



Calhoun County Planning Commission Minutes
May 23, 2022 @ 4:00PM
315 W. Green Street, Marshall, MI 49068
Garden Level Conference Room

- 1. The May 23, 2022, County Planning Commission Meeting was called to order at 4:00PM by Chairperson Terance Lunger.**
- 2. Roll Call - called by Jen Bomba**
Members present: Aaron Haynes, Ben Lark, Dan Livingston, Richard Porter, John Sackrider, Kelli Scott, Terance Lunger, Sarah Kelly, Brian Kernstock.
Members excused: Jen Rice, Rochelle Hatcher.
Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator.
Public in attendance: None
Quorum was met.
- 3. Approval of Agenda**
Moved by Member Sackrider to approve the May 23, 2022, Calhoun County Planning Commission agenda, as presented, supported by Member Dan Livingston.
On a voice vote, Motion CARRIED.
- 4. Public Comments**
None
- 5. Approval of Minutes**
Moved by Member Sackrider to approve the February 28, 2022, meeting minutes as presented, supported by Member Livingston.
On a voice vote, Motion CARRIED.
- 6. Communication**
Ms. Bomba shared the following incoming Communications with members:
 - St. Joseph County, Notice of Intent to Conduct Master Planning, February 17, 2022.
 - Jackson County, Notice of Availability of the Jackson County Master Plan for public comment.
 - Battle Creek Area Transportation Study
- 7. Old Business**
 - a. Any Old Business to come before the Commission.
There was none.
- 8. New Business**
 - a. Membership Appointments

Ms. Bomba shared that the four expiring positions on the County Planning Commission were advertised through the assistance of the County Communications Director. Two applications were received and reviewed, along with the current members wishing to seek reappointment. The Membership Subcommittee recommends reappointment of Dan Livingston (at-large representative) and Jen Rice (health and human services) for a new term set to expire December 31, 2024. Two positions, the transportation/communication representative, and the recreation/tourism representative, will be advertised again in an effort to find experts within those stakeholder groups.

Moved by Member Lark to recommend to the County Board of Commissioners, the reappointment of Dan Livingston and Jen Rice to serve on the County Planning Commission for a term set to expire on December 31, 2024; supported by Member John Sackrider.

On a voice vote, Motion CARRIED.

9. Township Planning & Zoning Coordination

a. 05-22-01, Marengo Township: Zoning Map and Ordinance Update

Ms. Bomba shared that the Marengo Township Planning Commission has spent considerable time reviewing and updating their Zoning Ordinance through the assistance of a landuse consultant. Notable changes include:

- Article 2 Construction of Language and Definitions includes various new definitions intended to assist with clarification, specifically with marihuana uses.
- Article 3 General Provisions includes new language to provide for Conditional Rezoning. Conditional rezoning allows for flexibility and/or negotiations between the applicant and township in order to approve a rezoning request. In 2004 conditional rezoning became legal and can be a tool for advancing development plans. The language establishes a process for handling conditional rezoning proposals.
- Article 5 Sign Regulations establishes detailed regulations related to signage. In 2015 the United States Supreme Court ruled that regulations that categorize signs based on the type of information they convey (temporary, political, etc) and then apply different standards to each category are considered content-based regulations of speech and are not allowed under the First Amendment to the United States Constitution. This Article should be reviewed to ensure compliance with this ruling.
- Articles 6 – 15 define the zoning districts and establish regulations specific to each district. Two new zoning districts are introduced with this version of the zoning ordinance, the Residential Estates (RE) and Open Space Preservation Overlay (OP) districts. The previous Highway Service Commercial District has been renamed the Commercial District.
 - The Residential Estates District is established to provide for outlying residential development on lots of sufficient size where public utilities are not provided. This district would serve as a transition zone between the lower density and higher density residential districts.
 - The Open Space Preservation Overlay District is intended to allow for implementation of the Open Space Preservation Act which provides for the clustering of residential units on a portion of property provided fifty percent (50%) or more of the land is preserved as permanent open space. This district is an overlay over those existing districts that have a residential density of three (3) units per acre or less (with public sewer) or two (2) units per acre or less (without public sewer). This development option will apply within the OC, AG, and RE districts.
- Article 20 defines the specific regulations for Special Land Uses including marihuana establishments/facilities and solar energy facilities.
- A revised Official Zoning Map has also been included as part of the draft document.

Planning Commission members discussed the desire to see more graphics within the document, making it easier for the public to understand.

Moved by Member Livingston to recommend approval of the zoning map and ordinance with comments regarding sign compliance with US Supreme Court ruling and addition of graphics; supported by Member Sackrider.

On a voice vote, Motion CARRIED.

10. Township Planning & Zoning Coordination Follow-up

CCPC #	Township	Twp. Planning Commission Recommendation	CCPC Action	Twp. Board Action
02.22.01	Bedford Charter Twp.	Zoning Map Amendment 22420 Bedford Rd	Approved	Approved

11. Department Report

Ms. Bomba shared a brief update on the Site Readiness Grants from MEDC. The Draft reports and corresponding master plans were presented and are being reviewed by staff.

Ms. Stein shared that she has been busy assisting Pennfield Charter Township with their planning and zoning review. They will have both a Planning Commission meeting and Zoning Board of Appeals meeting in June.

Planning and zoning assistance to Lee Township has picked up, they have received their first application for a Marihuana Grower Establishment, and staff have met with a developer to discuss another solar development within the township.

12. Member Comments

Member Lark shared about an article in today’s Detroit Free Press regarding the Marshall Mega Site. He believes that when an industry selects the Marshall site, the County Planning Commission may be useful in developing plans for housing and other secondary developments. Ms. Bomba shared how the County has been involved in the marketing of the site and working with MEDC, City of Marshall and Marshall Area Economic Development Association (MAEDA).

Member Sackrider shared that he also had read the article.

Member Porter noted he will be on vacation during next month’s meeting.

13. Public Comments

None

14. Announcements:

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

15. Adjournment

The meeting adjourned at 5:05PM.