



# CALHOUN COUNTY

## Planning Commission

### 2023 Annual Report

#### 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 2023:

Name:	Title:	Representing:
<b>Richard Porter</b>	Supervisor, Sheridan Township	Government
<b>Aaron Haynes</b>	Director of Operations, Georgia Pacific	Business/Economic Development
<b>Ben Lark</b>	Retired State Farm, Pheasants Forever	Conservation/Environmental
<b>Dan Livingston</b>	Retired Educator	Citizen At-Large
<b>Terance Lunger</b>	Superintendent, Calhoun Intermediate School District	Education, Jan – May
<b>Jerry Johnson</b>	Assistant Superintendent, Calhoun Intermediate School District	Education, June – Dec
<b>John Sackrider</b>	Manager, Sackrider Farms	Agricultural, Forestry, Land Use
<b>Kelli Scott</b>	Administrator/Controller, Calhoun County	Ex-Officio Member
<b>Diane Thompson</b>	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 eight (8) meetings in 2023. 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 nine (9) zoning text amendments, seven (7) zoning map amendments, two (2) master plan reviews and eight (8) 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 2023 the CCPD reviewed 16 proposed zoning amendments (text and map) from 10 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 were two Master Plan updates that required review by the County Planning Commission in 2023.

### ***Farmland Agreement Applications:***

The Calhoun County Planning Commission reviewed and commented on a total of eight (8) Farmland and Open Space (PA 116) Enrollment Applications resulting in a total of 714 acres being temporarily preserved for the farming industry in Calhoun County. This is a decrease from 2022 totals.

<b>Township</b>	<b>Acres</b>
<b>Clarence Township</b>	374
<b>Homer Township</b>	152
<b>Burlington Township</b>	76
<b>Athens Township</b>	57
<b>Newton Township</b>	35
<b>Marengo Township</b>	20
<b>Total Acres</b>	<b>714</b>

## HIGHLIGHTS FROM INTERGOVERNMENTAL SERVICES AGREEMENTS

### **Convis Township:**

- Initiated contract in 2023 for Planning Consultant work
- Special Land Use Permit & Site Plan Review of Cornwell's Camp Turkeyville Expansion
- Site Plan Amendment - Calhoun Solar (Invenergy)
- Zoning Ordinance Text Amendment – Fences & Walls

**Fredonia Township:**

- Initiated contract in 2023 for Zoning Administration and Zoning Permit Review

**Lee Township:**

- Continued contractual work for Zoning Administration and Planning Consultant
- Zoning Ordinance Text Amendment – Marijuana Uses
- Special Land Use Permit Extension – Solar Energy Systems (Leeward Energy)
- Special Land Use Permit & Site Plan Review – Solar Energy Systems (Hecate Energy)
- Reviewed approximately 5 permits in 2023

**Pennfield Charter Township:**

- Continued contractual work in form of Zoning Administration and Planning Consultant
- Reviewed and issued 76 Zoning Permits in 2023
- Facilitated 7 Planning Commission meetings and 1 Zoning Board of Appeals meeting
- Updated the Township Parks and Recreation Plan, approved by MDNR February 2023
- Managed the Re-write of the Township Zoning Ordinance, adopted in October 2023
- See the attached 2023 Annual Report of Township Planning & Zoning Activities

**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 2023:

- 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 boost the 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.
- County GIS staff assisted Fredonia, Marengo, Marshall and Leroy Townships with updates to their planning and zoning maps.
- Continued Intergovernmental Services Agreement with Pennfield and Lee Townships to provide planning and zoning administration and initiated new contracts with Convis and Fredonia Townships.
- Continued facilitation of the County Economic Development Corporation, bringing area economic development officials together to network and coordinate on county-wide initiatives.
- Development of the Pennfield Charter Township Parks and Recreation Plan.

Progress on many of the projects noted above will continue in 2024 with new projects being 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.

