

Shannon Schlegel
Chair

Mark Simon
Vice Chair

Kevin Kirk
Secretary

Members -
Patti Schafer
Roni Christmas
Adam Stacey (BOC Rep)
Willis Heisey

**CLINTON COUNTY
PLANNING COMMISSION**



Board of Commissioners Room, Courthouse
100 E. State Street, Suite 1300
St. Johns, Michigan 48879
Phone (989) 224-5292
Fax (989) 227-6492
www.clinton-county.org

Doug Riley, Director,
Community Development

Wendy Ward, Planning & Zoning
Secretary, Community Development
Department

Community Development
Department

PLANNING COMMISSION MEETING MINUTES
Meeting of January 9, 2020 - 7:00 P.M.
Clinton County Commissioners' Chambers, 2nd floor

1. Call to Order and Roll Call -

The January 9, 2020 Planning Commission meeting was called to order at 7:00 p.m. with Chair Schlegel presiding. Roll was called and a quorum was reported.

Planning Commission members present – Shannon Schlegel (Chair), Mark Simon (Vice-Chair), Kevin Kirk (Secretary), Adam Stacey (B.O.C. Representative), Patti Schafer, Willis Heisey

Planning Commission member absent w/notice – Roni Christmas

Staff present - Wendy Ward, Planning & Zoning Secretary, Doug Riley, Community Development Director, Dan Hufnagel, Building Inspector, Community Development Department

Visitors present – Phillip McKinney, Brad Green, Marc Finkbiner, Jeff Rademacher, Dave Critten

2. Pledge of Allegiance –

The pledge of allegiance was given to the flag of the United States of America.

3. Approval of Agenda -

PLANNING COMMISSION MOTION/ACTION

Motion by Vice-Chair Simon, support by Secretary Kirk to approve the January 9, 2020 Planning Commission agenda. There being no further discussion, motion carried unanimously [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

4. Election of Officers for 2020 -

PLANNING COMMISSION MOTION/ACTION

Motion by Commissioner Stacey, support by Commissioner Schafer to retain the same officers of 2019 for 2020 - Chair Schlegel, Vice-Chair Simon, Secretary Kirk. There being no further discussion, motion carried [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

5. Approval of Planning Commission Meeting Minutes – December 12, 2019

PLANNING COMMISSION MOTION/ACTION

Motion by Vice-Chair Simon, support by Commissioner Schafer to approve the minutes, as presented. There being no further discussion, motion carried [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

6. Communications – Planning/Zoning/Development Applications Report AND Zoning Violation and

Director Riley provided a review of the two reports.

7. Public Comments -

There were no public comments presented

8. Old Business –

There was no old business presented.

9. New Business –

**A. PC-34-19 MA – Petition for Change of Zone/Map Amendment OR 156-19
(Public Hearing)**

A petition for change of zone/map amendment has been submitted by the Eagle Township Fair Association on behalf of Believers Ministries, Phillip McKinney, Pastor and property owner. Applicant is requesting approval to rezone approximately six (6) acres from A-2, General Agriculture to RR, Rural Residential, on property located at 14390 S. Hinman Road, Parcel ID#19-070-021-100-105-00, Section 21, Eagle Township.

Doug Riley, Community Development Director, provided a brief review of the staff report. The Eagle Township Fair Association is under negotiations to purchase the subject property, (along with the adjacent 18 acres which is already zoned RR), from Believers Ministries to add to their Fairgrounds property. The Fair Association, however, is not interested in the existing home located along S. Hinman Road. This rezoning would allow the home to be split off on a minimum one acre portion of the property with the remainder (approximately 5 acres) then being combined with the other Fair Association property to the south and west. While the rezoning cannot be conditioned upon a particular use, if the rezoning is approved, any further development on the property (including expansion of any fairground uses) would require site plan approval under the terms of the Clinton County Zoning Ordinance. The rezoning complies with the County Future Land Use Map.

Local Township and Agency comments –

Eagle Township - The Eagle Township Board reviewed the application at their December 19, 2019 meeting and voted unanimously to recommend approval of the rezoning.

Clinton County Drain Commissioner (CCDC) – The CCDC submitted correspondence dated December 19, 2019 indicating that they have no specific objection to the rezoning as there is no county drain in the immediate vicinity of the site. However, such lack of access to a county drain could have implications for more intensive use of the property as appears likely per the requested rezone from agricultural to rural residential. It would appear the most viable established drainage features/outlets for the site will be the I-96 and Hinman Road right-of-ways and subsequently a natural waterway to the south of the site that flows east from Hinman Road.

