

Chairperson

Margaret Sayles
Vice-Chairperson

Secretary
Jan Motz

Members
Dawn Levey
Kim Wieber
Brian Hurtekant (BOC Ex Officio)



Planning and Zoning Director
(Interim)
Lynn Wilson

Assistant Planner
Jessica Burnett

Planning & Zoning Secretary
Danelle Rose

Clinton County
Planning Commission

PLANNING COMMISSION AGENDA
Meeting of January 8, 2026– 6:00 P.M.
Clinton County Commissioners' Chambers, 2nd floor

1. **Call to Order and Pledge of Allegiance –**
2. **Roll Call –**
3. **Approval of Agenda –**
4. **Approval of Planning Commission Meeting Minutes –**
 - December 11, 2025
5. **Consent Agenda (Action) - NONE**
6. **Communications –**
 - A. Hamlin Farms LLC, PA 116 / HF Investments PA 116
 - B. Lonier Family Properties LLC PA 116
 - C. Watertown Township Proposed Sign Amendment Ordinance 61
 - D. Eagle Township – RESOLUTION NO. 12-18-2025-02, & ORDINANCE # 12-2025
 - E. Eagle Township meeting schedule
7. **Public Comments –**
8. **Old Business – NONE**
9. **New Business –**
 - A. **(PC-01-26) (PLSU250001) – Application for Special Land Use (Public Hearing)**

A petition for Special Land Use has been submitted by Duane & Molly Call. The applicant proposes an Automotive Repair Facility as an accessory use to their primary residence. The business is described as a full-service diesel facility specializing in repair, maintenance, and custom fabrication. The focus, as proposed, is on semi-trucks, trailers, farm equipment, and heavy machinery, while also servicing light duty vehicles and offering custom show car craftsmanship. The subject property is located at 1971 S. Meridian Rd., in Section 24 of Ovid Township (Parcel ID: 120-024-100-020-60).
10. **Other Business – NONE**
11. **Planning & Zoning Director's Report – NONE**
12. **Planning Commissioner Comments –**
13. **Adjournment –**

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(vacant)
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Brian Hurtekant (BOC Rep.)



Director of Planning & Zoning
Lynn Wilson (Interim)
Assistant Planner
(vacant)
Planning & Zoning Secretary
Danelle Rose

**(Draft) Meeting
Minutes
December 11th, 2025
Clinton County
Planning Commission**

CALL TO ORDER The Clinton County Planning Commission met on Thursday, December 11th, 2025, at 6:00 p.m. with Planning Commission Chairperson Margaret Sayles calling the meeting to order.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was given to the flag of the United States of America.

ROLL CALL Kim Wieber -- Present
Margaret Sayles -- Present
Jan Motz -- Present
Dawn Levey -- Present
Brian Hurtekant -- Present

STAFF PRESENT Lynn Wilson, (Interim) Planning & Zoning Director
Danelle Rose, Planning & Zoning Secretary
John Fuentes, County Administrator/Controller
Todd Campbell, Deputy County Administrator
Mallory Reader -- Clinton County Legal Counsel

VISITORS David Fedewa -- Dewitt, MI
James Kosinski -- Dewitt, MI
Donna Graham -- Greenbush Township
Lisa Boling -- Bath Township
Val Vail Shirey -- Victor Township
Kathy George -- Essex Township
Dawn Lawless -- Bingham Township
Jim Lawless -- Bingham Township

Clinton County Courthouse
100 East State Street, Suite 1300
St. Johns, Michigan 48879-1571
(989)227-6591

APPROVAL OF PLANNING COMMISSION AGENDA **PLANNING COMMISSION ACTION:** The Agenda was presented for approval. Kim Wieber, supported by Dawn Levey, moved to approve the agenda as amended to move New Business before Old Business. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

APPROVAL OF PLANNING COMMISSION MEETING MINUTES **PLANNING COMMISSION ACTION:** November 13, 2025, Meeting Minutes were presented for approval. Brian Hurtekant moved, supported by Kim Wieber, to approve the minutes as presented. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

CONSENT AGENDA NONE

COMMUNICATIONS

- A. EGLE, Public Notice, US-127 B.L. over Sperry Irish and Stevens Drain, culvert replacement.
- B. Thomas Irrer PA 116 for 4507 Francis Rd., Bengal Township.
- C. Notice of Public Hearing for Woodhull Township Master Plan.

PLANNING COMMISSION ACTION **PLANNING COMMISSION ACTION:** Brian Hurtekant moved to accept and place on file the communications, supported by Kim Wieber. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

PUBLIC COMMENT Lisa Boling – Bath Township, Ms. Boling stated that she feels that loopholes in the Zoning Ordinance have allowed the kennel owned by Tucker Shirey to operate. Ms. Boling would like it to be on record that she feels that Tucker Shirey’s mother Val Vail Shirey has used her political influence to affect decisions surrounding this kennel. Ms. Boling stated that 43 calls to 911 have been received since September of 2024 related to barking dogs in Clinton County. Ms. Boling thanked the Planning Commission for reopening this discussion.

Jim Lawless -- Bingham Township, Mr. Lawless stated that he feels that this discussion (dog kennels) is like beating a dead horse. Mr. Lawless stated that this discussion is based on a neighbor dispute and that an ordinance discussion involving one resident is not appropriate, that it should take all Clinton County residents into consideration.

