

Chairperson
Margaret Sayles
Vice-Chairperson
Jan Motz
Secretary
Kim Wieber
Members
Dawn Levey
Rebecca Batterbee
Brian Byers
Zach Rudat (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 April 9th, 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 –**
 - **March 12, 2026**
5. **Communications –**
 - **City of Grand Ledge Master Plan of 2026**
 - **City of Laingsburg Notice of Master Plan Update**
 - **Notice of Adoption & Transmission of Master Plan for Woodhull Township**
 - **City of Laingsburg Draft Master Plan**
 - **Eagle Township Zoning Ordinance Amendments**
 - **An Amendment to the Schedule of Regulations removing Manufacturing – Low Intensity as a SLU in the MR District**
 - **An Amendment to Section 5.25 Mineral Resource Extraction altering permitted hours**
6. **Public Comments –**
7. **Old Business –**
 - A. **5-Year Master Plan Review**
 - B. **Zoning Ordinance Amendments Status Update**
 - i. **Storage facilities in A-2 zoning district**
 - ii. **Kennels**
 - iii. **Enforcement through ticketing**

8. New Business –

A. (PC-04-26) (OR-201-26) - Map Amendment (Rezoning) Application

The subject of the public hearing will be the consideration of an application to rezone approximately 9.57 acres from Single Family Residential (R-1) to Agriculture/Residential Transition (A-3) that was submitted by Joseph and Meredith Goodman, located at 1223 Wildcat Rd, in Section 15 of Bingham Township (Parcel ID: 030-015-200-010-01).

B. OR 202-26 — Proposed Zoning Ordinance Amendment

An ordinance to amend the county's Zoning Ordinance to impose a moratorium on the issuance of permits, licenses, or approvals for data centers for 12 months or until the county's Zoning Ordinance regulating data centers is amended, whichever occurs first.

C. Appointments for Vacant Zoning Board of Appeals and Solid Waste Committee

- 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].

9. Other Business – None

10. Planning & Zoning Director's Report –

11. Planning Commissioner Comments –

12. Adjournment –

Chairperson
Margaret Sayles
Vice Chairperson
Jan Motz
Secretary
Kim Wieber
Members
Dawn Levey
Brian Byars
Rebecca Batterbee
Zach Rudat (BOC Ex Officio)



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

**(Draft) Meeting
Minutes
March 12th, 2026
Clinton County
Planning Commission**

CALL TO ORDER The Clinton County Planning Commission met on Thursday, March 12th, 2026, 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
Zach Rudat - Present
Rebecca Batterbee - Present
Brian Byars – Arrived at approximately 6:30pm

STAFF PRESENT Lynn Wilson, Interim Planning and Zoning Director
Jessica Burnett, Assistant Planner
Danelle Rose, Planning and Zoning Secretary
John Fuentes, County Administrator/Controller
Todd Campbell, Deputy County Administrator
Laura Genovich, County Legal Counsel

VISITORS Donna Graham, Greenbush Township
Brian Hurtekant, Lansing, MI

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

Theresa Owen, Greenbush Township
Karol Sanborn, Lebanon Township
Val Vail Shirey, Victor Township

APPROVAL OF
PLANNING
COMMISSION
AGENDA

PLANNING COMMISSION ACTION: The agenda was presented for approval. Dawn Levey moved, supported by Jan Motz, to approve the agenda as amended to add B under new business after election of officers, item B would become “update on the results of the Board of Commissioners meeting” as it effects the Planning Commission and to delete E from new business, discussion of Planning Commission Vacancies. Motion carried unanimously. [Vote of 6-0, 6 in favor, 0 opposed, 1 Absent.]

APPROVAL OF
PLANNING
COMMISSION
MEETING MINUTES

PLANNING COMMISSION ACTION: January 8th, 2026, Meeting Minutes were presented for approval. Dawn Levey moved, supported by Zach Rudat, to approve minutes as presented. Motion carried unanimously. [Vote of 6-0, 6 in favor, 0 opposed, 1 Absent.]

COMMUNICATIONS

- A. Alma Master Plan Discussion Public Notice
- B. Maple Rapids 5-Year Park & Recreation Plan, 2026-2031
- C. St. Louis Master Plan Discussion Public Notice
- D. Chant-Bailey PA 116
- E. Watertown Township Memorandum Proposed Zoning Amendment
- F. Final City of Ovid Master Plan
- G. Gratiot County Master Plan Discussion Public Hearing
- H. City of St. Johns Parks & Recreation 5-Year Master Plan, 2026-2030
- I. Village of Westphalia 5-Year Parks and Recreation Plan, 2026-2030
- J. Duplicate of H.
- K. Village of Fowler Recreation Plan, 2026-2030
- L. Eagle Township Interim Zoning Ordinance
- M. Victor Township Kennel Discussion & Resolution
- N. Gratiot County Master Plan
- O. Eagle Township adopted ordinance
- P. Voisinet PA116

PLANNING
COMMISSION
ACTION

PLANNING COMMISSION ACTION: Zach Rudat moved to accept and place on file the Communications, supported by Jan Motz. Motion carried unanimously. [Vote of 6-0, 6 in favor, 0 opposed, 1 Absent.]

PUBLIC COMMENT	NO PUBLIC COMMENT
OLD BUSINESS	NONE
NEW BUSINESS	Election of Officers
NOMINATION OF OFFICERS	The Planning Commission opened the floor to begin nominations.
PLANNING COMMISSION ACTION	<p>Dawn Levey moved, supported by Jan Motz, to nominate Margaret Sayles for Planning Commission Chair. There were no other nominations. Motion carried unanimously by roll call vote. [Vote 6-0, 6 in favor, 0 opposed, 1 absent]</p> <p>Dawn Levey – Yes Jan Motz – Yes Kim Wieber – Yes Zach Rudat – Yes Rebecca Batterbee – Yes Margaret Sayles – Yes Brian Byars - Absent</p>
PLANNING COMMISSION ACTION	<p>Dawn Levey moved, supported by Zach Rudat, to nominate Jan Motz for Planning Commission Vice-Chair. There were no other nominations. Motion carried unanimously by roll call vote. [Vote 6-0, 6 in favor, 0 opposed, 1 absent].</p> <p>Zach Rudat- Yes Kim Wieber – Yes Dawn Levey – Yes Margaret Sayles – Yes Rebecca Batterbee – Yes Jan Motz – Yes Brian Byars - Absent</p>
PLANNING COMMISSION ACTION	<p>Jan Motz moved, supported by Margaret Sayles, to nominate Kim Wieber for Planning Commission Secretary. There were no other nominations. Motion carried unanimously by roll call vote. [Vote 6-0, 6 in favor, 0 opposed, 1 absent].</p>

Dawn Levey – Yes
Zach Rudat – Yes
Jan Motz – Yes
Margaret Sayles – Yes
Rebecca Batterbee – Yes
Kim Wieber – Yes
Brian Byars - Absent

PLANNING
COMMISSION
ACTION
(DATA CENTER
MORATORIUM)

Motion made by Jan Motz, supported by Margaret Sayles, to initiate the process to hold a public hearing for a Zoning Ordinance amendment to place a moratorium on Data Centers. Motion carried unanimously by Roll Call vote (Vote 7-0, 0 against, 7 in favor).

