

**Chairperson**  
Roni Christmas  
**Vice-Chairperson**  
Patti Schafer  
**Secretary**  
Sara Clark Pierson  
**Members**  
Adam Stacey (BOC Rep.)  
Frank Trierweiler  
Mark Simon  
Willis Heisey



## Clinton County Planning Commission

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

Clinton County Courthouse  
100 East State Street, Suite 1300  
St. Johns, Michigan 48879-1571  
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### MEETING MINUTES JUNE 10, 2021

**VIA VIDEO AND TELEPHONIC CONFERENCE**  
**Per State Executive Order concerning OMA and COVID-19**

**CALL TO ORDER** The Clinton County Planning Commission met on Thursday, June 10, 2021 at 6:32 p.m. with Chairperson Christmas calling the meeting to order.

**ROLL CALL** Roni Christmas (Bath Township, Clinton County MI)  
Patti Schafer (Eagle Township, Clinton County MI)  
Adam Stacey (Bath Township, Clinton County MI)  
Frank Trierweiler (Westphalia Township, Clinton County MI)  
Mark Simon (Olive Township, Clinton County MI)  
Sara Clark Pierson – Absent  
Willis Heisey (Duplain Township, Clinton County MI)

**STAFF PRESENT** Doug Riley, Director  
Jessica Plesko, Planning & Permit Technician  
Joel Haviland, Building Official/Zoning/SESC Administrator  
Dan Hufnagel, Building/SESC Inspector  
Gabrielle Herin, (MSU) Planning Intern  
Kelsie Stuber, (MSU) Planning Intern

**VISITORS** Kari Simon  
Jim Tedder, Michigan Electric Transmission Company/ITC Michigan  
Todd Droste  
Donna Terry  
Charles Reck  
Maxine Reck  
Roger Thelen  
Ruth Thelen

**AGENDA** The agenda was presented for review and approval.  
**PLANNING COMMISSION ACTION:** Frank Trierweiler moved, supported by Patti Schafer to approve the agenda as presented. Motion carried.

**APPROVAL OF PLANNING COMMISSION MEETING MINUTES** **PLANNING COMMISSION ACTION:** Mark Simon moved, supported by Frank Trierweiler to approve the May 13, 2021 Planning Commission Meeting Minutes as presented. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

**COMMUNICATIONS** None

PUBLIC COMMENTS	Chairperson Christmas called for public comments. There were no public comments.
OLD BUSINESS	None
NEW BUSINESS <i>PC-16-21 MA</i> <i>(OR 164-21)</i>	<p>Chairperson Christmas called on Doug Riley, Director for report.</p> <ul style="list-style-type: none"> <li>• Doug Riley, Director: <ul style="list-style-type: none"> <li>◦ Reviewed <b><i>PC-16-21 MA (OR 164-21) – Application for a Zone/Map Amendment</i></b>, noting the following: <ul style="list-style-type: none"> <li>▪ A petition for a change of zone/map amendment has been submitted by Kari Simon (in conjunction with her parents and underlying property owners – Alfred and Linda Walters).</li> <li>▪ The applicants are requesting approval to rezone approximately 12.33 acres from A-2 (General Agriculture) to RR (Rural Residential).</li> <li>▪ The property is located at 4288 County Farm Road in Section 33 of Bingham Township (Parcel ID#: 030-033-200-037-00).</li> <li>▪ The property is currently zoned A-2 and is utilized for rural residential and agricultural (field) purposes.</li> <li>▪ There are a mix of rural residential and agricultural land uses on a range of parcel sizes in this area of County Farm Road.</li> <li>▪ The applicants recently had this property surveyed as part of the proposal and subsequent land division.</li> <li>▪ Prior to this rezoning application being submitted, the applicant received a variance from the County Zoning Board of Appeals in April to create the larger parcel as it would not comply with required lot depth to width (4 to 1) standards (ZC-04-21).</li> <li>▪ That variance included a condition that the property also needed to be rezoned to RR in order to be created with the proposed parcel dimensions.</li> <li>▪ If this rezoning application is approved, the applicant intends to split the property into two parcels.</li> <li>▪ The parcels would be 2.16 acres in size and 10.17 acres in size.</li> <li>▪ The applicant (daughter of the landowners) intends to construct a new home on the proposed 10.17-acre parcel.</li> <li>▪ According to the Comprehensive Plan (Future Land Use Map), this area/property, is designated as “Rural-Low Density” due to its proximity to St. Johns – which correlates to the requested RR zoning district.</li> <li>▪ There were no objections from local agencies.</li> <li>▪ Bingham Township had not submitted official comment on this application but did indicate (informally) their support – stemming from their review (and support) of the variance application.</li> <li>▪ The Clinton County Road Commission did not provide comments.</li> <li>▪ The Mid-Michigan District Health Department indicated their department completed a vacant land evaluation and approval for the larger parcel in 2020 and that the on-site sewage system and well for the existing home shall remain with the smaller parcel.</li> <li>▪ There was one written public comment (objection), from Charles and Maxine Reck, in response to noticing. The comment was forwarded to the Commission on June 9, 2021 for their review.</li> </ul> </li> </ul> </li> <li>• Chairperson Christmas asked for any comments from the Commission. <ul style="list-style-type: none"> <li>◦ Hearing none, Chairperson Christmas called for a motion to open the public hearing.</li> </ul> </li> </ul>