Donna Graham -- Greenbush Township, Ms. Graham asked hypothetically if barking dogs present a major problem or whether this is a personal vendetta. Ms. Graham also wondered about whether this topic has been thoroughly investigated on all sides of the issue or whether it has been a

one-sided approach. Ms. Graham asked if the current residents that have been allowed to purchase commercial kennel licenses, due to the fact that it is cheaper to license your dogs with a kennel license than licensing them individually, will be grandfathered in. Ms. Graham stated that she reviewed the information that was available for the meeting and that she agreed with a lot of the information involving commercial kennels and she agrees that updates are needed.

Dawn Lawless -- Bingham Township, Ms. Lawless stated that she has concerns about having barking dogs from one kennel lead to a discussion about changing an ordinance. Ms. Lawless stated that there were multiple noise nuisances that she was unaware were going to be present when she purchased her property 30 years ago and that a complaint from one person should not prompt a change in the Zoning Ordinance.

NEW BUSINESS
(PC-24-25) (OR-
216-25) Map
Amendment
Application
(Rezoning)

(PC-24-25) (OR-216-25) – Application for Zoning Map Amendment (Rezoning) (Public Hearing)

Lynn Wilson presented a petition to amend the zoning map that was submitted by Kevin Barnes. The applicant is requesting a Zoning Map Amendment to rezone 1.02 acres from Mineral Resource Extraction (MR) to Rural Residential (Low Density) (RR). This rezoning has been initiated because the property owner would like to split off the 1 acre and sell it to Mr. Barnes to build a house. The former gravel mining operation is complete and was reclaimed in compliance with zoning conditions. The subject property is located at 4550 N Airport Rd. in Section 30 of Greenbush Township (Parcel ID: 090-030-300-015-61).

PUBLIC HEARING

Jan Motz moved, supported by Dawn Levey, to open the public hearing. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

Kevin Barnes – St. Johns, Mr. Barnes stated that he has retired and that his friend offered him the opportunity to purchase a one-acre parcel to be able to build a home on and move into the country.

There were no other public comments.

Dawn Levey moved to close the public hearing, supported by Kim Wieber. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

PLANNING
COMMISSION
ACTION

PLANNING COMMISSION ACTION:

Jan Motz moved to recommend **approval** of petition (PC-24-25) (OR-216-25) to the Board of Commissioners to amend the Zoning Map from Mineral Resource Extraction (MR) to Rural Residential (RR) for approximately 1.02-acres located at 4244 North Airport Rd (Parcel ID: 090-030-300-015-61) in Section 30 of Greenbush Township as legally described in the petition per the following reasoning:

- The seven criteria outlined in §7.21(E)(2) of the Zoning Ordinance have been met.

- The elimination of an MR zoning district aligns with the policy direction of the 2024 Zoning Ordinance amendment related to that district.

Supported by Kim Wieber. Motion carried unanimously by roll call vote [Vote of 5-0, 5 in favor, 0 opposed.]

Kim Wieber – Yes
 Dawn Levey – Yes
 Brian Hurtekant – Yes
 Margaret Sayles – Yes
 Jan Motz – Yes

(PC-26-25)
 (PAR250014)
 Application for
 Special land Use

(PC-26-25) (PAR250014) – Application for Special Land Use (Public Hearing)

Lynn Wilson presented a petition for Renewal of Special Land Use submitted by Robert Karam, Supervising Attorney for American Tower Asset Sub, LLC. The applicant is requesting Renewal of Special Land Use Permit (PC-20-13) (PAR250014) to renew the zoning permission for an existing wireless communication structure consisting of a 295' wireless communication structure and fenced compound. Ms. Wilson noted that the recommendation is to renew the permit without a defined expiration date but rather to allow the use to continue as long as it remains in compliance with the permit. The subject property is located at 3581 County Farm Road, Section 28 of Bingham Township (Parcel ID: 030-028-200-035-00).

Dawn Levey moved to go to public hearing, supported by Jan Motz. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

There were no public comments.

PUBLIC HEARING

Dawn Levey moved to close public hearing, supported by Jan Motz. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

PLANNING COMMISSION ACTION:

**PLANNING
 COMMISSION
 ACTION**

Dawn Levey moved to recommend **approval** to the Board of Commissioners for the special land use permit renewal (PC-20-23) (PAR250014) located at 3581 County Farms Road (Parcel ID: 030-028-200-035-00) in Section 28 of Bingham Township since it meets the criteria and standards set forth in §6.1(N), §6.1(P), §6.2(F), and §7.14 of the Clinton County Zoning Ordinance. As permitted by Section 6.2(H)2 of the Clinton County Zoning Ordinance, and that this approval shall be valid for as long as the permitted use continues in accordance with the terms of the approval. Reasoning & Conditions as presented by the Planning Commission:

- Upgrades to the existing roadside culvert are made consistent with the direction of the Clinton County Drain Commissioner within six months.

Supported by Jan Motz. Motion carried unanimously by roll call vote. [Vote of 5-0, 5 in favor, 0 opposed.]

Dawn Levey – Yes
Brian Hurtekant – Yes
Jan Motz – Yes
Kim Wieber – Yes
Margaret Sayles -- Yes

(PC-25-25) (PSLU250006)– Application for a Special Land Use (Public Hearing)

(PC-25-25)
(PSLU250006)
Special Land Use

Lynn Wilson presented a petition for Special Land Use Expansion that was submitted by James Goble for Jim’s Amish Structures. The applicant is requesting an expansion of the existing Special Land Use to add two additional self-storage units and one personal/RV storage building to the existing business. This addition will allow the storage structures that were places without permits to be removed from the property. The subject property is located at 7061 N US 27 in Section 8 of Greenbush Township (Parcel ID: 090-008-400-020-01).