Laura Genovich, Clinton County Legal Counsel said that Foster Swift would provide language for a Zoning Ordinance amendment placing a moratorium on Data Centers for review and comment at the April 9th Planning Commission Meeting.

Jan Motz – Yes
Dawn Levey – Yes
Kim Wieber – Yes
Zach Rudat – Yes
Margaret Sayles – Yes
Brian Byers – Yes
Rebecca Batterbee – Yes

PLANNING
COMMISSION
ACTION
(ORDINANCE
DISCUSSION)

Motion made by Jan Motz, supported by Dawn Levey to direct the County Administrator to issue a contract work order for OHM Advisors to develop text amendment language in reference to: adding storage facilities to A-2 permitted uses, kennel provisions, and changing enforcements to a ticket procedure; contract would be funded through a reserve that is written in the current OHM Advisors contract. Motion carried unanimously by Roll Call Vote (7-0, 0 against, 7 in favor).

Kim Wieber – Yes
Zach Rudat – Yes
Jan Motz – Yes
Dawn Levey – Yes
Margaret Sayles – Yes

Rebecca Batterbee – Yes
Brian Byers - Yes

PLANNING
COMMISSION
ACTION (5-YEAR
MASTER PLAN
REVIEW)

An informal decision was made to allow the members of the Planning Commission to familiarize themselves with the current Master Plan and the updating process and to continue the discussion at the April 9th Planning Commission Meeting.

OTHER BUSINESS

NONE

PLANNING AND
ZONING STAFF
REPORT

NONE

ADJOURNMENT

Chairperson Margaret Sayles called for a motion to adjourn the meeting. Jan Motz moved to adjourn the meeting at 7:23 p.m., supported by Zach Rudat. Motion carried unanimously. [Vote of 7-0, 7 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.

OLD BUSINESS

4/09/2026

5- Year Master Plan Update

- Staff Report
- Supporting Materials



Clinton County

Michigan

MEMORANDUM

To: Planning Commissioners
From: Lynn Wilson, (Interim) Director of Planning & Zoning
Planning and Zoning Department
Subject: 5-Year Master Plan Review
Date: March 30th, 2026

Information related to the Michigan Planning Enabling Act and the requirement of the Planning Commission to review the Master Plan (also called a Comprehensive Plan), was provided in the March Planning Commission packet. The cover memo is provided again here again. If you wish to have more of the March material reprinted, let us know.

As a reminder, the Planning Commission in reviewing the adopted Master Plan every five years must determine one of the following:

- No change has occurred or the plan is fine and therefore the plan may stand as adopted.
- Some amendments are required because of new or updated information and therefore the plan should be amended.
- There are substantial changes in the community and therefore the plan should be rewritten.

Clinton County Community Development Department
Office of Planning & Zoning
100 East State Street, Suite 1300
St. Johns, Michigan 48879
(989) 227-6591 • planningandzoning@clinton-county.org



Clinton County

Michigan

To: Planning Commissioners

From: Lynn Wilson, Planning & Zoning Director (Interim)

Date: March 9, 2026

Re: Planning Commission 5-Year Master Plan Review / New Business Agenda Item D

In preparation for the Planning Commission meeting on March 12, 2026, please review the 2022 Comprehensive Plan on the county's website: https://www.clinton-county.org/DocumentCenter/View/7888/2022-Comp-Plan-Update_FINAL. If you would like to have a paper copy available at the meeting (or in advance of the meeting), please email the general email below to make the request. The terms "Master Plan" and "Comprehensive Plan" are interchangeable.

Also, please review the attached *Checklist #1H: The Five-Year Plan Review* developed by the Michigan State University Extension Land Use Series and most recently revised on March 19, 2025. The document walks through considerations for the Planning Commission in reviewing the adopted Master Plan every five years to determine one of the following:

- No change has occurred or the plan is fine and therefore the plan may stand as adopted.
- Some amendments are required because of new or updated information and therefore the plan should be amended.
- There are substantial changes in the community and therefore the plan should be rewritten.

Also attached is Section 33 of the Michigan Planning Enabling Act (MPEA) Act 33 of 2008 as amended. This is the legal basis for the checklist.

The outcome of the review must be recorded in the meeting minutes before proceeding. There may be no outcome/decision at the March Planning Commission meeting. It may simply be a discussion of the process and a decision to continue the conversation at the April Planning Commission meeting.

The Board of County Commissioners has allocated money in the 2026 budget for the purpose of hiring a consultant to update the Master Plan if that is the direction of the Planning Commission. Since the funding has already been allocated, the Planning Commission may direct the County Administrator to proceed with next steps to select a consultant to update or to rewrite the Zoning Ordinance.

Clinton County Planning & Zoning Office
Office of Planning & Zoning
St. Johns, Michigan 48879
(989) 224-5180 • planningandzoning@clinton-county.org

OLD BUSINESS

4/09/2026

Zoning Ordinance Amendment Update

- i. Storage Facilities
- ii. Kennels
- iii. Enforcement through
ticketing

➤ Verbal Update

A dark blue vertical bar runs down the left side of the page. A teal arrow points to the right from the bar, containing the date 4/09/2026.

NEW BUSINESS

4/09/2026

(PC-05-26)
ZO Amendment Data Center
Moratorium

- Staff Report
 - Supporting Materials
- 
- Several thin, curved lines in dark blue and light blue originate from the bottom left corner and extend upwards and to the right, creating a decorative graphic element.



Clinton County Michigan

MEMORANDUM

To: Planning Commissioners
From: Lynn Wilson, (Interim) Director of Planning & Zoning
Planning and Zoning Department
Subject: Text amendment for Data Center Moratorium – OR 202-26
Date: March 30th, 2026

At the March Planning Commission meeting, Planning Commissioners decided to hold a public hearing to consider a Zoning Ordinance amendment to place a moratorium on Data Center development until more complete regulatory standards could be added to the Zoning Ordinance.