**PLANNING COMMISSION ACTION:** Patti Schafer moved, supported by Mark Simon to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

- Kari Simon commented that her request is not uncharacteristic of the surrounding area, noting there are several properties of similar sizes.
- Charles Reck (adjacent landowner to the north) explained that he is unaware of similar (split) properties within the subject area.
  - The area in question has parcels with adequate road frontage and houses that are built close to the road (not behind another home).
  - He disagrees/objects with the rezoning due to setting a precedence for splitting a lot in an agricultural area that is meant to be a rural area.
  - He feels that this proposed land split will increase traffic and cause many other landowners to split their properties as well.
  - He also believes his taxes will increase if this rezoning is approved.
- Roger Thelen (adjacent landowner to the south) objected to this request, agreeing with Charles Reck.
  - Referenced Gail Watkins' comment at the Zoning Board of Appeals meeting, that their variance request could be precedence-setting.
  - Asked Doug Riley for clarification on Gail Watkins' comment.
- 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 6-0, all in favor, none opposed.]

- Doug Riley responded to Mr. Reck and Mr. Thelen's questions –
  - There are no regulations that state where a home must be built; the only requirement in these regards being the proposal must meet setback standards.
  - People often put their homes close to the road to reduce driveway and utility construction costs – which is a self-regulating development pattern.
  - Despite there not being a property along this stretch of County Farm Road zoned RR currently, this proposal correlates with the Future Land Use Map (which is one of the criteria for supporting a rezoning).
  - It could be argued that there are other parcels in the area with similar capabilities as this request. This is part of the criteria that the Commission will have to deliberate on.
  - In regards to Gail Watkins' comment that this proposal may be precedence-setting, he could not speak assuredly to.
    - Gail Watkins voted against the variance request that was ultimately approved by the Board.
    - The motivation of his vote would have been based on the dimensional aspects of the variance proposal.
- Mark Simon commented that one of the topics of discussion at the Zoning Board of Appeals meeting for the applicants' variance was the vegetative buffer in regards to the future home placement on the proposed parcel(s).
- Chairperson Christmas asked Doug Riley if the parcels could be split further?

- Doug Riley answered that they would not be able to split the parcels again based on the parcel dimensions/frontage.
- Patti Schafer asked the applicant if her intent is to continue farming the land?
- Kari Simon responded that she does intend to continue farming the land.
  - Commented that she does not have any intentions to build more houses (such as a sub-division).
- Adam Stacey commented that he supports the idea of splitting some 10-acre parcels as he feels it will help with congestion and farmland preservation.
  - Commented that he does not necessarily agree with a flag lot that has a home behind a home per his experience with Bath Township.
- Doug Riley indicated that there are no policies in place that prevent flag lots, noting:
  - Discouraging flag lots can sometimes discourage housing development where it is intended to be encouraged due to the actual buildable area (e.g. poor soils).
- Adam Stacey stated that in this case, there is a nice, natural buffer between the two homes.
- Kari Simon indicated that she intends to keep the existing trees and to plant additional pine trees to create additional privacy.
  - Noted that she is planned to become the owner of both properties.
- Frank Trierweiler agreed with Adam Stacey, noting he does not see a problem with this proposal if the end-goal is for Kari Simon to own both properties.
- Charles Reck commented that what he feels is not being considered is the fact of a lack of road frontage and that he will see a house from his backyard.
- Roger Thelen agreed with Charles Reck and expressed his displeasure with seeing a house from his backyard.
- Adam Stacey asked Doug Riley if the applicants could currently (without the land being split) remove the existing home and build a new home on the back side of the lot?
- Doug Riley confirmed that they could – within 60 feet of the rear (west) property line.
- Charles and Maxine Reck expressed their displeasure of the proposed new home location.
- Chairperson Christmas stated that the public hearing is closed – noting that the Commission will take all comments into consideration.
- Patti Schafer asked Doug Riley for clarification on the location of the adjacent property owners' homes.
- Doug Riley indicated their locations, referring to the aerial photo.
- Patti Schafer commented that there should be a sufficient amount of space between the houses.
- Adam Stacey asked for clarification on where the proposed home is intended to be built.
- Kari Simon confirmed the location of the proposed new home.
- Patti Schafer asked Doug Riley if the Zoning Board of Appeals' ruling was contingent on the Planning Commission's decision?
- Doug Riley answered that it is not as the Zoning Board of Appeals is the last legislative body on a variance.
  - They approved the dimensions of the parcels as long as the rezoning was ultimately approved.