PUBLIC HEARING

Jan Motz moved to go to public hearing, supported by Dawn Levey. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

James Goble – Greenbush Township, Mr. Goble stated that the business is going to transition out of the non-complying buildings located on the property into the new proposed storage facilities as a permanent solution.

Jan Motz asked if they were 100 percent enclosed.

Mr. Goble responded that yes, they were and that they will resemble the other permanent storage structure that is located on the property.

There were no other public comments.

Kim Wieber moved to close public hearing, supported by Dawn Levey. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

**PLANNING
COMMISSION
ACTION**

PLANNING COMMISSION ACTION:

Kim Wieber moved to recommend **approval** to the Board of Commissioners for the special land use permit expansion (PC-25-25)(PSLU250006) located at 7061 N US-27 (Parcel ID: 090-008-400-020-01) in Section 8 of Greenbush Township to expand the previous Special Land Use permit (PC-19-10-SLU) with the addition of two self-storage buildings and one business storage building since the application as presented meets the criteria and standards set forth in §6.1(N), §6.1(P), §6.2(F), and §7.14 of the Clinton County Zoning Ordinance **with the following conditions:**

- The application is approved as presented with future oversight from the Clinton County Drain Commissioner during construction.

- That the well and septic location is added to the Site Plan and that staff confirms compliance with the Mid-Michigan Health Department.
- The business operates as represented in the Special Land Use permit application.

Supported by Jan Motz. Motion carried unanimously by roll call vote. [Vote of 5-0, 5 in favor, 0 opposed.]

Lynn Wilson noted that the applicant has submitted an updated site plan to include the well and septic and they do comply with health department standards.

Brian Hurtekant – Yes
 Kim Wieber – Yes
 Dawn Levey – Yes
 Jan Motz – Yes
 Margaret Sayles -- Yes

OLD BUSINESS

Discussion on proposed ordinance amendment to add storage facility to A-2 district

An application to amend the Zoning Ordinance was submitted by a property owner. The proposal would add the “Self-Storage” use to permitted uses in the A-2 district when located on a state trunkline. This item is a preliminary discussion of the application. No hearing is scheduled, and no action will occur.

Lynn Wilson stated that the Planning and Zoning office was able to ask the GIS department to look at how many parcels would be impacted by this Ordinance change. The proposal is requesting to add self-storage to A-2 districts that front on a state highway. A map was provided showing the affected parcels and the acreage and number of parcels was included in the staff report.

Margaret Sayles asked how many acres our current ordinance requires for Self-Storage Units, if there is a minimum or maximum.

Lynn Wilson replied that there are no acreage stipulations in the current Ordinance – but that it be determined by the zoning district provisions. Lynn Wilson stated that the current Ordinance does state that the application for Special Land Use is subject to approval by the Planning Commission and that they can add requirements at that time.

Margaret Sayles stated that the discussion should be about whether Self-Storage should be permitted in A-2.

Lynn Wilson clarified that Clinton County already has provisions for Self-Storage facilities and that the question is whether the A-2 zoning district should be added to the permitted districts. The area impacted has been limited by a suggested provision to include only those parcels that front on a state trunkline.

Kim Wieber stated that she has reservations about intermingling commercial uses in districts that have been designated as Agricultural and where there are many residential uses.

Lynn Wilson responded that the screening provisions in our Zoning Ordinance that is applied to other commercial activity near residential districts would apply.

Margaret Sayles is interested in having a public hearing to hear from other people other than just the Planning Commission on the interest in adding this to the ordinance and what provisions such as screening that the public would like to discuss.

Lynn Wilson commented that if they wanted to allow properties to be rezoned for commercial use, the Planning Commission could take a more surgical approach by addressing it when they update the Future Land Use Map.

Margaret Sayles stated that allowing all of the A-2 property along the highway to potentially be rezoned for commercial use is way too much and that she thought addressing it through the Future Land Use discussion in 2026 would be a better way to approach the subject.

Jan Motz asked how much space is left to rezone for Commercial activity.

Lynn Wilson responded that she would have to do an analysis to determine how much commercial space is available.

Lynn Wilson stated that as proposed, the change would impact over 7,000 acres, which is 3.5% of the land currently zoned A-2.

Margaret Sayles stated while looking at the zoning map and the commercial zonings that are relatively close to the property in question, that the applicants should apply for rezoning unless that would be considered spot zoning.

Mallory Reader, Counsel for Clinton County, stated that it would not necessarily be considered spot zoning because there is a spot that is different, but instead it was important to consider why the change was made. Ms. Reader also noted that the Planning Commission could put specific parameters in place such as the parcel having a certain amount of acreage, and maximum lot coverage provisions.

Dave Fedewa, applicant, stated that for Self-Storage facilities, the Planning Commission could add parameters such as having additional setbacks and screening requirements when located next to a residential use. Mr. Fedewa also feels that if Self- Storage is added to the A-2 zoning district, that stipulations could be set that future applicants would have to meet to receive approval for their request.

There was discussion about further limiting the acreage impacted by allowing it only a certain distance back from the state trunkline. Lynn Wilson stated her understanding that, as written, the language is too broad. Lynn Wilson will take the comments offered and come back to the January 2026 or February 2026 meeting with more information.

Discussion of Zoning Ordinance Kennel provisions

A memo from current staff was included in the Planning Commission packet to support the discussion.