The county's legal counsel provided language for consideration, the public hearing has been noticed in the newspaper as required by law, and the 10 townships served by Clinton County Planning & Zoning have been notified. The City of St. Johns was also notified as a courtesy. This section includes the recommended language for consideration and responses received to date.

The Planning Commission makes a recommendation to the Clinton County Board of Commissioners regarding the text amendment, and the Board of Commissioners makes the final decision.

**CLINTON COUNTY
BOARD OF COMMISSIONERS**

ORDINANCE NO. 2026-__

**AN ORDINANCE TO AMEND THE COUNTY ZONING ORDINANCE TO IMPOSE A
MORATORIUM ON THE ISSUANCE OF PERMITS, LICENSES, OR APPROVALS
FOR DATA CENTERS**

CLINTON COUNTY ORDAINS:

Section 1. Addition of Section 4.54 to County Zoning Ordinance. New Section 4.54 is added to the County Zoning Ordinance and reads as follows:

Section 4.54. Moratorium on issuance of permits, licenses, or approvals for Data Centers

- A. Definition. Data Center.** A structure that houses information technology infrastructure and equipment for building, running, and delivering applications and for the storage of digital data.
- B. Findings.** In accordance with the Michigan Zoning Enabling Act, 2006 P.A. 110, being MCL 125.3101 *et seq.*, as amended, Clinton County has determined that:
1. Pursuant to the Michigan Zoning Enabling Act, Clinton County (“County”) has adopted certain regulations to control the use of land.
 2. Although the Zoning Ordinance identifies “data processing or computer center, including sales, service and maintenance of electronic data processing equipment” as a permitted use, it regulates that use only by zoning districts. It does not establish any additional land-use standards for such facilities, nor does it reflect the significant technological changes that have increased the size, energy needs, and physical impacts of modern data centers.
 3. The County wishes to consider regulations concerning data centers, a growing and rapidly evolving land use, to protect the public health, safety, and welfare of County residents.
 4. Imposing a moratorium, on a temporary basis, is reasonable and necessary in order to allow time for consideration of potential amendments to the County’s Zoning Ordinance.
 5. A moratorium should be imposed upon the issuance of any and all permits, licenses, and approvals for any property subject to or under the jurisdiction of the County’s Zoning Ordinance for the establishment and use of data centers

for 12 months or until an amendment to the County's Zoning Ordinance regulating data centers, whichever occurs first.

- C. **Moratorium.** A moratorium is hereby imposed upon the issuance of any and all permits, licenses, or approvals for any property subject to or under the jurisdiction of the County's Zoning Ordinance for the establishment or use of data centers, data processing centers, and computer centers, so long as this moratorium is in effect.
- D. **Term of Moratorium; Renewal.** The moratorium imposed by this Ordinance shall remain in effect for 12 months following the effective date of this Ordinance, or until data center regulatory amendments to the County's Zoning Ordinance become effective, whichever occurs first. Before this moratorium expires, the County Board of Commissioners may by resolution extend the moratorium as appropriate to allow sufficient time to complete amendments to its Zoning Ordinance. If an extension is adopted, the County will publish notice of the extension.
- E. **Validity and Severability.** Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.
- F. **Repealer Clause.** Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.
- G. **Effective Date.** This Ordinance becomes effective immediately following publication.

Re: Clinton County Moratorium - Request for Township comments

From Amy Wirth <clerk@binghamtownshipmi.com>

Date Fri 3/27/2026 11:29 AM

To Rose, Danelle <RoseD@clinton-county.org>

Good morning, Danelle. Our board has discussed via email since we won't have a meeting before the Planning Commission meeting. We are in support of this, thank you for all that you do!

On Fri, Mar 20, 2026 at 1:57 PM Rose, Danelle <RoseD@clinton-county.org> wrote:

Good afternoon, Please see the attached information for your review and comment. Please let me know if I can provide you with any further information.

Sincerely,

Danelle Rose

Planning & Zoning Secretary

Clinton County, Michigan

100 E. State St.

Suite 1300

Saint Johns, MI 48879

P: 989-227-6591

E: rosed@clinton-county.org

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Amy Wirth

Bingham Township Clerk

989-403-8468

clerk@binghamtownshipmi.com

<https://binghamtownshipmi.com/>

Re: Clinton County Data Center Moratorium

From Christopher Khorey
Date Mon 3/23/2026 11:31 AM
To Rose, Danelle
Cc

Thank you, Danelle. We look forward to collaborating on the mutual interests of the City, Township, and County on this issue, particularly as it relates to water.

We will keep you updated on our discussions within the City as well.

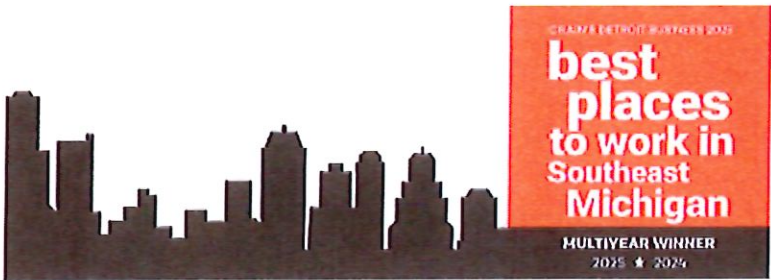
Christopher Khorey, AICP

Vice President

MCKENNA

124 East Fulton Street, Suite 6B | Grand Rapids, MI 49503
| mcka.com

[FACEBOOK](#) | [LINKEDIN](#)



From: Rose, Danelle
Sent: Friday, March 20, 2026 3:26 PM
To: Christopher Khorey
Cc:
Subject: Clinton County Data Center Moratorium

Good afternoon, attached is a proposed Moratorium for Data Centers in Clinton County. The Clinton County Planning Commission will consider this Amendment at the April 9th Planning Commission

Data Center Moratorium

From Ramona Smith <

Date Tue 3/31/2026 2:45 PM

To PlanningandZoning <

As the Greenbush Township monthly meeting on 3/30/26 ,discussion was held on the Data Center Moratorium. We as a Board feels it would be very beneficial for this Ordinance to move forward.

[Ramona Smith](#)

Greenbush Township Clerk

o: } m:

NEW BUSINESS

4/09/2026

(PC-04-26)
Map Amendment
(Rezoning) Application

- Staff Report w/
Supporting Materials



Planning Commission Report: Special Land Use Expansion
 (PC-04-26) (OR-201-26)
 April 9, 2026

1. Petition Information

Application Number:	(PC-04-26)(OR-201-26)
Owner & Applicant:	Joseph and Meredith Goodman
Owner Address:	1223 Wildcat Rd St Johns, MI 48879
Project Description:	Zoning Map Amendment
Petition Description:	Zoning map amendment from R-1, Single Family Residential (Medium Density) to A-3, Agriculture/Residential Transition for 9.57 acres.