Calhoun County Planning Commission - 2023 Docket					
Docket #	Applicant	Location	Request/Proposed Amendment	CCPC Action Taken	Twp Action Taken
01-23-01	Athens Township	Athens Township	Zoning Text Amendment: RE: Marijuana Uses (Revision)	Recommend Approval, with Comments	Approved
01-23-02	Emmett Charter Township	Emmett Charter Township	Zoning Text Amendment: RE: Commercial Kennels (Revision)	Recommend Approval	Approved
01-23-03	Emmett Charter Township	Emmett Charter Township	Zoning Text Amendment: RE: Solar Energy Systems (New)	Recommend Approval, with Comments	Approved
02-23-01	William & Ryan Ray	Newton Township	PA 116 (35 Acres, 90-year contract)	Recommend Approval	NA
02-23-02	Huepenbecker	Marengo Township	PA 116 (20 Acres, 90-year contract)	Recommend Approval	NA
03-23-01	Burlington Township	Burlington Township	Zoning Text Amendment: RE: Solar Ordinance (Revision)	Recommend Approval, with Comments	Approved
03-23-02	Emmett Charter Township	Emmett Charter Township	Zoning Map Amendment: RE: 530 Main St.	Recommend Approval	Approved
03-23-03	Aaron Delagrange	Athens Township	PA 116 (57 acres, 90-year contract)	Recommend Approval	NA
03-23-04	Marengo Township	Marengo Township	Zoning Text Amendment: RE: Electric Infrastructure (New)	Recommend Approval, with Comments	Approved as Original
03-23-05	Edward Masternak	Clarence Township	PA 116 (175 acres, 90-year contract)	Recommend Approval	NA
05-23-01	Convis Township	Convis Township	Zoning Map Amendment: RE: 18999 US HWY 27 North	Recommend Approval	Approved
05-23-02	Emmett Charter Township	Emmett Charter Township	Zoning Map Amendment (Conditional): RE: 725 E. Emmett St.	Recommend Approval, with Comments	Approved
06-23-01	Bedford Charter Township	Bedford Charter Township	Zoning Text Amendment: RE: Solar Ordinance (Revision)	Recommend Denial	Approved, TB removed PA 116 section
06-23-02	Burlington Township	Burlington Township	PA 116 (76 acres, 90-year contract)	Recommend Approval	NA
06-23-03	Homer Township	Homer Township	PA 116 (152 acres, 90-year contract)	Recommend Approval	NA
06-23-04	Leroy Township	Leroy Township	Zoning Map Amendment: RE: 14-020-012-00 (Vacant)	Recommend Denial	Approved
08-23-01	Bedford Charter Township	Bedford Charter Township	Master Plan update	Recommend Approval, with Comments	Approved
08-23-02	Newton Township	Newton Township	Zoning Text Amendment: RE: Various Text Amendments	Recommend Approval	Approved
08-23-03	Marengo Township	Marengo Township	Zoning Text Amendment: RE: Self Storage Facilities	Recommend Approval, with Comments	Approved as Original
08-23-04	Clarence Township	Clarence Township	PA 116 (40 acres, 10-year contract)	Recommend Approval	NA
08-23-05	Clarence Township	Clarence Township	PA 116 (159 acres, 15-year contract)	Recommend Approval	NA
08-23-06	Pennfield Charter Township	Pennfield Charter Township	Zoning Text Amendment: RE: entire new Zoning Ordinance	No Action - Waived	Approved
10-23-01	Emmett Charter Township	Emmett Charter Township	Zoning Map Amendment: RE: 10-560-040-00 (510 E. Columbia)	Recommend Approval	Approved
12-23-01	Athens Township	Athens Township	Master Plan update	Recommend Approval	Approved
12-23-02	Fredonia Township	Fredonia Township	Zoning Text Amendment: RE: Short Term Rental Def.	Recommend Approval	No Action Taken, still considering
12-23-03	Fredonia Township	Fredonia Township	Zoning Map Amendment: RE: 11-14-024-04 (Vacant)	Recommend Denial	Denied Rezoning
12-23-04	Bedford Charter Township	Bedford Charter Township	Zoning Map Amendment: RE: 3201 Michigan Ave.	Recommend Approval	Approved