Margeret Sayles stated that she does not like animal grooming being included in the definition of the Ordinance proposal.

Kim Wieber stated that there needs to be clarification on what constitutes a domesticated household pet. Adding that there are many animals that could be considered household pets such as rabbits, ferrets, pigs, chickens.

Lynn Wilson stated that the intent of this Ordinance is not to include animals that would be part of a farm operation, per the right to farm act or household pets.

Margaret Sayles stated that the discussion is to address commercial areas for animal services. The State Dog Law considers three or more animals a commercial establishment for the purposes of dog licenses.

Lynn Wilson clarified that they are discussing Land Use and not animal control. Lynn Wilson stated that she is trying to broaden the Ordinance to apply it to other animal operations. That the current ordinance is so restrictive that it is unusable.

Margaret Sayles commented that part of the request is to expand usage to A-1, A-2, and A-3 districts. Currently commercial kennels are only allowed in commercial areas and industrial areas.

Brain Hurtekant asked Lynn Wilson to clarify the remuneration portion of the language in the Ordinance presented.

Lynn Wilson responded that remuneration applies to being paid for services. Lynn Wilson feels like the current Kennel Ordinance is for Commercial Operations.

Mallory Reader clarified the definition of remuneration as services for financial gain, exchange of money for a service.

The Planning Commission stated that they feel services that do not require the animal to be boarded overnight should be regulated through the home-based business section of the Ordinance.

Lynn Wilson replied that they could rework the proposed language to focus on uses that will keep animals on site overnight.

Margaret Sayles had concerns with requiring 10 acres to establish a kennel.

Lynn Wilson replied that it was added to the language to address A-2 lots that have one acre. Legal non-conforming lots are common in Clinton County and this addition to the language would make it so that kennels on small lots would not be permitted.

Kim Wieber suggested that the option for kennels in Agricultural Zoning could be offered by Special Land Use.

Lynn Wilson clarified that she was hearing that the Planning Commission is not interested in adding kennel language to the Zoning Ordinance as a primary use in Agricultural districts. Lynn Wilson asked the Planning Commission about what regulations they would be interested in adding to the ordinance to allow Commercial kennels in the Agricultural Districts.

The Planning Commission discussed stipulations to include a minimum of 2 acres, a Special Land Use or Site Plan Approval, a pen for animal safety, that the parcel has to have a primary structure and the kennel cannot be the primary use, adding a requirement to Special Land Use to address noise such as berms and green spaces for noise barriers.

Lynn Wilson emphasized that whatever Ordinance changes are decided on, it is extremely important to have clear definitions and a way to clearly determine compliance. Lynn Wilson also asked that this topic not be included on the January 2026 Planning Commission agenda because of the holiday season and a staffing transition over the next several weeks. Planning Commissioners agreed.

Vacancies in Staffing Discussion

Margaret Sayles asked Jon Fuentes if he had anything to report in regard to filling the vacant Planning & Zoning Director and Assistant Planner positions in the Planning and Zoning Department.

John Fuentes responded that Administration is submitting a request to the Board of Commissioners to extend OHM's current contract for six months to cover Planning and Zoning services to allow time to evaluate staffing. John Fuentes also stated that there is a part-time, qualified staff member in the Building Department that is able to help with the assistant planner duties. John Fuentes will be requesting approval to extend the team member's hours to cover the Assistant Planner position part-time.

Approval of the 2026 Planning Commission Meeting Schedule

A proposed 2026 meeting schedule was presented with Planning Commission meetings continuing to be held on the second Thursday of each month at 6:00 p.m.

Kim Wieber moved, supported by Jan Motz to approve the Planning Commission meeting schedule for 2026. Motion carried unanimously. [Vote 5-0, 5 in favor, 0 opposed].

Zoning Board of Appeals Recommendation

Dawn Levey moved to recommend Kim Wieber for the vacant Zoning Board of Appeals seat, Seconded by Jan Motz. Motion carried unanimously [Vote 5-0, 5 in favor, 0 opposed].

Solid Waste Committee Recommendation

Dawn Levey moved to recommend Jan Motz for the vacant Solid Waste Committee seat, Seconded by Kim Wieber. Motion carried unanimously [Vote 5-0, 5 in favor, 0 opposed].

PLANNING AND
ZONING STAFF
REPORT

NONE

ADJOURNMENT

Chairperson Margaret Sayles called for a motion to adjourn the meeting. Dawn Levey moved to adjourn the meeting at 8:27 p.m., supported by Jan Motz. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

Danelle Rose
Planning and Zoning Secretary

NOTE: These minutes are subject to approval at the next regularly scheduled Planning Commission meeting.



Planning Commission Report: Special Land Use Application
(PC-01-26)(PSLU250004)
December 11, 2025

1. Petition Information

Application Number:	(PC-01-26)(PSLU250004)
Applicant:	Duane and Molly Call
Applicant Address:	1971 S Meridian Road Ovid, MI 48866
Owner:	Duane and Molly Call
Owner Address:	1971 S Meridian Road Ovid, MI 48866
Project Description/ Applicant Request:	The applicant is requesting Special Land Use approval for Home Occupation, Class B, an auto repair (major) facility specializing in repair, maintenance and custom fabrication. While auto repair will be conducted fully within the interior of an existing outbuilding, the applicant is also requesting to have an outdoor vehicle storage (parking) area for large equipment and vehicles waiting for service.