2. Subject Property Information

Property Address:	1223 Wildcat Rd St Johns, MI 48879
Property Location:	North side of Wildcat Rd, east of S Scott Rd, west of US-127
Parcel ID:	030-015-200-010-01 Section 15, Bingham Township
Section & Township:	The property is irregularly shaped, 450' wide and 1,000' deep at the deepest point.
Lot Shape:	
Lot Area:	Approximately 9.57 acres requested to be rezoned to A-3
Lot Frontage:	450' on Wildcat Rd
Existing Land Use:	Single-family dwelling

3. Zoning & Future Land Use Information

Existing Zoning:	Single Family Residential (Medium Density) (R-1) <i>The intent is to provide districts in which the main use is single-family residential, plus normal accessory and compatible supportive uses. A reasonable range of lot sizes is envisioned which will provide a choice of desirable and economically feasible development opportunities for all members of the general public. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer, and public water.</i>
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	<p><i>Relationship to Comprehensive Plan (Growth Areas): Focused around existing cities and villages and are intended to provide high to medium density uses similar to development patterns in incorporated communities. Importantly, these areas provide transition from urban to rural land uses.</i></p>
<p>Proposed Zoning:</p>	<p>Agriculture/Residential Transition (A-3) <i>The intent is to provide a district in which agriculture, traditional farm homesteads, and low density single-family residential development may occur, in close proximity to each other along with other compatible uses. The prevalent use of the A-3 district area is considered to be transitional from agriculture to residential. The regulations of this district are designed to conserve and protect low density residential uses, while accommodating agricultural use and its related accessory uses. These regulations are also designed to exclude uses and structures that demand substantial public services, such as major thoroughfares, public sewer or water facilities and other public services.</i></p> <p><i>Relationship to Comprehensive Plan (Rural Areas): To protect agricultural land and the rural character of Clinton County and provide for a variety of residential living opportunities at rural densities.</i></p>
<p>Future Land Use Map for Parent Parcel:</p>	<p>Per the 2022 Clinton County Comprehensive Plan Update, the future land use designation for this parcel is Mixed Use (pp. 29). The Future Land Use Map and associated district description is intended to be used as a guide by the County Planning Commission and Board of Commissioners to assist with land use decisions.</p> <p>Mixed Use <i>The intent of the Mixed Use designation is to encourage a mixture of compatible land uses on the same property or adjacent properties to provide employment, residential, shopping, and recreational opportunities. In the review of development in mixed-use areas, the Planning Commission should consider the ability of proposed projects to integrate into the overall development pattern surrounding the petitioned project. It should be the intent of future decisions to permit such uses, but only where such uses are integrated and harmonious.</i></p>

Zoning Plan Designation for A-3 and Mixed Use	<p>The Zoning Plan of the Comprehensive or Master Plan is a more recent requirement of the Planning Enabling Act. It is required to clarify how current zoning districts map to the Future Land Use Map. The Zoning Plan is provided in Chapter 7 of the Clinton County Master Plan.</p> <p>The Zoning Plan states that the A-3 Zoning district maps to the Agriculture Transition Zone on the Future Land Use Map. Also, that the Mixed Use designation on the Future Land Use Map maps to all of the following uses: Multi-Family Residential (MF), Manufactured Housing Community (MH), Local Commercial (C-1), General Commercial (C-2), Highway Service Commercial (C-3), Research/Office District (RO), Light Industrial (I-1), and General Industrial (I-2). None of the Agricultural or Single-Family zoning districts are included in the Mixed Use District definition.</p>
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	North	East	South	West
Surrounding Zoning	Single Family (Medium Density) (R-1)	General Agriculture (A-2)	Single Family (Medium Density) (R-1)	Single Family (Medium Density) (R-1)
Surrounding Land Uses	Agriculture	Residential	Residential	Agriculture
Future Land Use Map	Mixed Use	Mixed Use	Rural/Transitional	Mixed Use

Project Narrative

A zoning map amendment has been requested to rezone a 9.57-acre parcel from Single Family Residential (Medium Density) R-1 to Agriculture/Residential Transition A-3. A single-family dwelling is located on the parcel. The rezoning has been initiated because the property owner would like to keep Class II animals, an activity that is not permitted in the R-1, Single Family Residential (Medium Density) District. The Future Land Use Map designates this parcel and those to the immediate west, north and east as Mixed Use, and the property to the south as Rural/Transitional.

The rezoning request is not supported by the Future Land Use Map and Zoning Plan. It is a voluntary down zoning of the parcel in an area intended in the future to have higher density/impact development. This is due to conditions including its access to utility service, proximity to the City of St. John and proximity to US-127.

The applicant was told by the realtor that rezoning could be addressed later. That information did not come from the Planning & Zoning office. The applicant describes the property as agricultural, but it seems to be a rural residential use pattern currently.

Criteria for Zoning Map Amendment/Rezoning

§7.21(E)(2)a: What conditions related to the application have changed which justify the proposed amendment.

There is no evidence of changed conditions related to the application that would justify the proposed amendment.

§7.21(E)(2)b: What error in judgement, procedure, or administration was made in the original Ordinance which justifies the petitioned amendment.

There was no error in judgement, procedure, or administration in the original Ordinance to justify the petition amendment.

§7.21(E)(2)c: What are the precedents and possible effects such precedents that might result from the approval or denial of the petition to amend the Ordinance.

Approval of this petition could result in any of the future land uses permitted in the A-3, Agriculture/Residential Transition zoning district on this property in the future. The rezoning goes with the property and is not limited to the current occupant and the current use. It also sets a precedent of not following the Master Plan as adopted.

§7.21(E)(2)d: What impact the proposed change might have on the ability of the County, Township, or Municipality and other governmental agencies to provide public services and facilities and/or programs that might reasonably be required in the future if the petition is approved.

If the petition is approved the proposed change would have no change or could potentially reduce demand on local government entities to provide public services to this property, as the proposed change is a voluntary down zoning.

§7.21(E)(2)e: Will the proposed change have a negative impact on the environmental conditions or value of the surrounding properties.

Consider in the present, the size of the subject parcel and restrictions of the zoning ordinance as it pertains to keeping livestock, should prevent potential adverse effects on surrounding properties.

§7.21(E)(2)f: Is the proposed change is generally consistent with the adopted Comprehensive Plan of Clinton County.

The proposed change is inconsistent with the adopted Comprehensive (Master) Plan of Clinton County which designates the parcel as Mixed Use on the Future Land Use Map.

