

**Chairperson**  
Roni Christmas  
**Vice-Chairperson**  
Patti Schafer  
**Secretary**  
Willis Heisey  
**Members**  
Jan Motz  
Michael O’Bryant  
Val Vail-Shirey (BOC Rep.)  
William Nurenberg



**Community Development Dept.**  
**Director**  
Doug Riley  
**Planning & Permit Technician**  
Jessica Bolt

## Clinton County Planning Commission

Clinton County Courthouse  
100 East State Street, Suite 1300  
St. Johns, Michigan 48879-1571  
(989) 224-5180

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### MEETING MINUTES JANUARY 12, 2023

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**CALL TO ORDER** The Clinton County Planning Commission (PC) met on Thursday, January 12, 2023 at 6:30 p.m. with Chairperson Christmas calling the meeting to order.

**ROLL CALL** Jan Motz  
Michael O’Bryant  
Patti Schafer  
Roni Christmas  
Val Vail-Shirey  
William Nurenberg  
Willis Heisey

**STAFF PRESENT** Doug Riley, Director  
Jessica Bolt, Planning & Permit Technician  
Joel Haviland, Building Official/Zoning/SESC Administrator

**VISITORS** Benjamin Leak, 8208 S. Dewitt Road  
Christine Butler, 8160 S. DeWitt Road  
Cori Feldpausch, 11780 State Road  
Dan Feldpausch, 8160 S. DeWitt Road  
Darin Eiseler, 15714 S. US-27  
Diane Lott, 8133 S. DeWitt Road  
Gary Price, 502 S. Clinton Avenue  
Elizabeth Baibak, 8160 S. DeWitt Road  
Eric Cole, 8251 S. DeWitt Road  
James Galloway, 1769 Avery Street  
James Lott, 8133 S. DeWitt Road  
Jeff Stauffer, 9717 S. US-27  
Jennett Rowland, 3020 Bentley Drive  
Joe Martinez, 4230 W. Colony Road  
John Ramsey, 2497 W. Pratt Road  
Julie Townsend, 4615 Alward Road  
Lee Eiseler, 15714 S. US-27  
Macy Bernat, 3415 W. Clark Road  
Pam Brown, 11740 W. State Road  
Patrick Cordray (Worthington Ag Parts), 9896 E. Cleveland Road  
Stacy Peacock, 2515 W. Pratt Road  
Steve Smith, 11740 W. State Road  
Susanna Stauffer, 9717 S. US-27  
Trevin Bernat, 3415 W. Clark Road

**PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was given to the flag of the United States of America.

AGENDA

The agenda was presented for review and approval.

**PLANNING COMMISSION ACTION:** Jan Motz moved, supported by Patti Schafer to approve the agenda as presented. Motion carried.

ELECTION OF OFFICERS

- Chairperson Christmas opened the nominations for the election of officers.
- Patti Schafer moved to retain the current officers for the Clinton County Planning Commission for the 2023 calendar year. Michael O'Bryant supported.

**PLANNING COMMISSION ACTION:** Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

**PLANNING COMMISSION ACTION:** Patti Schafer moved, supported by Jan Motz to approve the December 8, 2022 PC Meeting Minutes as presented. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

COMMUNICATIONS  
(A) PA-116

- Doug Riley, Director presented **Notice of Farmland & Open Space Application (PA-116) for:**
  - Clint R. Chant – Section 5 of Ovid Township

(B) NOTICE OF INTENT TO PLAN – CLINTON COUNTY

- Doug Riley, Director presented the **Clinton County Planning Commission – Comprehensive Plan – Eagle Township Special Study Area**

**PLANNING COMMISSION ACTION:** Val Vail-Shirey moved, supported by Patti Schafer to receive Communication items A and B and place on file. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