2. Site Information

Property Address:	1971 S Meridian Road Ovid, MI 48866
Property Location:	East side of S Meridian Road, north of Krouse Road
Parcel ID:	120-024-100-020-60
Section & Township:	Section 24, Ovid Township
Lot Area:	10.1 acres

3. Zoning & Future Land Use Information

Existing Zoning:	General Agriculture (A-2) <i>This district is established to support stable, viable agricultural operations. The primary use of the district area is considered to be agriculture. The regulations of this district are designed to conserve and protect farm operations, including dairy farming, pasturage, cash cropping, stables (public and private), orchards, as well as other agricultural and related uses. It is further the intent of this district to accommodate some residential growth in a managed setting</i>
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	<p>so as to efficiently and effectively utilize land and limit conflicts with agriculturally productive lands. The regulations of the district are designed to exclude or discourage uses and structures that demand substantial public services, such as major thoroughfares, public sewer or water facilities, and other public services.</p> <p><i>Relationship to the Comprehensive Plan (Agricultural Preservation Areas): To maintain and enhance the rural character of Clinton County by retaining the County's agricultural, forested, and natural landscape qualities.</i></p>
<p>Future Land Use Map:</p>	<p>Per the 2022 Clinton County Comprehensive Plan Update, the future land use designation is Rural Low Density (pp. 29).</p> <p>Rural-Low Density</p> <p>The Rural-Low Density Residential land use designation (shown as orange) identifies non-incorporated residential areas that have existing low to medium density development. Rural-Low Density areas are characterized by the residential development along county roads, rural subdivisions or other rural areas of county experiencing growth at one (1) dwelling unit per acre. These areas also provide an alternative of smaller lot sizes while still maintaining a rural character.</p>

	North	East	South	West
Surrounding Zoning	General Agriculture (A-2)	General Agriculture (A-2)	General Agriculture (A-2)	General Agriculture (A-2)
Surrounding Land Uses	Single-family home	Single-family home/Agriculture	Agriculture	Agriculture
Future Land Use Map	Rural-Low Density	Rural-Low Density	Rural-Low Density	Rural Transitional

The property is 10.1 acres in total. It has an irregular shape with approximately 404' of frontage on S. Meridian Road and approximately 223' of frontage on Krouse Road. The parcel is approximately 657' wide at its widest point. It contains a house and two accessory structures (small and large pole barns) and a container storage unit. The house is located on the western side of the property facing Meridian Road; the small pole barn is south of the house. The large pole barn (proposed SLU location) is near the east side of the property. The large pole barn is set back 189.9' from the nearest (rear) property line. No Class B Home Occupation accessory building shall be permitted within 100' feet of any adjoining lot line.

The applicant was part-owner of a similar repair business that has closed, and he is requesting permission to establish his own business at his home on a smaller scale. He is currently storing some vehicles and equipment on his property from the former business that will be sold or scrapped as part of setting up his home business. At present, he has no employees. At present there is no water service to the building but there may be in the future.

4.2. Vehicular & Pedestrian Circulation and Parking

The pole barn has an existing driveway which is separate from the driveway to the house. The applicant proposes a screened vehicle storage area directly south of the large pole barn. As proposed, the vehicle storage area and driveway will be 12" crushed concrete and topped with 8" of asphalt. The dumpster needs to be relocated to a permanent location and screening where it can be accessed by the waste service.

4.3. Landscaping, Open Space & Buffering

The applicant is proposing to screen the vehicle storage area on the west and south sides with a row of 11, 5' tall evergreens spaced 15' apart. The applicant noted that there is a natural berm to the south which will further screen the use from Krouse Road.

4.4. Signage

Signage is not proposed. However, for Home Occupation Class B businesses, one non-illuminated sign no more than 6 square feet is permitted. A separate application may be made in the future if the applicant chooses to do so.

4.5. Additional Agency/Governmental Comments and Requirements

As of December 19, 2025, comments have been received from Clinton County Drain Commission, Clinton County Road Commission and Clinton County Sheriffs Office. The Drain Commission stated that the applicant needs a Major Site Plan Review given the size of the property and the potential for at least one county drain to be impacted by the proposed use, as well as potential drainage implications for adjacent properties. They noted that they were generally supportive of the project but need further information. CCRC and the Sheriff's Office had no objections. No comments have been received from Ovid Township, Mid-Michigan District Health Department or the Ovid Middlebury Fire Department.

As of December 29, 2025, comments have been received from Clinton County Drain Commissioner resulting from the major site review conducted by his office. He is clear that his comments are recommendations rather than requirements. His comments anticipate the possibility of drainage changes to the neighboring property due to the addition of the barn and the additional paved area. The applicant is willing to make the site changes should the neighbor request it in the future and is seeking written support from the neighbor. The barn has not caused drainage problems to date.

5.11 Use, storage and handling of hazardous substances, storage and disposal of solid, liquid, and sanitary wastes

The applicant represents in the application that chemicals are purchased as needed, not stored and disposed of according to manufacturer recommendations. Further conversation has confirmed that the applicant does not store oils, greases, lubricants or other hazardous materials in a regulated quantity. Instead, these materials are purchased on an as-needed basis for each project and disposed of properly. A condition of approval is included to address the storage of hazardous materials should his practice change in the future.

5. Special Land Use Criteria

Per §6.2(F), the Planning Commission shall review the particular circumstances of the special use request under consideration in terms of the following standards, and shall grant its approval or recommendation of approval only upon a finding of compliance with each of the following standards as well as applicable standards established elsewhere in this Ordinance. The assessment of compliance with the following standards provide the basis for the "statement of finding and conclusions relative to the special land use which specifies the basis for the decision and any conditions imposed" as required in subsection E, above.