§7.21(E)(2)g: Are there are any significant negative environmental impacts which would reasonably occur if the petitioned amendment and possible resulting development were implemented, such as problems with surface water drainage, wastewater disposal, adverse effect on surface or subsurface water quality, loss of valuable natural resources (such as forest, wetlands, historic sites, wildlife, mineral deposits, or valuable agriculture land), and soils.

We find no significant negative environmental impacts which would reasonably occur if the petitioned amendment and possible resulting development were implemented.

Per §7.21(G), a landowner is not required to offer conditions on the use and development of the land as a requirement for a rezoning. No conditions have been offered or can be placed on the recommendation or approval of the zoning map amendment.

4. Applicable Land Use Standards

The proposed amendment aims to down zone the property from the current R-1 Single-Family Residential (Medium Density) district to the A-3 Agriculture/Residential Transition district. The following section highlights applicable land use standards.

Section 3.1.3(B) Permitted Uses

The R-1 zoning district permits Animals, Class I. The A-3 zoning district permits Animals Class I, II, III, and IV by right as well as private stables per Section 4.46.

The definition of each class is found in the definitions section (Chapter 2). A summary of each classification is as follows:

- Class I: Domesticated Animals (i.e. pets)
- Class II: Animals which are normally part of farm livestock found outside of a farming operation including cows, horses, swine, sheep, goats.
- Class III Animals: Rabbits and chickens when not kept as pets.
- Class IV Animals: Dangerous animals including wild or undomesticated animals which would ordinarily be found in a zoo.

Section 3.1.3(C) Special Land Uses

The A-3 Zoning District includes the following uses as a Special Land Use which are not permitted in the R-1 Zoning District:

- Bed and Breakfast
- Broadcast and Receiving Towers
- Cemeteries
- Country Club
- Golf Courses
- Home Occupations, Class B
- Medical hardship housing opportunity
- Nursery and Greenhouse
- Public service training facility
- Residential use associated with conservation, education or recreation
- Rural event venues
- Rural historical institutional structures
- Solar energy systems
- Wireless communication

Vehicular & Pedestrian Circulation and Parking

The parcel has a driveway off Wildcat Road which leads to the residence. Traffic patterns proposed are in conformance with current ordinance standards.

Landscaping, Open Space & Buffering

Landscaping, open space and buffering are not proposed or required for this rezoning request.

Signage

Signage is not proposed. Applicable permits would be required before any new signs could be added.

5. Other Agency, Department & Township Comments

The Planning & Zoning Department has requested reviews and comments from Bingham Township, the Clinton County Drain Commissioner’s Office, the Clinton County Road Commission, and the Mid-Michigan Health Department (MMDHD). Correspondence is attached.

5.1 Bingham Township: Neutral response.

5.2 Mid-Michigan Health Department (MMDHD): No objections as long as well and septic stay on the same parcel as the dwelling unit.

5.3 Clinton County Drain Commission: No response.

5.4 Clinton County Road Commission (CCRC): CCRC has no objections.

6. Potential Motions

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

6.1 Motion of Approval

Move to recommend approval of petition (PC-4-26)(PAMD260001) to the Board of Commissioners to amend the Zoning Map from R-1 Single Family Residential (Medium Density to A-3, Agriculture/Residential Transition for approximately 9.57 acres located at 1223 Wildcat Rd (Parcel ID: 030-015-200-010-01) in Section 15 of Bingham 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.
- Additional reasoning as presented by the Planning Commission:

6.2 Motion of Denial

Move to recommend **denial** of petition (PC-4-26)(PAMD260001) to the Board of Commissioners to amend the Zoning Map from R-1 Single Family Residential (Medium Density to A-3, Agriculture/Residential Transition for approximately 9.57 acres located at 1223 Wildcat Rd (Parcel ID: 030-015-200-010-01) in Section 15 of Bingham Township as legally described in the petition per the following reasoning:

- Reasoning for how one (1) or more of the seven (7) criteria have not been satisfied per the Planning Commission:

6.3 Motion to Table

Move to **table** petition (PC-4-26)(PAMD260001) per the following reasoning:

- Reasoning and additional information needed per the Planning Commission to determine if the seven (7) criteria can be met:

7. Attached Materials

- 7.1. Application
- 7.2. Aerial Image
- 7.3. Property Pictures
- 7.4. Current Zoning Map
- 7.5. Proposed Zoning Map
- 7.6. Future Land Use Map
- 7.7. Survey
- 7.8. Legal Description
- 7.9. Other Agency, Department, & Township Comments
- 7.10. Statement of Facts
- 7.11. Legal Notification

Respectfully Submitted,

Lynn Wilson

Lynn Wilson, AICP
Interim Planning & Zoning Director

7.1 Application

CLEAR FORM



PAYMENT:
Amount: \$ _____
<input type="checkbox"/> Check #: _____
<input type="checkbox"/> Cash
<input type="checkbox"/> Credit/Debit Card (+ 3%)

PETITION FOR ZONE MAP AMENDMENT (REZONING)

Site Information:

Site Address: 1223 Wildcat Rd City: St. Johns
 Parcel ID: 030-015-200-010-01 Township: Bingham

Landowner Information:

Name(s): Joseph and Meredith Goodman
 Email: _____ Phone: _____
 Address: 1223 Wildcat Rd City: St. Johns State: MI Zip: 48879

Applicant Information:

Landowner Representative Name: _____
 Email: _____ Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____

Type of Change or Proposed Use:

- Residential Rezoning \$750 (includes 1st acre) + \$25 each acre over 1
*maximum of \$1,000
- Non-Residential Rezoning \$750 (includes 1st acre) + \$50 each acre over 1
*maximum of \$1,000

Petition Information:

Number of acres requested to be rezoned: 9.57
 Current Zoning District: R-1
 Requested Zoning District: A-3

Clinton County Office of Planning & Zoning
 100 East State Street, Suite 1300
 St. Johns, Michigan 48879
 (989) 227-6591 • PlanningAndZoning@clinton-county.org

The following are Ordinance Section 7.21.E findings of fact. Review and respond in the space provided.

1. What, if any, identifiable conditions related to the petition have changed which justify the petitioned amendment?

Response: Bought a piece of farm ground that is currently still farmed all the way around us. A lot of the neighborhood is currently zoned A-2 and we have the land to support A-3 zoning.

2. What, if any error in judgement, procedure, or administration was made in the original Ordinance which justifies the petitioned amendment?

Response: Didn't address the zoning at the time of purchase. Was advised we could do that down the road.

3. What are the precedents and the possible effects of such precedent that might result from the approval or denial of the petition to amend the Ordinance?