PUBLIC COMMENTS

- Chairperson Christmas called for public comments.
- Ken Wieber spoke about the solar farm proposed in Greenbush Township (PC-33-22 SLU):
  - Concerned about setting a precedence –
    - Sprawl to other farms all over Clinton County.
  - Concerned about noise impacts, citing reports that recommend 45 decibels in rural areas – not 60 decibels.
    - Asked the PC to require increased noise restrictions and change Ordinance standards.
  - Concerned that solar farms may reconvert farmland into wetlands if the farm tile is not maintained by the solar farm.
    - Sited Dallas Township's requirement for solar farms to maintain farm tile.
  - Asked Clinton County to "get this right" regarding solar farm regulations.
  - Noted, Clinton County is largely soybeans and corn, which is a world-wide crop.
    - 40% of corn is used for ethanol.
    - Every acre lost to solar equals \$1,000 loss of direct and indirect economic activity locally.
    - Every acre used for solar equals an acre burned in the Amazon (rainforest) – in order to recoup corn yields.
  - Encouraged the PC to deny the proposal based on Clinton County's Comprehensive Plan.
  - *Submitted supporting documents to be placed in the PC file.*

- Cori Feldpausch spoke about the [potential] “mega site” in Eagle Township:
  - Noted that she has been a property owner in Eagle Township for over 40 years.
  - Refers to the “mega site” as a “mega-mess”.
  - Concerned about zoning changes that might be made.
  - Concerned about Eagle Township’s comments on the matter.
    - Getting conflicting information.
  - Has studied the Future Land Use Map (FLUM) and all the involved areas – all of the parcels in the area are promoted for agricultural preservation.
    - Doesn’t understand why a change is being proposed when the Comprehensive Plan and FLUM were updated just last year.
    - Just because Michigan State University (MSU) wants to sell their land, it does not justify changing the FLUM for all areas in between.
  - Concerned about brokerage efforts asking property owners to option-in their properties.
    - Can’t even find out who the broker is.
  - Fears the County is aggressively pursuing economic development projects and assisting MSU in attracting a buyer for this land.
  - The Notice of Intent to Plan is not the only step in changing things in Eagle Township – the County has also contracted with the Lansing Area Economic Partnership (LEAP) to provide a paid position of \$100,000 for the next year to “lead all economic development, mega site, and additional commercial and industrial site preparation activities in Cliton County”.
  - Why is the County/Eagle Township paving the way for this potential development?
    - Asked for the residents of Eagle Township to have input in this decision.
  - Cited a section of the Comprehensive Plan regarding maintaining balance of the other goals and objectives when planning for economic development.
- Chairperson Christmas asked for any additional comments from the public.
  - Hearing none, Chairperson Christmas continued to the next agenda item.

OLD BUSINESS

None

NEW BUSINESS  
PC-36-22 SLU

- Doug Riley, Director reviewed **PC-36-22 SLU – Application for a Special Land Use Permit** as detailed in the Staff Report (which includes the Special Land Use Permit criteria to be reviewed by the PC, and the recommended conditions of approval if the PC were inclined to recommend approval to the Board of County Commissioners).
  - Relayed there were no official written comments submitted by Bingham Township as their meeting was Monday (January 9th); however, the Acting Township Supervisor relayed that Bingham Township had no concerns upon reviewing the request and materials.
  - The Mid-Michigan District Health Department (MMDHD) submitted comments (January 9th) after the meeting packet was sent out that was forwarded to the PC indicating they have no concerns.
- Chairperson Christmas called on the applicant.

- Darin Eisleler, Eiseler Oil Co., indicated that he didn't have anything to add to Mr. Riley's report.
- Chairperson Christmas asked for any comments or questions from the Commission.
  - Hearing none, Chairperson Christmas called for a motion to open the public hearing.

**PLANNING COMMISSION ACTION:** Patti Schafer moved, supported by Val Vail-Shirey to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

- Chairperson Christmas asked for any comments from the public.
- Ken Wieber asked about road access requirements related to this type of site – should it require 2 drives?
- Doug Riley indicated that two drives are not required by the Ordinance.
  - Nor was it an issue that was flagged by the St. Johns Fire Department or Clinton County Road Commission (CCRC) as part of their review.
- Chairperson Christmas asked for any comments from the public.
  - Hearing none, Chairperson Christmas called for a motion to close the public hearing.

