

h. 11-22-08 Rezoning Request Bedford Township.

Staff reviewed the request by the Bedford Charter Township Planning Commission to rezone approximately .93 acres of land in Section 20 from Agriculture to Medium Density Residential. The surrounding zoning consists of Medium Density Residential to the north, west and south and Agriculture to the east. The request to rezone is consistent with the Future Land Use Plan; therefore, staff recommended approval of the rezoning request.

Moved by Member Sackrider to recommend approval by the Bedford Charter Township Board the proposed zoning map amendment as presented, supported by Scott.

On a voice vote: motion CARRIED.

10. Township Planning & Zoning Coordination Follow-up

CCPC #	Township	Twp. Planning Commission Recommendation	CCPC Action	Twp. Board Action
09.22.02	Marshall Twp.	Zoning Text Amdmt – Commercial Solar	Denied	Denied
09.22.03	Marshall Twp.	Master Plan Text/Map Amdmt – Plan Update	Approved w\ Comments	Approved w\ Comments

11. Department Report

Ms. Bomba stated that in the last meeting the CCPC a made recommendation to Marshall Township regarding amendment to their Commercial Solar regulations as well as their Master Plan. The Marshall Township Board did consider the comments shared regarding their Master Plan to classify the larger portion of the Mega Site as Heavy Industrial. The GIS Department is in the process of updating the Future Land Use Map for Marshall Township. In addition, the Marshall Township Board did not approve the request to amend the Township Zoning Ordinance related to solar energy systems. The Township

has requested that the County work to put together a forum on solar energy systems that would be a training session with local units of government. This will likely take place in the New Year.

The next Government Leaders Forum will take place in December 13th and the topic will be the county broadband initiative.

Departments within Community Development are getting ready to tackle annual reports for 2022 and goal setting for 2023.

12. Member Comments

There was none.

13. Public Comments

Jerry Bosserd, of Marshall Township spoke. Regarding the Master Plan for Marshall Township, Marshall Township approved items that were not part of the planning board's recommendations at the last meeting and Joanna Johnson stated she needs to inquire due to Marshall Township going over and above her recommendations. Jerry Bosserd expressed that he is upset that he is not allowed to ask questions during the meeting and does not have access to the information that planning commission members have.

14. Announcements

Chair Lunger stated the next Calhoun County Planning Commission Meeting is scheduled for January 23, 2023, at 4:00 p.m.

15. Adjournment

The meeting adjourned at 4:30PM.