



Calhoun County Planning Commission Minutes
February 27, 2023 @ 4:00PM
315 W. Green Street, Marshall, MI 49068
Garden Level Conference Room

- 1. The February 27, 2023, County Planning Commission Meeting was called to order at 4:00PM by Chairperson Terance Lungler.**
- 2. Roll Call** - called by Teri Zadigian
Members present: Diane Thompson, Aaron Haynes, Ben Lark, Terance Lungler, Richard Porter, John Sackrider, Kelli Scott
Members excused: Jen Rice, Dan Livingston
Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator; Teri Zadigian, Administrative Assistant.
Public in attendance: None
Quorum was met.
- 3. Approval of Agenda**
Moved by Member Scott to approve the February 27, 2023, Calhoun County Planning Commission agenda, supported by Member Sackrider.
On a voice vote, **Motion CARRIED.**
- 4. Public Comments (limited to 3 minutes per participant)**
There was none.
- 5. Approval of Minutes**
Moved by Member Lark to approve the January 23, 2023, meeting minutes as presented, supported by Member Sackrider.
On a voice vote, **Motion CARRIED.**
- 6. Communication**
 - a. Any 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. 2022 Calhoun County Planning Commission Annual Report – Ms. Bomba presented the Annual Report to the Commissioners. Members had brief discussion about five-year trends. Member Lungler appreciated the consistency of the report between years.

Moved by Member Porter to approve the 2022 Calhoun County Planning Commission Annual Report as presented, supported by Members Sackrider.
 On a voice vote: **Motion CARRIED.**

9. Township Planning & Zoning Coordination

- a. 2-23-01, Newton Township: PA 116, William & Ryan Ray

The subject property is in Section 2 of Newton Township and is zoned and planned as agricultural. The application consists of 35 acres total, with approximately 30 being cultivated. There are no structures on the property. The property owner has requested a 90-year contract for this application.

Community Development staff believe that the Application for Farmland Agreement submitted by William and Ryan Ray is valid and recommends for approval by the Michigan Department of Agriculture and Rural Development.

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

- b. 2-23-02, Marengo Township: PA 116 Huepenbecker

The subject property is in Section 15 of Marengo Township and is zoned and planned as agricultural. The application consists of approximately 20 acres in total, with approximately 19 being cultivated. There are no structures on the property. The property owner has requested a 90-year contract for this application.

Community Development staff believe that the Application for Farmland Agreement submitted by Larry and Melanie Huepenbecker Trust and John Huepenbecker is valid and recommends for approval by the Michigan Department of Agriculture and Rural Development.

Moved by Member Sackrider to recommend approval of the PA 116 application submitted by Huepenbecker, 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. Township Planning & Zoning Coordination Follow-up

CCPC #	Township	Twp. Planning Commission Recommendation	CCPC Action	Twp. Board Action
1.23.01	Athens Twp.	Zoning Text Amdmt – Marijuana Facilities	Approved w/Comments	No Action
1.23.02	Emmett Charter Twp.	Zoning Text Amdmt – Commercial Kennels	Approved	Approved
1.23.03	Emmett Charter Twp.	Zoning Text Amdmt – Solar Energy Systems	Approved w/Comments	Approved

11. Department Report

Ms. Bomba shared that Community Development staff are finalizing the 2022 Annual Report which will highlight collaboration between the departments and within the community. Ms. Bomba will share this report with Planning Commissioners when it is complete.

Planning for the next Government Leaders Forum is underway. The topic will be Solar Energy Systems. Attorney Catherine Kaufman will present on the technical and legal side of the use and then a small panel of representatives from townships that have solar developments underway will share about their experiences. Ms. Bomba is also working with Michigan State University Extension to provide a public facing forum to help the general public understand this land use.

Ms. Bomba confirmed the announcement made by Ford Motor Company of the Blue Oval Battery Plant to be built in Marshall.

12. Member Comments

Member Scott inquired how many acres are in PA 116 contracts throughout the county. Ms. Bomba stated it is very complicated to keep track of and map due to several reasons, some being: PA 116 contracts end when there has been a death, sale of property or when the contract has come to an end without being renewed. PA 116 contracts are ultimately approved by the State, and they do not keep the data in a format that allows for ease of mapping. Ms. Bomba agreed to discuss this with GIS Manager, Brent Thelen, in the event that something has changed at the state level that would allow for this to be done.

Member Porter stated that Sheridan Township has been approached about development of a hydrogen production facility. No such facility exists in Michigan. Recently, approval was given for transport of hydrogen through natural gas pipelines, which are present in Sheridan Township and would allow for ease of transport.

Public Comments (limited to 3 minutes per participant)

There was none.

13. Announcements:

Chair Lunger stated the next Calhoun County Planning Commission Meeting is scheduled for March 27, 2023, at 4:00 p.m.

14. Adjournment

The meeting adjourned at 4:49PM.