Response: No special precedents required, we comply with the updated Clinton County zoning requirements as written.

4. What is the impact of the amendment on the ability of the County, Township or Municipality and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the petition is approved?

Response: Doesn't affect any public services.

5. Does the petitioned amendment adversely affect the environmental conditions or value of the surrounding property?

Yes No

Explain: Currently agricultural property and we plan to keep farming a portion of it.

6. Does the petitioned zoning change generally comply with the adopted policies of the Comprehensive Plan of Clinton County?

Yes No

Explain: Complies with the updated zoning ordinances for land size within Clinton County

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7. Are there any significant negative environmental impacts which would reasonably occur if the petitioned amendment and possible resulting development, such as:

- *Surface water drainage problems?*

Yes No

Explain: Nothing will change with the current layout and use.

- *Wastewater disposal problems?*

Yes No

Explain: Nothing will change with the current layout and use.

- *Adverse effect on surface or subsurface water quality?*

Yes No

Explain: Nothing will change with the current layout and use.

- *The loss of valuable natural resources (such as forest, wetlands, historic sites, wildlife, mineral deposits, or valuable agriculture land)?*

Yes No

Explain: Would be keeping it in agricultural land

- *Soils?*

Yes No

Explain: Mixture of clay and sand across the property

Legal Property Description: ATTACH A COPY (DIGITAL REQUIRED) – *for property to be rezoned*

Clinton County Office of Planning & Zoning
100 East State Street, Suite 1300
St. Johns, Michigan 48879
(989) 227-6591 • PlanningAndZoning@clinton-county.org

Site Plan / Survey: ATTACH A COPY – Containing the following (as applicable).

- North Indicator
- Property dimensions (i.e., lot/boundary lines)
- All streets/roads, centerline, and right-of-way (provide dimensions)
- Dimensions of all existing structures (including height)
- Distances from all sides of existing and proposed structures to property lines
- Lakes, streams, and wetlands
- Topography of property (including slope and direction)
- Location(s) of structures on adjacent properties if within 100 feet of petitioned property line
- Location of existing septic and well facilities

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: *(if other than the applicant)* _____ *Handwritten Signature* _____ Date: _____

Applicant Signature: _____ Date: 3/2/2026

For Administrative Use Only

Received application 30 days prior to the scheduled Planning Commission meeting.

Case Number: _____

Noticing Deadline: _____

Agency/Township Response Request Date: _____

Planning Commission Hearing Date: _____

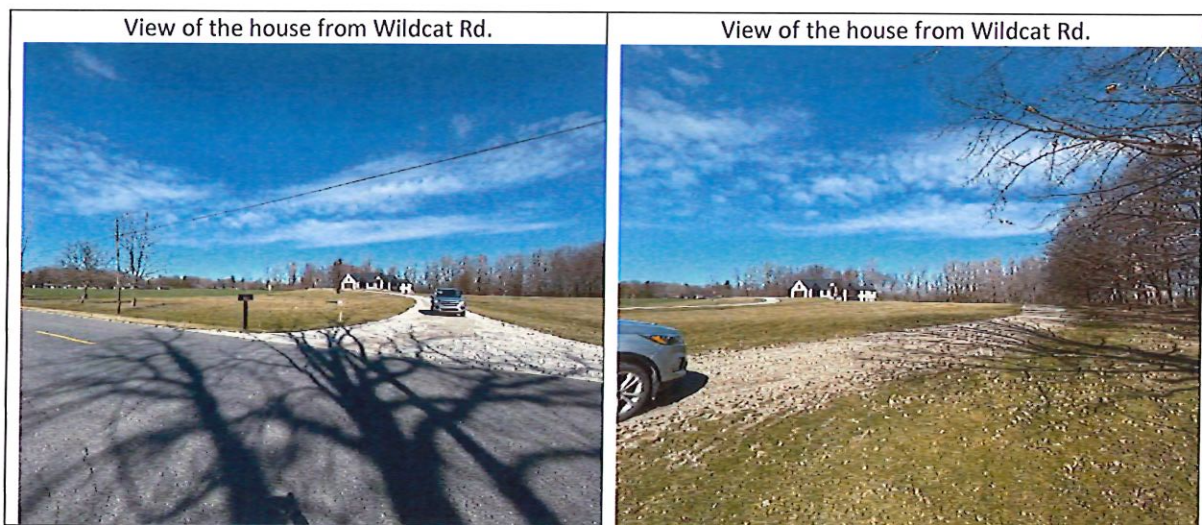
Board of Commissioners Hearing Date: _____

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St. Johns, Michigan 48879
(989) 227-6591 • PlanningAndZoning@clinton-county.org

7.2 Aerial Image



7.3 Property Pictures



Notice was posted as required for rezoning.



View of the side yard.



View of the rear yard.



View of the side yard.



View from the driveway into rear yard.



View of the rear yard.



View of side yard from the front.



View of front yard from driveway.