- A. *The proposed use, activities, processes, materials, equipment and conditions of operation will not be detrimental to the public welfare, persons or property by reason of excessive noise, fumes, dust, glare, traffic or objectionable odors.***

The creation of this Home Occupation Class B will not be detrimental to public welfare or create any nuisances as all auto repair will be conducted fully within a building, and the outdoor vehicle storage area will be properly screened.

- B. *Essential public facilities and services such as roads, fire and police protection, drainage facilities, refuse disposal, schools are adequate for the proposed use or are capable of being adequately provided for.***

The Home Occupation, Class B, will not create a need for additional public facilities or services that do not exist in the area. The Drain Commissioner provided direction related to managing stormwater drainage should it become an issue to the adjacent neighbor. Refuse disposal will be managed on-site through a single dumpster that is screened per §5.8(L) and located to allow trash trucks to back directly to the doors.

- C. ***Requirements for additional public services and facilities that will be created by the proposed use will not be detrimental to the economic welfare of the community.***

There are no requirements for additional public services or facilities created by this Home Occupation.

- D. ***All standards set forth in this Ordinance will be complied with, including any standards for use set forth in this section.***

Standards of the ordinance for Home Occupations, Class B, are met or can be met. This includes minimum lot size, setbacks, equipment used, storage, parking, the dwelling on site shall be occupied by the owner of the Class B Home Occupation, number of employees, traffic and all other requirements of §4.35.

§4.35 (Q) 2 states that for Class B Home occupations defined as auto repair, work may be conducted between the hours of 7 a.m. and 7 p.m.

The Planning Commission needs to accept the proposed outdoor vehicle storage area as proposed or identify any modification. There are several provisions which apply.

- Zoning Ordinance §4.35(L) states: *The outdoor storage of goods and/or materials are prohibited, with the exception of large equipment, which at the discretion of the Planning Commission may be located within a buffered and screened area.*
- §4.35 (Q) 2 states that for Class B Home occupations defined as auto repair: *Outdoor storage of client vehicles for more than seven (7) days is prohibited.*
- §4.35 (Q) 3 states that temporarily stored vehicles awaiting repair shall be stored in such a manner as regulated in §4.15(K).
- §4.15(K) states: *The entire area used for vehicle service shall be paved. Areas utilized for temporary storage of vehicles awaiting repair may be graveled at the discretion of the Planning Commission.* The proposed construction is described by the applicant as 12" crushed concrete topped with 8" of asphalt.

All administrative requirements pertaining to the issuance of a special land use approval have or will be complied with.

Staff will verify all administrative requirements will be complied with prior to the issuance of additional permits.

- E. ***The proposed use, activities, processes, materials and equipment and conditions of operations shall be consistent with the goals, objectives, and policies of the Comprehensive Plan.***

Home Occupations are consistent with the Comprehensive Plan's Goal of economic development by promoting the establishment of new businesses.

- F. ***The proposed land use or activity is compatible with the adjacent uses of land and natural environment.***

The surrounding land uses are currently designated as A-2 General Agriculture and Home Occupations are permitted within this zoning district. There will be no impact on adjacent homes due to auto repair being done inside the pole barn, setbacks from the property line, and the screening provided by the existing berm and existing and new evergreen screen.

- G. *Where feasible, the proposed activity should not be located such that it will directly or indirectly have a substantial adverse impact on the natural resources (specifically prime agricultural soils) of the County.*

This special land use permit will not impact the natural resources – specifically the prime agricultural soils – since the proposed business location has already been built and the proposed vehicle storage area is relatively small compared to the size of the overall site.

6. Potential Motions

Staff are providing the following motions for the Planning Commission to consider:

6.1 Motion of Approval

Move to recommend **approval** to the Board of Commissioners the special land use permit (PC-01-26)(PSLU250004) located at 1971 S Meridian Road (Parcel ID: 120-024-100-020-60) in Section 24 of Ovid Township to operate an automotive repair (major) facility inside an existing detached accessory structure with screened outdoor storage since the application as presented meets or can be made to meet the criteria and standards set forth in §6.1(N), §6.1(P), §6.2(F), §4.15(K) and §4.35 of the Clinton County Zoning Ordinance **with the following conditions:**

- Hours of operation are limited to 7 AM to 7 PM, Monday through Sunday.
- Outdoor storage of client vehicles for more than 7 days is prohibited.
- Vehicles and equipment awaiting repair shall be stored only in the area identified as “Vehicle Storage Area”.
- The dumpster is moved to a location that is accessible to waste management vehicles from a paved surface and screened according to the requirements of §5.8(L).
- Storage trailers and other vehicles not associated with the business are removed from the property.
- Screening is installed and maintained as shown on the site plan.
- In future, materials defined as “hazardous” (based on type and quantity) are stored as required by §5.11 of the Clinton County Zoning Ordinance and in compliance with EGLE regulations.
- The site will implement the site recommendations made by the Clinton County Drain Commissioner if requested by the adjacent neighbor.
- Secure a building permit and approval from the building department for commercial operation in the existing pole building.
- Secure approval from the Mid-Michigan District Health Department prior to adding a water supply to the building.