**PLANNING COMMISSION ACTION:** Willis Heisey moved, supported by Patti Schafer to close the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

- Patti Schafer stated, due to the location and no expressions of concern from the St. Johns Fire Department or CCRC, she has no concerns / sees no need for a second drive.
- Chairperson Christmas asked Staff to clarify the parking/drive provisions on the site plan.
- Doug Riley reassured that there is plenty of on-site space for maneuverability, *indicating the route on the site plan.*
- Jam Motz asked if trucks will be parked on-site?
- Darin Eiseler indicated that there are no plans to have trucks parked on-site permanently.
  - Explained that the site will only incur on-site parking randomly, by employees only.
- Doug Riley noted that this site would be very similar to the Smith Propane facility on the south side of St. Johns – which was approved by the PC a few years ago.

**PLANNING COMMISSION ACTION:** Willis Heisey moved, supported by Patti Schafer to recommend approval to the Board of Commissioners of PC-36-22 SLU (Eiseler Oil Co.), for a Propane Facility in Section 5 of Bingham Township (Parcel ID# 030-005-100-005-39) based on the following reasoning and conditions:

- Reasoning: **(1)** The standards set forth under Sections 6.1 (Site Plan requirements) and Section 6.2.F (Special Land Use – General Standards/Basis of Determination) have been or can be met subject to the conditions set forth below.
- Conditions: **(1)** The project/facility shall meet all permit, regulations, and licensing requirements by the State Fire Marshall's Office and EGLE as applicable prior to construction and during the life of the operation. **(2)** The applicant shall comply with the rules and permitting requirements of Bingham Township, the CCDC, CCRC and the MDOT. Any substantive change to the Site Plan as a result of these requirements, as determined

by the Community Development Department, shall be resubmitted to the Planning Commission for their review and approval. Approval of the final grading/drainage plan by the CCDC shall be required prior to the issuance of a building permit for the project. **(3)** All site lighting shall be in accordance with Code and directed toward the interior of the site. Section 5.6 of the Zoning Ordinance requires that the lights be shielded/directed downward to avoid any adverse impacts on adjacent properties or streets. Any site lighting shall be detailed and reviewed as part of building permit review/issuance. **(4)** All signage will be required to comply with Section 5.7 of the Zoning Ordinance.

Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

PC-40-22 MA  
(OR 182-23)

- Doug Riley, Director reviewed **PC-40-22 MA (OR 182-23) – Application for a Zone Map Amendment (Rezoning)** as detailed in the Staff Report (which includes the Zone Map Amendment criteria to be reviewed by the PC).
  - Relayed there were no official written comments submitted from Olive Township as their meeting was Monday (January 9th) – but the Board recommended approval as Mr. Riley attended their meeting.
- Patti Schafer commented that it looks like it would be challenging to get 3 driveways on the subject property.
- Doug Riley noted that the space is deceiving – there is enough room.
  - The CCRC reviewed the application materials, check for clear vision, etc. and indicated they have no concerns.
- Chairperson Christmas called on the applicant.
- Eric Cole indicated that he didn't have anything to add to Mr. Riley's report.
  - Noted, he does not have current plans for development.
  - Wants options to be able to split and sell lots in the future.
- Chairperson Christmas asked for any comments or questions from the Commission.
  - Hearing none, Chairperson Christmas called for a motion to open the public hearing.

**PLANNING COMMISSION ACTION:** Val Vail-Shirey moved, supported by Patti Schafer to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

- Chairperson Christmas asked for any comments from the public.
- James Lott, adjacent property owner, asked if the requested rezoning would affect the zoning of his property?
- Doug Riley clarified that if the subject property were to be rezoned, it would not affect the zoning of any other property.
- James Lott inquired if the requested rezoning allows multi-family housing?
- Doug Riley answered, no.
  - The requested rezoning district, RR (Rural Residential), allows only 1 single-family home per parcel.
- Stacy Peacock, adjacent property owner, noted that she has lived in the area for 33 years and loves the location and rural character of the area.
  - Concerned about the number of lots that Mr. Cole could get.
    - And of the potential for at least 2 additional lots being created in the backyard of her home.