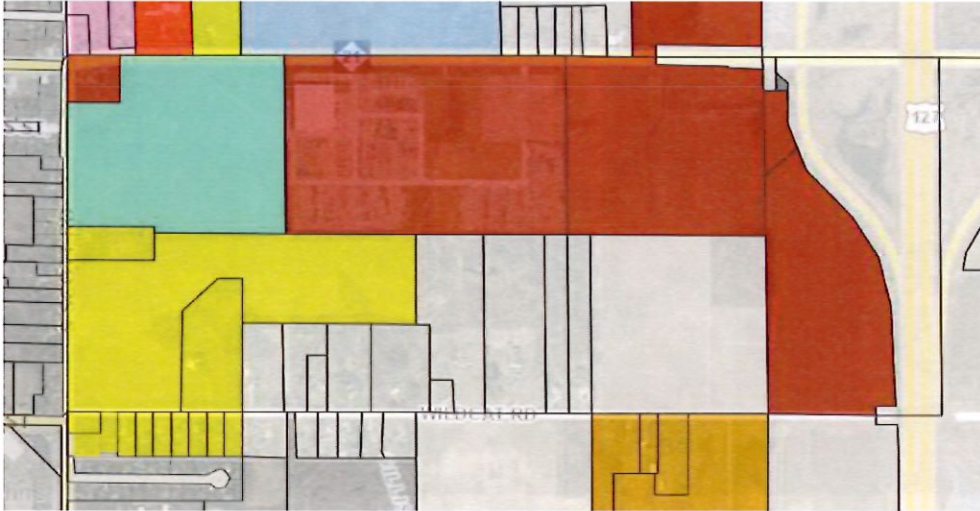
View from house to neighbors



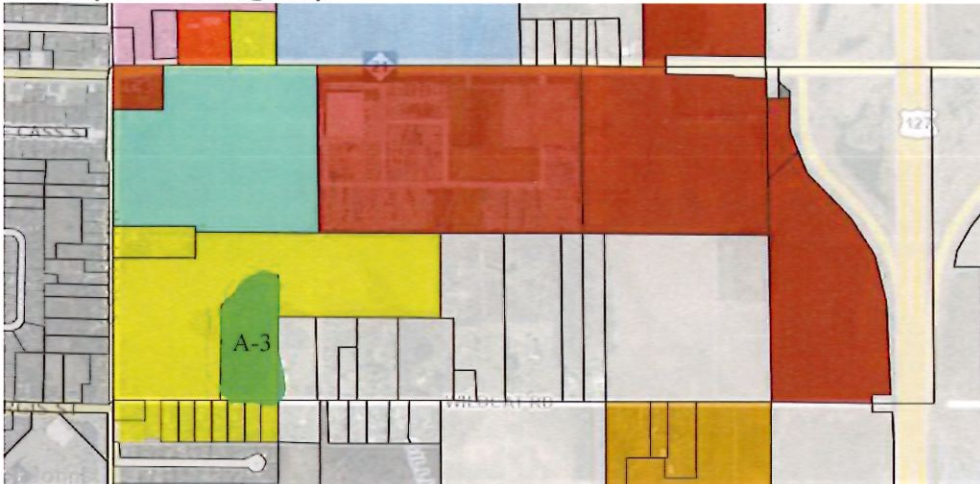
View from house to neighbors



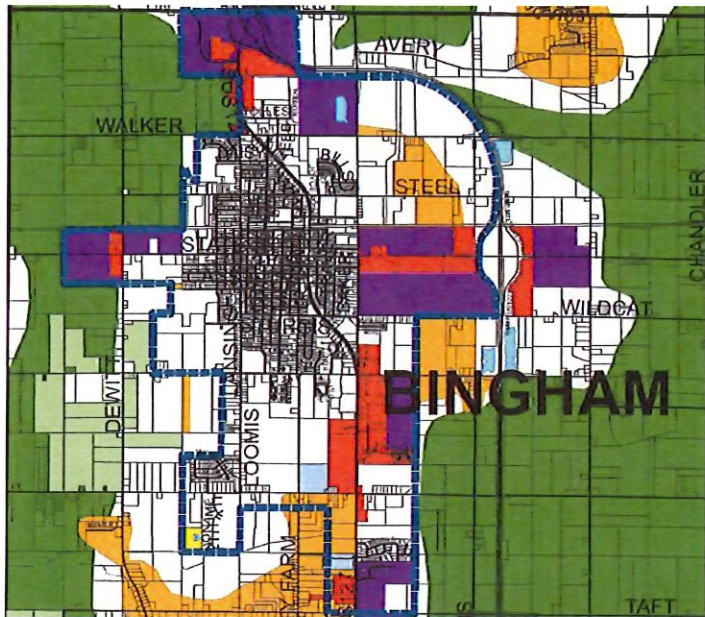
7.4 Current Zoning Map



7.5 Proposed Zoning Map

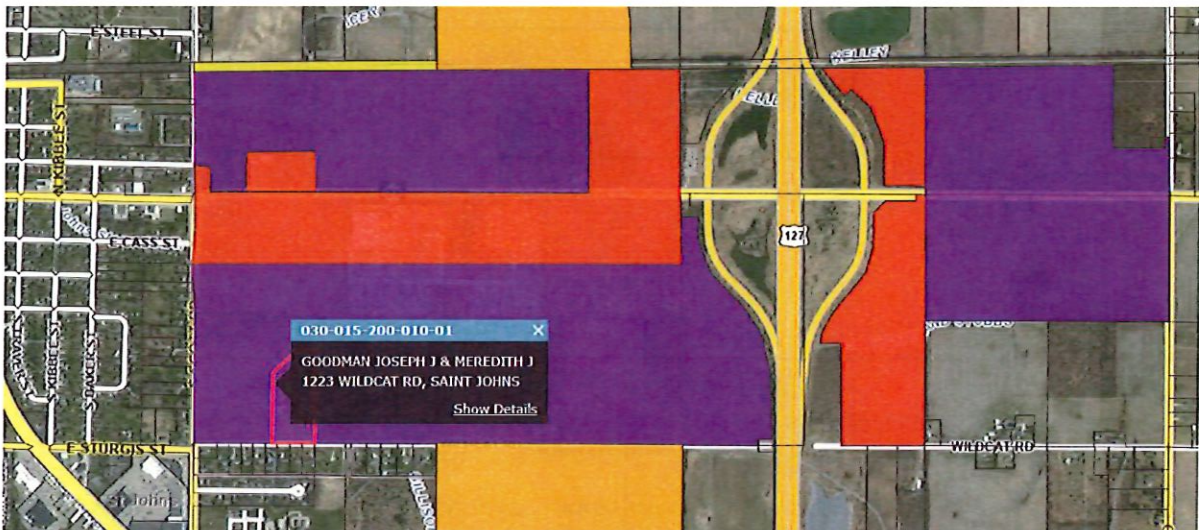


Future Land Use Map

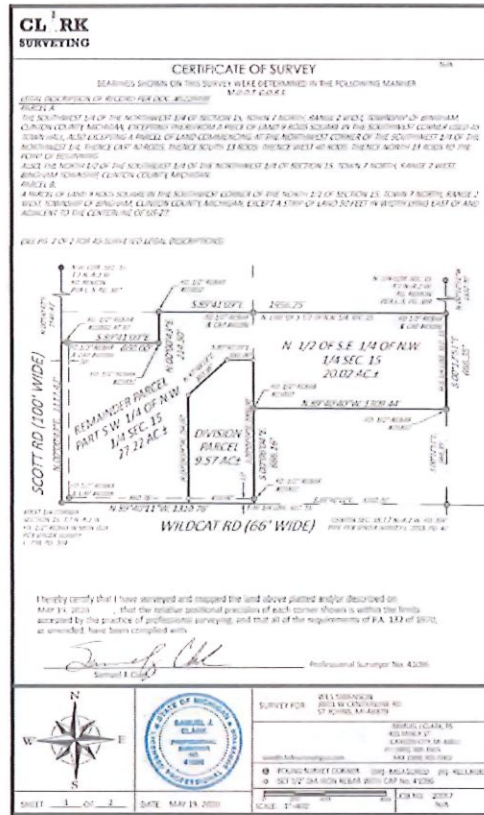


Future Land Use Map Amendment

Legend	
	Rural/Transitional
	Agricultural Preservation
	Cities/Villages/Townships (that complete their own planning zoning)
	Commercial
	Community Facility
	Industrial
	Low/Moderate Development
	Mixed Use
	PDR Land
	Rural-Low Density
	State Land
	Streets
	Lakes
	Rivers
	Joint City of St. Johns-Bingham Twp. Planning area - see plan



7.7 Survey



7.8 Legal Description



CERTIFICATE OF SURVEY

N/A

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER

M.D.O.T. C.O.R.S.

