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Clinton County
Planning Commission

Community Development Dept.
Planners
Raphael Kasen / Jeff Keesler
Planning & Permit Technician
Jessica Bolt

Clinton County Courthouse
100 East State Street, Suite 1300
St. Johns, Michigan 48879-1571
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PLANNING COMMISSION AGENDA
Meeting of August 10, 2023 – 6:30 P.M.
Clinton County Commissioners' Chambers, 2nd floor

1. **Call to Order and Roll Call –**
2. **Pledge of Allegiance –**
3. **Approval of Agenda –**
4. **Approval of Planning Commission Meeting Minutes –**
 - July 13, 2023
5. **Communications –**
 - A. **Notice of Farmland & Open Space Applications (PA-116) –** Gloria & Gary Barker Section 24 of Greenbush Township
6. **Public Comments –**
7. **Old Business –**
8. **New Business –**
 - A. **PC-22-23 MA (OR 192-23) – Application for Zone Map Amendment (Rezoning)**
(PUBLIC HEARING)
An application for a Zoning Map Amendment (Rezoning) has been submitted by James Goble on behalf of Quiet Waters Farm LLC. The applicant is requesting to rezone approximately 65 acres from A-2 (General Agriculture) to MR (Mineral Resource Extraction). The subject property is located on Paxton Rd. between Anderson Rd. and Findlay Rd., in Section 26 of Essex Township (Parcel ID# 080-026-200-010-60).
 - B. **PC-23-23 SLU – Application for a Special Land Use Permit**
(PUBLIC HEARING)
An application for a Special Land Use Permit has been submitted by David Hanson on behalf of property owners, Mike and Julie French (Steel Street Rentals, LLC). The applicant is requesting approval for the outdoor commercial display of sheds, cabins, chicken coops, and hunting blinds at 2153 S. US-27 in Section 22 of Bingham Township (Parcel ID# 030-022-200-043-00). The subject property is located in the C-2 (General Commercial) zoning district. Per Section 3.1.10.C.9 of

the Clinton County Zoning Ordinance, “open air businesses/outdoor sales lots and displays” are subject to Special Land Use approval in the C-2 district.

**C. PC-24-23 MA (OR 193-23) – Application for Zone Map Amendment (Rezoning)
(PUBLIC HEARING)**

An application for a Zoning Map Amendment (Rezoning) has been submitted by Doug and Laura Smith. The applicants are requesting to rezone approximately 18 acres from A-2 (General Agriculture) to RR (Rural Residential). The property is located at 8753 S. Hollister Rd., approximately 1090 feet south of the corner of S. Hollister Rd. and E. Alward Rd., in Section 24 of Victor Township (Parcel ID# 140-024-300-051-51).

**D. PC-26-23 SLU – Application for a Special Land Use Permit
(PUBLIC HEARING)**

An application for a Major Change of Special Land Use Permit has been submitted by Mike Coyne. The applicant is requesting approval for the expansion of existing above ground bulk storage of petroleum-based products on the property located at 3800 S. US-27 in Section 28 of Bingham Township (Parcel ID# 030-028-400-038-02). The subject property is located in the I-1 (Light Industrial) zoning district. Per Section 3.1.14.C.4 of the Clinton County Zoning Ordinance, “storage, bulk, above or below ground of refined petroleum products” are subject to Special Land Use approval in the I-1 district.

**E. PC-27-23 SLU – Application for a Special Land Use Permit
(PUBLIC HEARING)**

An application for a Special Land Use Permit has been submitted by applicant Keith Koneval in conjunction with property owner, B.E.M.S. Group LLC. The applicant is requesting approval for development of a dual Storage/Retail facility to be located on S. Scott Rd. (Parcel ID#s 030-015-300-090-06 & 030-015-300-090-07) in Section 15 of Bingham Township. The adjacent parcels that comprise the subject property are both located in the C-2 (General Commercial) zoning district. Per Section 3.1.10.C.22 of the Clinton County Zoning Ordinance, “warehouse/indoor storage associated with retail sales businesses” are subject to Special Land Use approval in the C-2 district.

**F. PC-28-23 SLU – Application for a Special Land Use Permit
(PUBLIC HEARING)**

An application for a Special Land Use Permit has been submitted by Valerie Vail-Shirey in conjunction with the property owner, Claude Vail. The applicant is requesting approval for the development of a temporary medical hardship housing unit to be located on 10505 S. Upton Rd. (Parcel ID# 140-034-400-005-50) in Section 34 of Victor Township. The subject property is located in the A-3 (Agriculture/Residential Transition) zoning district. Per Section 3.1.3.C.11 of the Clinton County Zoning Ordinance, “medical hardship housing opportunities” are subject to Special Land Use approval in the A-3 district.

9. Other Business –

10. Community Development Director’s Report –

11. Planning Commissioner Comments –

A. Parks & Green Space Commission Update – Jan Motz

12. Adjournment –