- Feels allowing smaller lot sizes would set a precedence.
- Concerned about wetlands.
  - Noted, the Clinton County Comprehensive Plan calls for protection of wildlife.
- Despite the CCRC's lack of concerns regarding the potential additional drives, she feels it is unsafe.
- Asked the PC to deny the rezoning request.
  - Asked the PC, if they did recommend approval, to set a condition that she would be the first offered to buy the divided lots.
- John Ramsey, adjacent property owner, noted that he bought his property 40 years ago because of the rural character.
  - Feels the (potential) proposed land divisions will make neighbors too close.
  - Concerns about the wildlife and floodplain.
  - Does not support other land divisions in the area – near the intersection of Pratt and Loomis Roads.
  - Thinks the Planning & Zoning Office should notice a larger area so more people could provide comment.
  - Feels rural areas are getting too congested.
- James Lott indicated that he is also concerned about drainage.
  - Noted that he has already asked the Clinton County Drain Commissioner's Office (CCDC) to fix the issue.
- Doug Riley clarified – theoretically, the maximum number of splits Mr. Cole could get would be 4.
  - Realistically, he would be able to get 3 due to well and septic regulations, etc.
- John Ramsey asked how lot smaller lot sizes happened previously in the area?
- Doug Riley answered, the Zoning Ordinance changed in 2005 to require 10-acre lot sized in the A-2 (General Agriculture) district.
  - Previously, 1-acre lot sizes were allowed in this district.
- John Ramsey expressed that he is concerns about loss of farmland.
- Jan Motz noted that there doesn't appear to be significant farmland in the immediate area.
- John Ramsey indicated that he is concerned about the County drain as well.
  - Such as chemicals from residential properties getting into the drain.
  - Wants to protect the nearby lakes.
- Benjamin Leak, adjacent property owner, agreed with his fellow neighbors.
  - Asked the PC to give thoughtful consideration to their decision.
  - Noted that he leases approximately 20 acres of his land for farming.
- Patti Schafer stated, the requested rezoning does not mean that the property owner will split the property.
  - Noted, the maximum number of splits is 3.
  - Feels the CCRC is very careful in regards to drive allowance.
- Jan Motz asked if it would be allowed to have one driveway for two lots?
- Doug Riley explained that they would have to build a public road to gain more road frontage and create more splits – which is very challenging with this parcel.
- Jan Motz questioned if the floodplain limits the buildable area?
- Doug Riley confirmed that it does.
  - And makes it challenging when trying to get the property to perk.

- Patti Schafer commented that the muck soils almost guarantee that the property is wet.
- Doug Riley added that the portions of property is also affected by the floodplain.
- Willis Heisey indicated that muck soils are not good for septic systems.
  - Muck soils are light and airy and causes water to dissolve too quickly.
- Chairperson Christmas, citing the CCDC's comments, asked if portions of the property are wetlands?
- Doug Riley answered that it is likely.
- Chairperson Christmas reiterated – muck soils, floodplain, wetland...it might not even be possible to put homes on the potential divided lots.
- Willis Heisey indicated that the muck soils would need to be removed for a house foundation – which is very costly.
- Doug Riley noted that there are requirements that a new home must be built out of or up from the floodplain.
- Joel Haviland, referencing the images on the Staff Report, commented that the blue area (floodplain) is not buildable.
  - A home would need to be built outside of it or 1 foot above it.
  - Would also include state permitting.
    - Impacts to seasonal flooding with construction is maintained by EGLE (Michigan Department of Environment, Great Lakes, and Energy).
    - The State's regulation calls for removal of equal amounts of any areas that are filled in.
- Patti Schafer reiterated, the charge of the PC on this case is in consideration of the rezoning only – not consideration of potential future splits / development.
- Doug Riley confirmed.
  - Directed the PC to the Zone Map Amendment criteria as detailed in the Staff Report.
- Chairperson Christmas asked for any additional comments from the public.
  - Hearing none, Chairperson Christmas called for a motion to close the public hearing.

**PLANNING COMMISSION ACTION:** Willis Heisey moved, supported by Patti Schafer to close the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

**PLANNING COMMISSION ACTION:** Jan Motz moved, supported by Val Vail-Shirey to recommend approval of petition PC-40-22 MA (OR 182-23), Cole), 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 20 of Olive Township as legally described in the petition based on the following reasoning:

- Reasoning: **(1)** The seven (7) findings of fact outlined in Section 7.21.E of the Zoning Ordinance, as detailed in the staff report, have been met. Voting on the motion by roll call vote, AYES: Michael O'Bryant, Val Vail-Shirey, Jan Motz, Roni Christmas; NAYS: Patti Schafer, Willis Heisey, William Nurenberg, motion carried. [Vote of 4-3, four in favor, three opposed.]

