

2022 Annual Report

Calhoun County Planning Commission

INTRODUCTION

The Calhoun County Planning Commission (CCPC) is required by the Michigan Planning Enabling Act (PA 33 of 2008) to provide an Annual Report to the legislative body. This report discusses the operations of the CCPC during the past year and the status of ongoing planning activities.

MEMBERSHIP

The Michigan Planning Enabling Act (MPEA) states that membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable.

The Calhoun County Planning Commission was served by the following members in 2022:

Name:	Title:	Representing:
Richard Porter	Supervisor, Sheridan Township	Government
Aaron Hayes	Director of Operations, Georgia Pacific	Business/Economic Development
Ben Lark	Retired State Farm, Pheasants Forever	Conservation/Environmental
Dan Livingston	Retired Educator	Citizen At-Large
Terance Lunger	Superintendent, Calhoun Intermediate School District	Education
Jen Rice	Program Manager, Heritage Commons Senior Enrichment Center	Health and Human Services
John Sackrider	Manager, Sackrider Farms	Agricultural, Forestry, Land Use
Kelli Scott	Administrator/Controller, Calhoun County	Ex-Officio Member
Rochelle Hatcher	Calhoun County Board of Commissioners	County Board of Commissioners

The CCPC was assisted by Community Development Director, Jennifer Bomba and Zoning Coordinator, Brittany Stein.

OPERATIONS

The principal duties and responsibilities of the Calhoun County Planning Commission include (but are not limited to) the following:

- To make studies, investigations, and surveys relative to economic, social, and physical development of the county
- To formulate plans and recommendations for most effective economic, social, and physical development of the county
- To consult with adjacent counties to avoid conflicts in over-all plans
- To prepare a county capital improvement program (unless exempted by the County Board of Commissioners) and review county public works proposals
- To serve as a repository of local plans and zoning ordinances
- To review township zoning ordinances, master plans and all amendments to such policy

- To review proposed Farmland and Open Space Enrollments pursuant to PA 116 of 1974
- To prepare as a guide for long-range development of general physical plans regarding the pattern and intensity of land use, the provision of public facilities, and long-range fiscal plans for such development
- To engage in intergovernmental coordination of all related planned activities among the state and local governmental agencies concerned

MEETINGS

The Calhoun County Planning Commission conducted seven meetings in 2022. The meetings are held on the fourth Monday of each month at 4:00 p.m. in the Calhoun County Building. All meetings are held in compliance with the Open Meetings Act (PA 267 of 1976).

TOWNSHIP PLANNING and ZONING COORDINATION

The Calhoun County Planning Commission reviewed six zoning text amendments, six zoning map amendments, one master plan review and eight Farmland and Open Space (PA 116) enrollment applications. Please refer to the attached summary of cases reviewed by the Calhoun County Planning Commission.

Proposed Zoning Amendments: The Calhoun County Planning Commission has the statutory duty to review and make recommendations on all proposed zoning ordinance and zoning map amendments for all townships in Calhoun County. In 2022 the CCPC reviewed twelve proposed zoning amendments (text and map) from six different townships within Calhoun County.

Master Plan Reviews: The Coordinated Planning Act stipulates that when a local unit of government undergoes the development of a Master Plan, they notify all surrounding communities, utilities, and registered stakeholders. This is also the case for proposed amendments to already adopted Master Plans. There was one Master Plan update that required review by the County Planning Commission in 2022.

Farmland Agreement Applications: The Calhoun County Planning Commission reviewed and commented on a total of eight Farmland and Open Space (PA 116) Enrollment Applications resulting in a total of 1,851 acres being temporarily preserved for the farming industry in Calhoun County. This is a slight increase from 2021 totals.

<u>Township</u>	<u>Acres</u>
Clarence Township	677
Homer Township	40
Lee Township	668
Newton Township	346
Pennfield Township	120
Total Acres	1,851

Special Action: The County Planning Commission, with the assistance of County Legal Counsel, reviewed and updated the Calhoun County Planning Commission Ordinance of 2011. Thorough review of the document revealed inconsistencies with statute and standard operating practices, which were addressed and brought into compliance through the updated document. The updated Ordinance became effective upon publication on August 20, 2022.