LEGAL DESCRIPTION OF RECORD PER DOC. #5229498

PARCEL A:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 2 WEST, TOWNSHIP OF BINGHAM, CLINTON COUNTY, MICHIGAN, EXCEPTING THEREFROM A PIECE OF LAND 9 RODS SQUARE IN THE SOUTHWEST CORNER USED AS TOWN HALL, ALSO EXCEPTING A PARCEL OF LAND COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST 40 RODS; THENCE SOUTH 13 RODS; THENCE WEST 40 RODS; THENCE NORTH 13 RODS TO THE POINT OF BEGINNING.

ALSO, THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 2 WEST, BINGHAM TOWNSHIP, CLINTON COUNTY, MICHIGAN.

PARCEL B:

A PARCEL OF LAND 9 RODS SQUARE IN THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SECTION 15, TOWN 7 NORTH, RANGE 2 WEST, TOWNSHIP OF BINGHAM, CLINTON COUNTY, MICHIGAN, EXCEPT A STRIP OF LAND 50 FEET IN WIDTH LYING EAST OF AND ADJACENT TO THE CENTERLINE OF US-27.

7.9 Other Agency, Department, & Township Comments (Township Assessor, MMDHD, Road Commission, Drain Commission)

Clinton County Road Commission (CCRC)

From: [Jake Perkins](#)
To: [Burnett, Jessica](#)
Subject: Re: Rezoning
Date: Tuesday, March 17, 2026 3:34:22 PM

Jessica,


CCRC has no objections to the rezoning request.

Please let me know if you need anything further.

Thanks,

Jake Perkins

From: Burnett, Jessica <jessica@clinton-county.org>
Sent: Wednesday, March 11, 2026 1:00 PM
To: Jake Perkins
Subject: Rezoning

 IRONScales couldn't recognize this email as this is the first time you received an email from this sender BurnettJ@clinton-county.org

Please see the attached documents for your review and comment. Please let me know if I can provide you with any additional information. Thank you.


Assistant Planner

Mid-Michigan District Health Department (MMDHD)

From: [Andrew Casler](#)
To: [Burnett, Jessica](#)
Subject: Re: Rezoning
Date: Thursday, March 19, 2026 3:32:47 PM
Attachments: [Outlook-0920mga.png](#)
[Outlook-0920mga.png](#)
[Outlook-940u3qam.png](#)
[Outlook-940u3qam.png](#)

Hi Jessica,

This department has no objections to the rezoning as long as the existing well and septic systems will remain on the same parcel as the home. Please let me know if any additional information is needed.

Thank You,

Andrew Casler

Environmental Health Specialist I
Mid-Michigan District Health Department
1307 E Townsend Rd, St Johns, MI 48847
Cell: 616-302-2390 | Office: 989-875-1021

Petition of Support from Neighbors Received via email 3/25/26

Petition of Support for Rezoning Request (R-1 to A-3)

Property Address/Parcel: 1223 Wildcat Rd, St. Johns, MI 48879

Applicant(s): Joseph and Meredith Goodman

We're reaching out because we value the sense of community we share here, and we want to keep you informed about a small but meaningful change we're hoping to make to our property at the address above. We are applying to rezone from R-1 (Single-Family Residential) to A-3 (Agricultural/Residential).

This change is important to us because we believe this adjustment fits naturally within the existing character of our neighborhood. We want to be open and respectful throughout this process, so we're gathering signatures simply to show that our neighbors are aware of the request and have had the opportunity to ask questions or seek clarification. Signing below doesn't commit you to anything further, it just lets the county know that you've been informed and that you're comfortable with the proposed change.

Thank you for taking a moment to read this and for being part of the neighborhood.

Sincerely,

Joe, Meredith and Jacob Goodman

This petition does not obligate any signer to attend hearings or take further action; it simply reflects community awareness and support.

Printed Name	Address	Signature	Date
Diana VonOrdel	1273 Wildcat	Diana VonOrdel	3-22-26
David Carpenter	1296 Wildcat	David Carpenter	3-22-26
Norm Schrock	1370 Wildcat		3-23-26
Michael Walker	1556 Wildcat	Mike Walker	3-22-26
Bernie Sermak	1170 Wildcat Rd.	Bernie Sermak	3-22-26
Linda Dawson	1140 Wildcat	LINDA DAWSON	3-22-26
Dawn Probst	1248 WILDCAT RD	Dawn Probst	3-23-26
PAKIEL HOMPSON	1202 WILDCAT	Dan Humpson	3-24-26

7.10 Statement of Facts

Zoning Map Application Submitted:	March 2, 2026
Public Hearing Scheduled For:	April 9, 2026
Site Visit(s) Conducted by Staff:	March 17, 2026
Previous Public Meeting(s):	None

7.11 Legal Notification

Legal Ad Submitted to the Lansing State Journal:	March 17, 2026
Legal Ad Published in the Lansing State Journal:	March 22, 2026
Letters to Adjacent Properties Sent:	March 17, 2026
Application Sent to Agencies and Township(s):	March 11, 2026

NEW BUSINESS

4/09/2026

Appointments for Vacant
Zoning Board of Appeals
and Solid Waste Committee

➤ Staff Memo

Clinton County Michigan

MEMORANDUM

To: Planning Commissioners
From: Lynn Wilson, (Interim) Director of Planning & Zoning
Planning and Zoning Department
Subject: Appointment Recommendations for ZBA and Solid Waste Committee
Date: March 30th, 2026

At the December 2025 Planning Commission meeting, the Planning Commission took action to recommend appointments to the Zoning Board of Appeals (ZBA) and to the Solid Waste Committee. At the time, the Planning Commission had several vacancies and a different representative from the Board of Commissioners.

The Human Resources Committee of the Board of Commissioners acted on March 26, 2026, to return the recommendations to the Planning Commission for reconsideration.

The Planning Commission is asked to review the appointments and resend the recommendations from the (now) full Planning Commission.

Clinton County Community Development Department
Office of Planning & Zoning
100 East State Street, Suite 1300
St. Johns, Michigan 48879
(989) 227-6591 • planningandzoning@clinton-county.org

