

Chairperson
Margaret Sayles
Vice Chairperson

Secretary

Jan Motz

Members

Dawn Levey

Kim Wieber

Zach Rudat (BOC Rep.)



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

Meeting Minutes
January 8, 2026
Clinton County
Planning Commission

CALL TO ORDER The Clinton County Planning Commission met on Thursday, January 8, 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

STAFF PRESENT
Lynn Wison, (Interim) Director
Jessica Burnett, Assistant Planner
Danelle Rose, Planning and Zoning Secretary
John Fuentes, County Administrator/Controller
Todd Campbell, Deputy County Administrator
Mallory Reader – Clinton County Legal Counsel

VISITORS
Jennings West, Ovid Township Supervisor
Donna Graham, Greenbush Township
Tammy Ashley, Victor Township
Val Vail Shirey, Victor Township
Kathy George, Essex Township
Duane Call, Ovid Township

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

Molly Call, Ovid Township

APPROVAL OF
PLANNING
COMMISSION
AGENDA

PLANNING COMMISSION ACTION: The Agenda was presented for approval. Dawn Levey, supported by Jan Motz, moved to approve the agenda as presented. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

APPROVAL OF
PLANNING
COMMISSION
MEETING MINUTES

PLANNING COMMISSION ACTION: December 11, 2025, Meeting Minutes were presented for approval. Dawn Levey moved to approve the amended minutes, to correct the spelling of Donna Graham and Margaret Sayles, supported by Jan Motz. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0 opposed.]

CONSENT AGENDA NONE

PLANNING
COMMISSION
ACTION NONE

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

PLANNING
COMMISSION
ACTION

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

PUBLIC COMMENT
NONE

OLD BUSINESS NONE

NEW BUSINESS
(PC-01-26)
(PLSU250001)

(PC-01-26) (PLSU250001) – Application for Special Land Use (Public Hearing)

Lynn Wilson presented a petition for Special Land Use submitted by Duane & Molly Call. The applicant proposes an Automotive Repair

Special Use Permit

Facility as a Home Occupation, Class B. 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).

PUBLIC HEARING

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

Jennings West — Ovid Township Supervisor, Mr. West stated that he has visited with all of the neighboring property owners to the Call's property and they have all expressed support for this business proposal.

Duane and Molly Call — Ovid Township, Duane thanked the Planning Commission for the opportunity to have his business in Clinton County.

Margaret Sayles asked Mr. Call if he had the opportunity to speak with the agricultural community to gauge their interest in his services.

Mr. Call responded that he has had conversations with people from the agricultural community and they are very excited about having this service in their community.

There were no more 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** 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 as a Home Occupation, Class B 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.*

supported by Dawn Levey. Motion carried unanimously by roll call vote. [Vote of 5-0, 5 in favor, 0 opposed.]

Kim Wieber – Yes

Margaret Sayles – Yes

Zach Rudat – Yes

Jan Motz – Yes

Dawn Levey - Yes

OTHER BUSINESS

Chairperson Margaret Sayles proposed a vote to cancel the February 12, 2026, Planning Commission Meeting due to lack of business and the planned absence of at least one planning commissioner.

PLANNING
COMMISSION
ACTION Dawn Levey Moved, supported by Jan Motz to cancel the February 12,
2026, Planning Commission Meeting. 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.
Jan Motz moved to adjourn the meeting at 6:32 p.m., supported by
Kim Wieber. Motion carried unanimously. [Vote of 5-0, 5 in favor, 0
opposed.]

Danelle Rose

Danelle Rose
Planning and Zoning Secretary

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