PC-41-22 SLU

- Doug Riley, Director reviewed **PC-41-22 SLU – Application for a Special Land Use Permit** as detailed in the Staff Report (which includes the Special Land Use Permit criteria to be reviewed by the PC).

- Chairperson Christmas called on the applicant.
- Trevin Bernat, representative of Sam Dalman / Red Faced Properties and son-in-law, indicated that the intent is for his family to reside in the proposed home and learn the business, starting with 50% business ownership and eventually taking it over 100%.
  - This is a long-term plan for him and his family.
    - Noted that he wants to keep their 3 young children in the St. Johns school district.
  - Gym operation will only serve small-sized groups – 12-15 people.
  - Will be training sessions only – no tournaments, so traffic should be minimal.
- William Nurenberg asked if the proposed home is barndominium-style?
- Trevin Bernat confirmed that it is.
  - Feels it helps to maintain the agricultural look of the area.
- Val Vail-Shirey questioned if this proposal would be similar to baseball training facilities?
- Trevin Bernat responded that he is not familiar with baseball training facilities.
  - Since he doesn't have the experience for this business yet, he can't comparatively answer that question.
  - His father-in-law, Sam Dalman, has the business experience and anticipates the peak times being November-March, after school is out, around 5-9pm.
- Val Vail-Shirey asked if the facility will be just a gym or have other facilities as well?
- Trevin Bernat responded that this proposal is for a basketball court with 2 volleyball courts.
  - Will be geared toward basketball and volleyball – when teams can't find gym space, they could use the portions of the facility that they need.
  - No bleachers or observation area.
  - Strictly training only.
- Patti Schafer commented that car-pooling will be a benefit to this business.
  - Asked for more information regarding the parking situation.
- Jan Motz commented that she has concerns regarding safety with the parking situation.
- Trevin Bernat indicated that the parking area will be 60 feet by 90 feet, with the concept being pulling into the center and then parking to the right or left.
  - The drive to the facility will be 18 feet wide to allow 2-way traffic.
  - The residential drive will be smaller and break off of the primary drive to the west.
- *The PC discussed the design of the parking area with Mr. Bernat.*
- Patti Schafer asked if the proposed facility will be separate or attached to the home?
- Trevin Bernat confirmed that it will be 1 large structure.
  - Noted, the architect is in support of the proposal.
- Patti Schafer inquired about the lighting plan.
- Trevin Bernat indicated that there will not be any commercial lighting.
  - Noted, the site has existing buffering but are considering adding additional vegetation for additional buffering.
- Willis Heisey asked Mr. Riley if there are any similar structures in Clinton County?



- Doug Riley indicated that he is not aware of any home-based businesses like this.
  - However, there are other permitted “large” home-based businesses such as “Stay Dry” – which includes a detached accessory building for the business.
- Chairperson Christmas asked for any additional comments from the Commission.
  - Hearing none, Chairperson Christmas called for a motion to open the public hearing.

**PLANNING COMMISSION ACTION:** Val Vail-Shirey moved, supported by Jan Motz to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

