



Calhoun County Planning Commission

May 22, 2023, at 4:00 p.m.

315 W. Green Street, Marshall, MI 49068

Garden Level Conference Room

1. **The May 22, 2023, Calhoun County Planning Commission Meeting was called to order at 4:00PM by Chairperson Lunger.**
2. **Roll Call** – called by Teri Zadigian
Members present: Diane Thompson, Aaron Haynes, Ben Lark, Richard Porter, John Sackrider, Terance Lunger, Dan Livingston.
Members excused: Kelli Scott
Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator; Teri Zadigian, Administrative Assistant; Brent Thelen, GIS Manager.
3. **Approval of Agenda**
Moved by Member Thompson to approve May 22, 2023, Calhoun County Planning Commission agenda, as presented, supported by Member Porter.
On a voice vote, **Motion CARRIED.**
4. **Public Comments (limited to 3 minutes per participant)**
Emily Emerson stated: Agenda was not on the county's website until Sunday, May 21, 2023. There are meeting minutes on the website that are still in draft form and suggest meeting in a larger room with equipment to record meetings.
Leigh Rothwell stated: Concerned about PA 116 termination regarding mega site and concerns of contamination into the Kalamazoo River, mega site could be a nature preserve.
Lynn Slate stated: Do not understand PA 116 termination and why the public not notified of the termination. City of Marshall is in a hurry to complete the mega site project and rushing is the biggest mistake, she is unwell due to the mega site.
Maggie Rich stated: Looking for information and answers regarding the termination of PA 116 contract.
Barry Wayne Adams stated: Concerned with the lack of education for public officials to properly represent public.
5. **Approval of April 10, 2023, Minutes**
Moved by Member Thompson to approve April 10, 2023, meeting minutes as presented, supported by Member Sackrider.
On a voice vote, **Motion CARRIED.**
6. **Communication**
 - a. Notification of Request for Termination of PA 116, Marshall Township/City of Marshall
Ms. Bomba stated: The City of Marshall has notified the County Planning Commission of their request for Termination of PA 116 Farmland Development Rights Agreement for property within the Ford Blue Oval Battery Park development site. The request will go to the Michigan Department of Agriculture and Rural Development for final action.
 - 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. Recommend appointment of Jerry Johnson to the CCPC for a term set to expire on 12/31/2025
Moved by Member Sackrider to approve Jerry Johnson to the CCPC for a term set to expire on 12/31/2025, Supported by Member Lark.
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. 5-23-01, Emmett Charter Township: Zoning Map Amendment re: 725 East Emmett Street

The Emmett Charter Township Planning Commission has received a request to amend the zoning classification for a parcel located in Section 5 of Emmett Charter Township, specifically parcel ID# 10-750-004-00 & 10-750-005-00 located on the northeast corner of Emmett St. and Mill Rd. The subject property is approximately 17,000 square feet, currently zoned Medium Density Residential. The request is to rezone both parcels to Light Industrial.

The application from Emmett Charter Township is for a conditional rezoning. Within the application materials provided is a Conditional Rezoning Agreement. A conditional rezoning will allow the township to limit the permitted uses for this property. The list of permitted uses in the proposed Agreement is a shortened list of uses permitted within the LI Zoning District. No other permitted uses and no conditional uses would be considered at this property. The application indicates two parcels currently zoned RB Medium Density Residential. There is an existing building on the property stretching across the two parcels. The building appears to possibly may be operating there currently. Community Development staff recommend combining the two parcels into one to remove a non-conformity.

Moved by Member Sackrider to approve Emmett Charter Township Conditional Rezoning for parcel ID#10-750-004-00 & parcel ID # 10-750-005-00 to Light Industrial, Supported by Member Thompson.
On a voice vote, **Motion CARRIED.**

- b. 5-23-02, Convis Township: Zoning Map Amendment re: ID# 08-360-004-00

The Convis Township Planning Commission has received a request to amend the zoning classification for a parcel located in Section 36 of Convis Township, specifically parcel ID #08-360-004-00 located near the southwest corner of N Drive North and US HWY 27 North. The subject property is approximately 6.30 acres and currently zoned as Agricultural-Residential. The request is to rezone the property to Light Industrial.

The surrounding zoning consists of Agricultural-Residential to the north, west and south, and Light Industrial to the east. The subject property is currently being utilized for bus parking. The property is approximately 2.5 miles east of the N Drive North and I-69 interchange. The application materials provided by the Township indicates that the property owner plans to expand the existing industrial building that is located just east of the subject property.

The Convis Township Future Land Use Map designates subject property as Industrial with Agriculture/Rural Residential adjacent.

Community Development staff understand that the request from the Convis Township Planning Commission to rezone property identified as parcel ID# 08-360-004-00 from Agricultural-Residential to Light Industrial is consistent with the Township Future Land Use Map and therefore recommends for approval by the Convis Township Board.

Moved by Member Porter to approve Convis Township Zoning Map Amendment for parcel ID#08-360-004-00 to Light Industrial, Supported by Member Sackrider.
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 reminded members that this is Member Lunger's last meeting as he is not seeking a new term of membership on the County Planning Commission. Member Lunger has served for 9 years and held the position of Chair for a number of those years. Ms. Bomba is appreciative of his leadership in the County and on the County Planning Commission.
- PA 116 Mapping Project
Ms. Bomba stated: Mr. Thelen is developing a map of properties within Calhoun County that are currently enrolled in a PA 116 contract. By providing this map, our hope is to help understand where active farmland is located to assist in making future planning decisions.
- Planning and Zoning Follow-up
This item will no longer be a part of the agenda, rather we will share the complete docket of planning and zoning cases as a separate item in your monthly agenda packet. Members will be able to review the current and past requests and actions taken. This will assist with developing the annual report.
- Contractual Services Update
Ms. Bomba recently met with the Convis Township Supervisor to discuss having Community Development assist with planning services. Convis Township has a draft contract to review and discuss at their next board meeting.
- Site Readiness Grants
The end of May will wrap up the site readiness grants.

11. Member Comments

Member Lark shared his views on the Ford Blue Oval development, what he has experienced at public meetings and shared some resident's stories that were told at township meetings. Member Lark is pro-business and pro-growth but believes this is not an appropriate development for Marshall.

Commissioner Thompson thanked Member Lunger for his service to the county through his role on the County Planning Commission.

John Sackrider thanked Member Lunger for his service.

Member Livingston expressed appreciation for Member Lunger and his years of service on the County Planning Commission. He echoed distaste for the Ford Blue Oval development, he also thanked Commissioner Thompson for being reasonable on county road decisions.

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

Maggie Rich stated: she moved from Lansing for peace and is concerned that it will no longer be peaceful after the Ford Blue Oval development is fully operational.

Lynn Slate stated: her love of Marshall and the Kalamazoo River and has concerns for the Kalamazoo River after Blue Oval is operational.

Barry Wayne Adams stated: Ford Motor Company is not a good neighbor and a 3-minute time limit to speak is going against the Freedom of Speech.

13. Announcements

The next Calhoun County Planning Commission meeting is scheduled for June 26, 2023, at 4:00 p.m.

14. Adjournment 5:30pm