COLLABORATION with COMMUNITY DEVELOPMENT

Community Development staff are committed to providing quality land use planning, zoning, and economic development services across the county. The following is a list of some of the special planning projects worked on by Community Development staff in 2022:

- Launched the Government Leaders Forum – a networking opportunity for local units of government in Calhoun County to gather and learn about county-wide topics of importance, sponsored by the County Economic Development Corporation.

- EPA Brownfield Assessment Grant collaboration – through the Southcentral Michigan Planning Council, staff assisted in identifying Calhoun County properties for assessment of potential environmental barriers to redevelopment, in an effort to generate a plan for revitalization of these properties within the community.
- MEDC Site Readiness Program Grants management – continued collaboration with Michigan Economic Development Corporation (MEDC) to manage site due diligence studies for future industrial development sites in Marshall & Emmett Townships.
- County-wide transportation – continued collaboration across Calhoun County to develop a plan for providing county-wide transit services.
- Continued Intergovernmental Services Agreement with Pennfield and Lee Townships – to provide planning and zoning administration.
- Development of the Pennfield Charter Township Parks and Recreation Plan.

Progress on many of the projects noted above will continue in 2023 and new projects will be initiated. Community Development will maintain open lines of communication between the county, cities and townships, and the State of Michigan regarding land use planning and economic development initiatives and promote intergovernmental cooperation where applicable. And most importantly, Community Development staff will be readily available to provide expert level planning and zoning services to the community as one of its many areas of focus.

Docket #	Applicant	Location	Request/Proposed Amendment	Action Taken
01-22-01	Clarence Township	Clarence Township	Zoning Text Amendment re: Home Occupations	Recommend Approval
02-22-01	Bedford Charter Township	Bedford Charter Township	Zoning Map Amendment re: 22420 Bedford Rd.	Recommend Approval
04-22-01	Blonde	Homer Township	PA 116	Recommend Approval
04-22-02	Ray	Newton Township	PA 116	Recommend Approval
04-22-03	Athens Township	Athens Township	Zoning Text Amendments re: Wind Ordinance	Recommend Approval
05-22-01	Margengo Township	Marengo Township	Zoning Text & Map Update	Recommend Approval with minor changes
06-22-01	Bedford Charter Township	Bedford Charter Township	Zoning Map Amendment re: 264 Waubascon Road	Recommend Approval
06-22-02	Emmett Charter Township	Emmett Charter Township	Zoning Map Amendment re: Beadle Lake Road vacant land	Recommend Disapproval
06-22-03	Emmett Charter Township	Emmett Charter Township	Zoning Map Amendment re: East Michigan Ave vacant land	Recommend Approval
06-22-04	Emmett Charter Township	Emmett Charter Township	Zoning Map Amendment re: Raymond Road vacant land	Recommend Approval
09-22-01	Shaffer	Newton Township	PA 116	Recommend Approval
09-22-02	Marshall Township	Marshall Township	Zoning Text Amendments re: Commercial Solar Energy Systems	Recommend Disapproval of all
09-22-03	Marshall Township	Marshall Township	Master Plan Text & Map Update	Recommend Approval with minor changes
11-22-01	Lawrence	Pennfield Charter Township	PA 116	Recommend Approval
11-22-02	Bishop	Pennfield Charter Township	PA 116	Recommend Approval
11-22-03	Ray	Newton Township	PA 116	Recommend Approval
11-22-04	Emmett Charter Township	Emmett Charter Township	Zoning Text Amendments re: Marijuana Facilities	Recommend Approval
11-22-05	Newton Township	Newton Township	Zoning Text Amendments re: Various Updates	Recommend Approval with comment
11-22-06	Jeff & Lori Oberlin	Lee Township	PA 116	Recommend Approval
11-22-07	Arthur & Gail Bienz	Clarence Township	PA 116	Recommend Approval
11-22-08	Bedford Charter Township	Bedford Charter Township	Zoning Map Amendment re: 20701 Collier Ave	Recommend Approval