



Calhoun County Planning Commission Minutes
June 27, 2022 @ 4:00PM
315 W. Green Street, Marshall, MI 49068
Garden Level Conference Room

- 1. The June 27, 2022, County Planning Commission Meeting was called to order at 3:58PM by Member John Sackrider.**
- 2. Roll Call - called by Alisa Holmes**
Members present: Aaron Haynes, Ben Lark, Dan Livingston, John Sackrider, Kelli Scott.
Members excused: Jen Rice, Rochelle Hatcher, Richard Porter, Terance Lunger.
Staff in attendance: Jennifer Bomba, Community Development Director; Brittany Stein, Zoning Coordinator; Alisa Holmes, Administrative Assistant.
Public in attendance: None
Quorum was met.
- 3. Approval of Agenda**
Moved by Member Livingston to approve the June 27, 2022, Calhoun County Planning Commission agenda, as presented, supported by Member Lark.
On a voice vote, Motion CARRIED.
- 4. Public Comments**
None
- 5. Approval of Minutes**
Moved by Member Scott to approve the May 23, 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: None.
- 7. Old Business**
 - a. Any Old Business to come before the Commission: None.
- 8. New Business**
 - a. Calhoun County Planning Commission Ordinance of 2011
Ms. Bomba and Member Scott have worked with Jim Dyer, Corporation Counsel, to review and update the County Planning Commission Ordinance, mainly amending the membership terms to follow the calendar year rather than utilizing a May 31 expiration date. Redundant language is being deleted, simplifying the document. Member Scott noted she is happy with the final document. Ms. Bomba indicated that the County Planning Commission would make a recommendation to the County Board of Commissioners to adopt the revised document.

Moved by Member Scott to recommend approval of the updated Calhoun County Planning Commission Ordinance as presented, supported by Member Livingston.
On a voice vote, Motion CARRIED

9. Township Planning & Zoning Coordination

a. 06-22-01, Bedford Charter Township: Zoning Map Amendment for 264 Waubascon Road

Ms. Bomba presented a zoning map amendment for the property located at 264 Waubascon Road encompassing just under 5 acres. The property is currently zoned Agriculture. The request is to rezone the entire parcel to Medium Density Residential. The Township is confident the request is consistent with the Bedford Charter Township Master Plan. Areas to the North are zoned Medium Density Residential, and the City of Battle Creek has varying levels of Medium Density Residential zoning to the south and west of the subject property. Staff recommend for approval by the Bedford Charter Township Board the zoning map amendment as presented.

Moved by Member Livingston to recommend approval of the zoning map amendment at 264 Waubascon Rd. from Agriculture to Medium Density Residential as presented; supported by Member Scott.

On a voice vote, Motion CARRIED.

b. 06-22-02, Emmett Charter Township: Zoning Map Amendment for Parcel ID# 10-029-038-04

Ms. Bomba presented a zoning map amendment for Parcel ID# 10-029-038-04 encompassing 10 acres. The property is currently zoned a mix of Low Density Residential and Rural Residential. The request is to rezone the entire parcel to Local Commercial. The surrounding zoning consists of Rural Residential to the east, Rural Residential and Local Commercial to the south, Low Density Residential and Local Commercial to the west, and Low Density Residential and rural Residential to the north. The request to rezone the property to Local Commercial is inconsistent with the Emmett Charter Township Master Plan. Staff believe that since the township is in the process of updating the Township Master Plan, more conversation about the vision for this area should be considered. Staff recommend for disapproval by the Emmett Charter Township Board the zoning map amendment as presented.

Member Sackrider noted that part of the parcel is unbuildable. He stated that a previous member of the Emmett Township Planning Commission had looked at this area as a natural buffer between commercial and residential areas. He also noted when reading through the Township minutes it did not appear that there was much discussion regarding this plan.

Moved by Member Livingston to recommend disapproval of the Zoning Map Amendment for Parcel ID# 10-029-038-04 from Low Density/Rural Residential to Local Commercial as presented; supported by Member Lark.

On a voice vote, Motion CARRIED.

c. 06-22-03, Emmett Charter Township: Zoning Map Amendment for 994 East Michigan Avenue

Ms. Bomba presented a zoning map amendment for 994 East Michigan Avenue, encompassing 2 acres. The property is currently zoned a mix of General Commercial and Light Industrial. The request is to rezone the entire parcel to General Commercial. The surrounding zoning consists of General Commercial to the east and west along Michigan Ave. with Light Industrial to the south. The request to rezone the property is consistent with the Emmett Charter Township Master Plan. Staff recommend for approval by the Emmett Charter Township Board the proposed zoning map amendment as outlined.