Clinton County Road Commission (CCRC) – The CCRC submitted correspondence dated December 19, 2019 indicating that they had reviewed the rezoning request for the parcel at the dead end of Hinman at I-69 in Eagle Township and they have no objections to rezoning the parcel from A-2 to RR.

All property owners within 300' feet of property were noticed by U.S. mail, notice was provided on the Clinton County website as well as legal notice published in the Clinton County News. No public comments were received.

The Planning Commission will be making a recommendation to the County Board of Commissioners who have final authority on this application.

Dave Crippen, 14441 Grange Road, Vice President of the Eagle Township Fair Board (Association), was present to respond to any questions presented by the Commission and staff.

There were no questions presented.

PLANNING COMMISSION ACTION/MOTION

Motion by Commissioner Stacey, support by Commissioner Schafer, to open the public hearing. There being no further discussion, the public hearing was opened [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

There being no public comments presented, a motion to close the public hearing was presented.

Commissioner Heisey asked for clarification on the Drain Commissioners comments. Clarification was provided by staff.

PLANNING COMMISSION ACTION/MOTION

Motion by Commissioner Stacey, support by Vice-Chair Simon, to close the public hearing. There being no further discussion, the public hearing was closed [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

Commissioner Schafer / Eagle Township Supervisor, stated that the Township looks forward to this rezoning.

PLANNING COMMISSION ACTION/MOTION

Motion by Secretary Kirk to recommend approval of Case PC-34-19 MA (Eagle Fair Association) to the Board of Commissioners to amend the Zoning Map from A-2 (General Agriculture) to RR (Rural Residential) for the property located in Section 21 of Eagle Township as legally described in the petition based on the following reasoning –

1) that the seven (7) findings of fact outlined in Section 1605 as detailed in the staff report have been met.

Support by Commissioner Schafer based on the same rationale.

Chair Schlegel called for a roll call vote. Those voting aye (6) – Heisey, Stacey, Schafer, Kirk, Simon, Schlegel, those voting nay (0). There being no further discussion, motion carried [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

Commissioner Stacey added that based on the fact that the Township has no problem with the granting of this rezoning and that the Planning Commission voted in favor of the rezoning, it is not necessary for the applicants to attend the County Commissioners' meeting of January 28th, 2020. He will present their case on their behalf.

10. Other Business –

A. Application for PA 116 Farmland Agreements –

#2019-22 – L&LC Investments, Section 5, Bingham Township

#2019-23 – Lee & Linda Chant, Section 14, Riley Township

Director Riley provided a brief discussion on PA 116 #2019-22. This is a new proposal; not a renewal. This property is located on Walker Road and US-27, adjacent to the St. Johns city limits, with sewer and water on site. There is commercial zoning in the front and A-2 zoning on the main portion. Applicants are asking to place this in PA 116 for 30 years (minimum time period is 10 years). The concern shared by the Planning Commission was the 30 year request.

PLANNING COMMISSION MOTION/ACTION

Motion by Commissioner Schafer, support by Secretary Kirk to accept the applications and place on file. There being no further discussion, motion carried [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

11. Community Development Director's Report -

- Director Riley indicated that the CCRC has received funds for a safety grant for Colony/Scott Road. This will be an additional truck route for the County. This will be a 2021 construction project with the CCRC, starting work on this in 2020. Dan Armentrout, Engineer for CCRC, is leaving and will be going to the Saginaw County Road Commission.
- Director Riley stated that we have not received any applications for the February 13th Planning Commission meeting and questioned if the meeting should be canceled. The consensus of the Planning Commission was to cancel the February meeting.

PLANNING COMMISSION MOTION/ACTION

Motion by Vice-Chair Simon, support by Commissioner Schafer to cancel the February 13th scheduled meeting. There being no further discussion, motion carried [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

11. Planning Commissioner Comments -

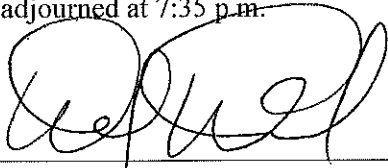
There were no comments presented.

12. Adjournment --

PLANNING COMMISSION MOTION/ACTION

Motion by Commissioner Schafer, support by Vice-Chair Simon to adjourn the January 9, 2020 Planning Commission meeting. There being no further discussion, motion carried unanimously [Vote of 6-0, all in favor, none opposed, 1 absent w/notice].

With no further business to come before the Planning Commission, Chair Schlegel declared the meeting adjourned at 7:35 p.m.



Wendy Ward, Planning & Zoning Secretary

NOTE: The January 9, 2020 Planning Commission meeting minutes were approved, as presented, at the March 12, 2020 Planning Commission meeting.