- The business operates as represented in the Special Land Use permit application and as allowed by the Clinton County Zoning Ordinance.
- Reasoning & Conditions as presented by the Planning Commission:

6.2 Motion of Denial

Move to recommend denial to the Board of Commissioners for the special land use permit (PC-01-26)(PSLU250004) located at 1971 S Meridian Road (Parcel ID: 120-024-100-020-60) in Section 24 of Ovid Township to operate an automotive repair (major) facility inside an existing detached accessory structure with screened outdoor storage since the application as presented meets the criteria and standards set forth in §6.1(N), §6.1(P), §6.2(F), §4.15(K) and §4.35 of the Clinton County Zoning Ordinance.

- Reasoning as presented by the Planning Commission:

6.3 Motion to Table

Move to table the special land use (PC-01-26)(PSLU250004) located at 1971 S Meridian Road (Parcel ID: 120-024-100-020-60) in Section 24 of Ovid Township to operate an automotive repair (major) facility as a Class B Home Occupation inside an existing detached accessory structure since it does not meet the criteria and standards set forth in §6.1(N), §6.1(P), §6.2(F), §4.15(K) and §4.35 of the Clinton County Zoning Ordinance. Additional information & revisions needed:

Attached Materials

7.1 Special Land Use Application

7.2 Aerial Photo

7.3 Site Plan for 1971 S Meridian Road

7.4 Current Zoning Map

7.5 Site Photos

Respectfully Submitted,

Lynn Wilson

Lynn Wilson, AICP
Interim Planning & Zoning Director

7.1 Special Land Use Application

CLERK FORM


Clinton County
 Michigan

PAYMENT:

Amount: \$ _____
 = Check #: _____
 = Cash _____
 = Credit Debit Card _____

SPECIAL LAND USE PERMIT APPLICATION

Site Information:

Site Address: 1971 S. Meridian Rd City: Ovid Zoning District: a-2
 Parcel ID: 120-024-100-020-00 Township: Ovid

Landowner Information:

Name(s): Duane and Molly Call
 Email: _____ Phone: _____
 Address: 1971 S. Meridian Rd City: Ovid State: MI Zip: 48800

Applicant Information:

Landowner Representative Name: Duane Call
 Email: _____ Phone: _____
 Address: 1971 S. Meridian Rd City: Ovid State: MI Zip: 48800

Type of Change or Proposed Use:

- Preliminary Review Only *(Staff Review)* \$200
- Special Land Use Permit *(Planning Commission & Board of Commissioners Review)* \$750 (includes 1st acre) + \$50 each acre over 1
 (Maximum of \$1,000)
 - including Site Plan Review
 - not including Site Plan Review
- Special Land Use Permit exceeding 100 acres \$11,000
 (Planning Commission & Board of Commissioners Review)
- Minor Change of Special Land Use Permit *(Staff Review)* \$300
- Major Change of Special Land Use Permit \$750 (includes 1st acre) + \$25 each acre over 1
 (Planning Commission & Board of Commissioners Review) *(Maximum of \$1,000)*
- Transfer of Special Land Use Permit *(Staff Review)* \$200
- Special Land Use Compliance Inspection *(Staff Review)* \$100

Clinton County Office of Planning & Zoning
 100 East State Street, Suite 1300
 St. Johns, Michigan 48879
 (989) 227-6531 • PlanningAndZoning@clinton-county.org

Proposal Information:

Description of the proposed use: Automotive Repair

Estimated completion date of construction or any proposed phasing (if applicable): Not applicable

The following are Ordinance Section 6.2.F standards. Review and respond in the space provided.

1. The proposed use, activities, processes, materials, equipment, and conditions of operation will not be detrimental to the public welfare, persons, or property by reason of excessive noise, fumes, dust, glare, traffic, or objectionable odors.

Agree Disagree

Explain: Hours of anticipated operation are M-F 8a-5p with minimal noise, no standing fumes, dust, glare or odors. Traffic minimal with pick-up and drop off.

2. Essential public facilities and services such as roads, fire and police protection, drainage facilities, refuse disposal, schools are adequate for the proposed use or are capable of being adequately provided for.

Agree Disagree

Explain: Existing public facilities and services are adequate for use with no additional services needed.

3. Requirements for additional public services and facilities that will be created by the proposed use will not be detrimental to the economic welfare of the community.

Agree Disagree

Explain: No additional requirements for public services and facilities are needed and statement is not applicable.

4. All standards set forth in [the] Ordinance will be complied with, including any standards for use set forth in [Section 6.2].

Agree Disagree

Explain: Agree to comply with ordinances.

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41. Johna, Michigan 48873
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5. All administrative requirements pertaining to the issuance of a special land use approval have or will be complied with.

Agree Disagree

Explain:

6. The proposed use, activities, processes, materials and equipment, and conditions of operations shall be consistent with the goals, objectives, and policies of the Comprehensive Plan.

Agree Disagree

Explain:

7. The proposed use or activity is compatible with the adjacent uses of land and natural environment.

Agree Disagree

Explain:

8. Where feasible, the proposed activity should not be located such that it will directly or indirectly have a substantial adverse impact on the natural resources (specifically, prime agricultural soils) of the County.

Agree Disagree

Explain:

Legal Property Description: ATTACH A COPY

Site Plan: ATTACH A COPY - Containing the information from Ordinance Section 6.1 (as applicable)

Statement of Understanding and Agreement:

To the best of my knowledge, all information provided herein is accurate and in compliance with all applicable rules, regulations, and governing ordinances.

