

**Chairperson**  
Margaret Sayles  
**Vice Chairperson**  
**(vacant)**  
**Secretary**  
Jan Motz  
**Members**  
Dawn Levey  
Kim Wieber  
Brian Hurtekant (BOC Rep.)



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

**(Draft) Meeting  
Minutes  
December 11<sup>th</sup>, 2025  
Clinton County  
Planning Commission**

**CALL TO ORDER**            The Clinton County Planning Commission met on Thursday, December 11<sup>th</sup>, 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 Wison, (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.

Margaret 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 Wison 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**

Maragret 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*

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Danelle Rose  
Planning and Zoning Secretary

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