Moved by Member Livingston to recommend approval of the zoning map amendment for 994 E. Michigan Ave. from split zoned General Commercial/Light Industrial to Light Industrial as presented; supported by Member Scott.
 On a voice vote, Motion CARRIED.

d. 06-22-04, Emmett Charter Township: Zoning Map Amendment for Parcel ID# 10-008-001-00 & 10-008-004-00

Ms. Bomba presented a zoning map amendment for two parcels, Parcel ID# 10-008-001-00 and Parcel ID# 10-008-004-00, approximately 4 acres collectively. The property is currently zoned Multi-Family Residential. The request is to rezone the entire acreage to Medium Density Residential. The surrounding zoning consists of Medium Density Residential to the south, multi-Family to the south along the frontage of Raymond Road, the City of Battle Creek classifies property to the east as Single Family Residential with a similar density of development. The request to rezone the property is consistent with the Emmett Charter Township Master Plan. Staff recommend for approval by the Emmett Charter Township Board the proposed zoning map amendment as outlined.

Moved by Member Scott to recommend approval of the zoning map amendment for Parcel #'s 10-008-001-00 & 10-008-004-00 from Multi-Family Residential to Medium Density Residential as presented; supported by Member Livingston.
 On a voice vote, Motion CARRIED.

e. Any other Planning & Zoning Coordination to come before the Commission
No other

There was none.

10. Township Planning & Zoning Coordination Follow-up

CCPC #	Township	Twp. Planning Commission Recommendation	CCPC Action	Twp. Board Action
05.22.01	Marengo Twp.	Zoning Map and Ordinance Update	Approved with comments	Approved

11. Department Report

Ms. Bomba introduced Lisa Holmes to the Planning Commission as the new Administrative Assistant and shared updates from Community Development.

The County continues to provide planning and zoning assistance to Pennfield and Lee Townships. Both townships have hired new legal representation which will be helpful in navigating marihuana and solar uses.

Member Sackrider asked how they are handling code compliance?

Ms. Stein said they have someone at the township that handles complaints.

Member Livingston noted that Terry Travis is the new Code Compliance Officer for Fredonia Township. Me. Bomba shared that Veterans Affairs has a millage renewal on the August ballot. Although they are housed in the Toeller Building they do have a satellite office in the Community Development Department.

She also shared that the Parks millage is booming. Mr. Ferrall has been checking in with all of the Townships and noted that most have chosen to hold on to the first payments until next year and leverage them towards DNR grants. A lot of projects are being planned and the first county park outside of Emmett Township was recently opened in Albion.

Solid Waste and Recycling is extremely busy right now. Many events have happened recently, with many more coming up. There have been staffing issues with having events on the weekends, so events are now being held during the week. The mobile recycling trailer will be available for private events by the public as well as for scheduled times in the townships.

GIS staff are busy preparing for the August election, as they assist with live results on election night. They are also busy updating planning and zoning maps for a few townships and developing an interactive cemetery map for Bedford Charter Township.

Senior Services will be hiring a new Specialist soon as the current staff member will be resigning to get a master's degree, Due to Seniors being less mobile during the pandemic, transportation services have not been utilized and program dollars have been underspent. They are working to get Seniors back to using the services that are available to them.

12. Member Comments

Member Sackrider asked for information about the 911 millage.

Ms. Bomba stated that there are brochures in the building entry with details of the new millage proposal.

Member Livingston noted that there is a County wide election worker training being held in Battle Creek on Tuesday, June 28th. He also shared that the Republic recycling center on P Drive has a new entrance. Also noted he has had a few people ask about a County wide compost center.

Ms. Bomba shared that an expansion at the landfill had been approved and they had talked about hosting a compost center at that site. In addition, Hammond Farms purchased property adjacent to the landfill and applied for a special use permit from Convis Township for a compost center, Ms. Bomba does not know the status of that development.

Member Lark remarked on how quickly the new Dollar General near Harper Creek schools was constructed. He spoke with the store manager who expressed concern about the kids from the school walking over without crosswalks or sidewalks. Would like to know if Emmett Township has a plan for that.

13. Public Comments

None.

14. Announcements:

The next Calhoun County Planning Commission meeting is scheduled for July 25, 2022, at 4:00p.m.

15. Adjournment

The meeting adjourned at 4:52PM.