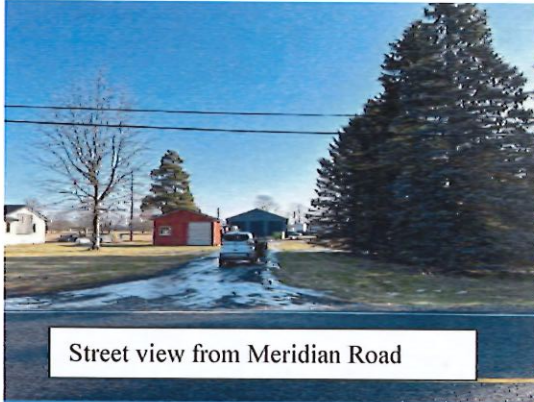
Landowner Signature: *[Signature]* Date: *6/20/25*
 Applicant Signature: *[Signature]* Date: *6/20/25*

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St. Johns, Michigan 48879
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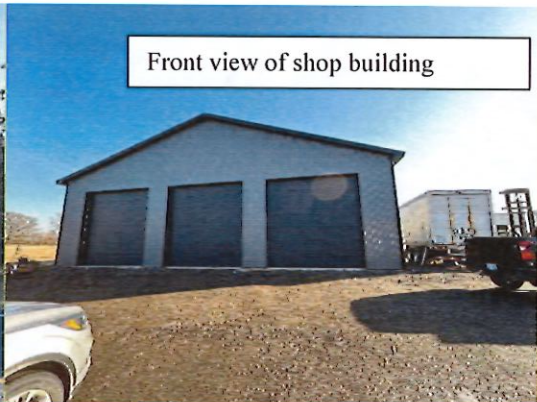
7.2 Aerial Photo



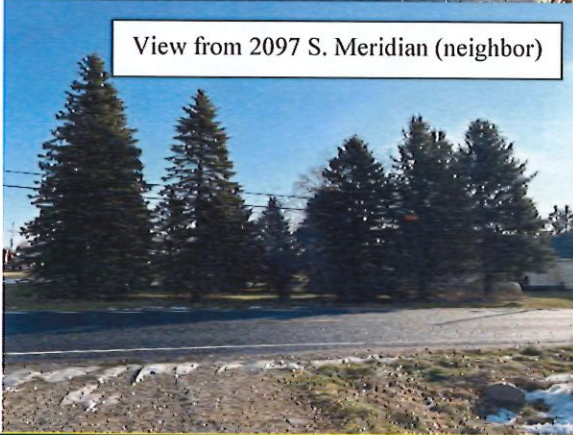
7.3 Site Photos



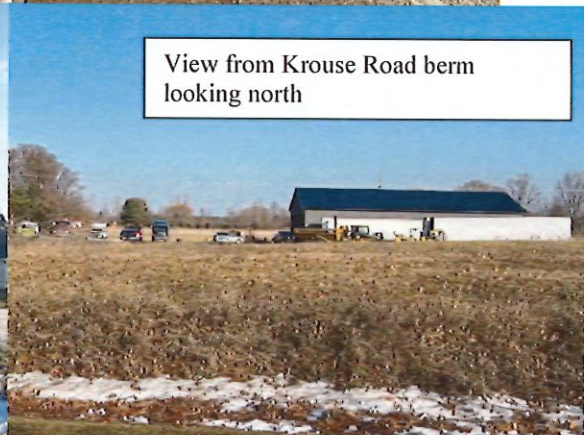
Street view from Meridian Road



Front view of shop building



View from 2097 S. Meridian (neighbor)



View from Krouse Road berm looking north

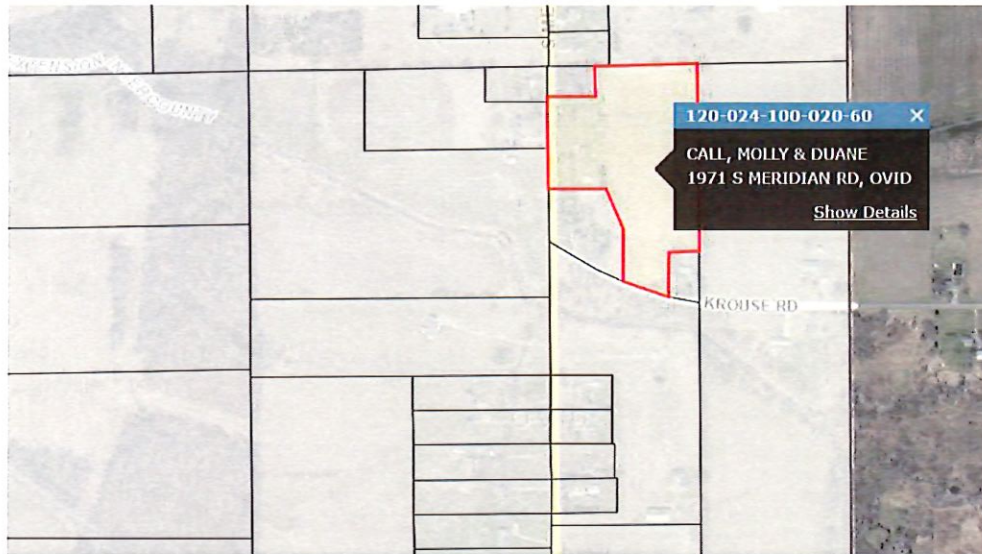


West view of S. Meridian Road from driveway in front of shop building



Side of shop building currently – site of proposed vehicle storage area and screen trees

7.4 Current Zoning Map



Zoning Map Key	
A-2 General Agriculture	
(Shiawassee County to east)	