- Chairperson Christmas asked for any comments from the public.
- Jeff Stauffer explained that he has family-owned property in the subject area.
  - Concerned about:
    - Flooding and potential damage that might occur to his property.
    - Activities that might happen, noise, and people.
    - Decreased property values.
  - Commented that sports activities belong in the city limits.
- Patti Schafer asked Mr. Stauffer about the buffering around the subject property.
- *Jeff Stauffer indicated on the site plan where there are existing tree lines.*
- Trevin Bernat explained that he grew up in the rural community of Ovid-Elsie and plans to maintain the rural character if granted this SLU permit.
  - The gym portion and parking area is proposed to be facing Chadwick Road – away from Mr. Stauffer.
    - Estimates there are 6-7 acres between the proposed structure and Mr. Stauffer’s property.
    - *Indicated on the site plan where the residential, gym, and parking portions are proposed to be in relation to Mr. Stauffer’s property.*
  - Noted that training sessions will only be 30 minutes-1 hour and will not include games.
- William Nurenberg suggested that training sessions would likely be longer than 30 minutes.
  - Asked for clarification on the proposed land division.
- Trevin Bernat explained that his in-laws would retain 21 acres of the subject property while he and his wife would have 12 acres.
  - The plan is to maintain and use the total 33 acres for family property.
- Willis Heisey asked if the subject property would qualify for a land division?
- Doug Riley confirmed that it does as the proposed division meets the 10-acre minimum with 330 foot of road frontage and 4:1 depth-to-width ratio.
- Susanna Stauffer, adjacent property owner, expressed that she’s concerned about drainage.
- *Mr. Bernat indicated on the site plan where the residential, gym, and parking portions are proposed to be in relation to Ms. Stauffer’s property.*
- Susanna Stauffer explained that she’s also concerned that the area may become too commercial looking – chain-link fence, etc.

- Chairperson Christmas asked for any additional comments from the public.
  - Hearing none, Chairperson Christmas called for a motion to close the public hearing.

**PLANNING COMMISSION ACTION:** Jan Motz moved, supported by Val Vail-Shirey to close the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

**PLANNING COMMISSION ACTION:** Patti Schafer moved, supported by Val Vail-Shirey to recommend approval to the Board of Commissioners of PC-41-22 SLU (Red Faced Properties / Dalman), for a home based business off E. Chadwick Road in Section 27 of Olive Township based on the following reasoning and conditions:

- Reasoning: **(1)** The standards as specifically described in Section 4.35 (Home Based Business Criteria) have been or can be met subject to the conditions set forth below. **(2)** The standards set forth under Section 6.2.F (Special Land Use – General Standards/Basis of Determination) have been or can be met subject to the conditions set forth below.
- Conditions: **(1)** Any exterior lighting installed for the building/business shall be kept similar to standard residential use and in compliance with the cutoff and shielding requirements of Section 5.6 of the Clinton County Zoning Ordinance. **(2)** The applicant shall comply with the rules and permitting requirements of the Clinton County Drain Commission, Clinton County Road Commission, Mid-Michigan District Health Department and Clinton County Building Official as part of future construction/improvements. Compliance with these agency requirements shall be verified as part of building (construction) permitting. **(3)** Any substantive changes to the site or use, as determined by the Community Development Department, shall be resubmitted to the Planning Commission for their review and approval.

Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

COMPREHENSIVE  
PLAN – EAGLE TWP  
SPECIAL AREA  
STUDY

- *The PC received/reviewed Giffels Webster's initial assessment of Master Plan Goals, Objectives, and Implementation.*
- *The PC discussed with Giffels Webster (Jill Bahm) the tentative open house/workshop for this comprehensive update being set for March 2, 2023 at Eagle Township.*

OTHER BUSINESS  
ITEM A

- *The PC reached consensus to postpone discussion of potential zoning ordinance amendments.*

COMMUNITY  
DEVELOPMENT  
DIRECTOR'S REPORT

- Doug Riley, Director provided a brief update:
  - Welcomed Val Vail-Shirey as the Board of County Commissioners Ex Officio.
  - There will be a February 9<sup>th</sup> PC meeting.
    - Tabled item – proposed solar farm (PC-33-22 SLU) in Greenbush Township.
    - Rezoning application in Westphalia Township.
  - The Board of County Commissioners will be hearing a presentation regarding a proposed new overhead transmission line for ITC on the western side of the County, connecting the substations in Gratiot County and Eaton County.
    - PC will not review as electrical transmission lines are exempt from zoning.

- The applicant/developer is required by the State to notice and obtain feedback.
- Staff updated/refreshed Community Development Department forms and webpages.

PLANNING  
COMMISSIONER  
COMMENTS

None

ADJOURNMENT

**PLANNING COMMISSION ACTION:** With no further business to come before the Commission, Chairperson Christmas moved, supported by Willis Heisey to adjourn the meeting at 10:11 p.m. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]



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Jessica Bolt, Planning & Permit Technician

NOTE: These minutes were approved by the Planning Commission on February 9, 2023.