**PLANNING COMMISSION ACTION:** Willis Heisey moved, supported by Patti Schafer to recommend approval of petition PC-16-21 MA

(SIMON/WALTERS) 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 33 of Bingham Township as legally described in the petition based on the following reasoning:

- Reasoning: The seven (7) findings of fact outlined in Section 1605 of the Zoning Ordinance, as detailed in the staff report, have been met.

Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

PC-18-21

- Doug Riley, Director:
  - Reviewed **PC-18-21 SP – Application for Site Plan Approval**, noting the following:
    - An application for site plan approval has been submitted by Michigan Electric Transmission Company/ITC Michigan.
    - The applicant/property owner is requesting approval to expand/upgrade the existing Bingham Substation located on the south side of E. Steel Road, approximately one-third mile east of N. Scott Road, in Section 10 of Bingham Township (Parcel ID#: 030-010-300-010-00).
    - The site is zoned A-2 (General Agriculture) and has been utilized as an electrical substation for many years.
    - Many of the recent critical infrastructure upgrade requests have been subject to administrative approval (allowed for an expansion up to 20% under the Zoning Ordinance).
    - An expansion above 20% must go through the Planning Commission.
    - The majority of the electrical substation infrastructure is exempt from local permitting as it is regulated by the Public Service Commission.
    - However, the overall site plan (footprint) of the facility is reviewed by the Planning Commission under the terms of Section 505 of the Zoning Ordinance.
    - This proposal includes expanding the fence (enclosure) lines, constructing a new control center building, and replacing some of the existing equipment to ensure the safety and stability of the transmission grid.
    - The substation also serves the new Bingham solar farm and Mid-West Cheese Factory (being located within 1 mile from both).
    - This site plan review is supported by Goal 4 (Land Use), Objective 6 of the Comprehensive Plan which states, “site regional facilities near population centers and near existing infrastructure.”
    - It is also supported by Goal 8 (Economic Development), Objective 6 of the Comprehensive Plan which states, “support efforts to provide appropriate land and infrastructure to support projected economic development needs”.
    - There were no objections from local agencies.
    - Bingham Township and the Clinton County Road Commission did not provide comments.
    - The Clinton County Drain Commission indicated that this is a fairly significant project that does have direct implications to the Ice Pond County Drain. As such, they submitted a detailed response that was forwarded to the Commission June 9, 2021.
    - The Clinton County Drain Commission’s concerns were in regards to their new internal work and grading/drainage. The primary concern being interplay along E. Steel Road – containing drainage and appropriately metering before it outlets into Ice Pond

County Drain (critical to ensure E. Steel Road grading/drainage is protected).

- There were no public comments.
- Chairperson Christmas asked for any comments from the Commission.
- Patti Schafer questioned, although not relevant to this application, the Clinton County Drain Commission's current concerns would still be relevant if they expanded further?
- Doug Riley answered that since the potential for expansion is on the south end of the property (away from E. Steel Road), those concerns would not likely be relevant.
- Jim Tedder (representative of Michigan Electric Transmission Company/ITC Michigan) thanked the Commission for hearing this case, noting he has enjoyed working with the Planning and Zoning Office and Clinton County Drain Commission.
  - Stated he is accepting of the recommended conditions of approval detailed in the Staff Report.
- Chairperson Christmas asked for any comments from the public.
  - *There were no public comments.*

**PLANNING COMMISSION ACTION:** Adam Stacey moved, supported by Patti Schafer that the Planning Commission approve PC-18-21 SP, Michigan Electric Transmission/ITC application for site plan approval for upgrades to the existing electrical substation in Section 10 of Bingham Township based on the following reasoning and subject to the following conditions:

- Reasoning: **(1)** The standards set forth under Sections 715 (site plan requirements) and Section 716 (standards for review) as referenced in the staff report have been or can be met subject to the conditions set forth below.
- Conditions of approval: **(1)** The applicant shall comply with all permitting and safety requirements of all applicable State or Federal agencies as part of the upgrades and operation of the facility. **(2)** The applicant shall obtain final approval of the grading and drainage plan/measures from the Clinton County Drain Commissioner's Office prior to commencing with improvements on the site. **(3)** The applicant shall consult with the Community Development (Building) Department on any applicable building permits prior to construction.

Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

PC-19-21

- Doug Riley, Director:
  - Reviewed **PC-19-21 SP – Application for Site Plan Approval**, noting the following:
    - The Planning Commission determined (in 2019) via the Zoning Ordinance amendment process to require that detached solar panels be installed in the side or rear yards of homes (i.e., not in front of homes along the roadways).
    - However, the Planning Commission also determined that they also wanted to provide an opportunity for an applicant to propose (via the Site Plan Review process) a front yard placement if a property owner did not believe they had another logical location for the solar panels.
    - As a frame of reference, the Community Development Office has issued 56 solar permits in the last 12 months.
    - An application has for site plan approval has been submitted by Todd Droste.

- The applicant/property owner is requesting approval to install a 13 foot x 44 foot solar panel array between his home and S. Grange Road in Section 5 of Eagle Township (Parcel ID#: 070-005-100-005-00).
- The property is approximately 2.5 acres in size and has approximately 330 feet of frontage on both roadways with access from W. Cutler Road.
- The applicant's home lies on the western portion of the property.
- The proposed solar panel placement would still meet customary "primary" structure (i.e., home or attached garage) setback requirements from the adjacent roadways.
- As visually evident on the aerial and site photos, there are several "mature" trees and landscaping on the site that can be argued dictates solar panel placement.
- These same trees will undoubtedly help to screen the solar panel array from the roadways and adjacent properties.
- The applicant has indicated that the existing trees and other site improvements (well, drainfield, etc.) demonstrate that the proposed location is optimal for the installation of the solar panels.
- Adam Stacey commented that he recalls writing this ordinance amendment and cited this type of case being the reason why it was written.
- Doug Riley recalled another factor for the ordinance amendment: commercial advertising along the road.
  - Referenced the recommended condition of approval number 2 in the Staff Report, "no commercial advertising of the solar panel array placed on the property".
  - There were no objections from local agencies.
  - Eagle Township recommended approval of the site plan at their meeting on May 20, 2021.
  - Clinton County Road Commission did not provide comments.
  - The Mid-Michigan District Health Department, while not in objection, did provide a caution to the property owner regarding avoiding damage/protection/service to the adjacent well.
  - There were no public comments.
- Adam Stacey asked Patti Schafer what the discussion points were for Eagle Township's recommendation of approval?
- Patti Schafer answered that the proposed location is not within the road right-of-way, nor an obstruction of view (from the road) and the Board ultimately agreed that the proposed location is the best location on the subject property.
- Adam Stacey asked for clarification that Eagle Township gave recommendation of approval of this corner lot situation when the "rule" is against it?
- Patti Schafer confirmed that Eagle Township's Board is in support, despite the "rule" because the proposed location is far enough back from the road that it was not viewed as a hinderance.
- Mark Simon asked Doug Riley to confirm if the west side of Cutler Road, to the right, is buffered by trees?
- Doug Riley answered that there are trees in the road right-of-way along Cutler and Grange Roads.
- Adam Stacey asked Doug Riley if it would be possible to put a propane tank or whole-house generator in same location the solar panel is proposed?

- Doug Riley stated that it is possible that they could have other detached accessory buildings/structures (i.e. pole barn, etc.) in the proposed location but it would require a Variance from the Zoning Board of Appeals based on the location of the house.
  - There are extensive special regulations in place for detached accessory structures that are closer to the road than the house.
  - In this case, the proposed location is 100 feet from the centerline of Grange Road; the minimum setback for a primary structure (i.e. house) being 83 feet.
- Frank Trierweiler commented that if the proposal were on the north side of the road, facing the south, he could see potential problems but this particular placement shouldn't be an issue with the long setbacks.
- Adam Stacey asked for clarification on Frank Trierweiler's comment.
- Frank Trierweiler explained that he believes the reflection may be distracting if the proposed location were on the north side of the road, facing south. However, as it is proposed, he believes it will be hidden well.
- Willis Heisey asked Doug Riley to confirm that there are trees to the east of the proposed solar panel as it appears there are not.
  - If there are not trees between the solar panel and Grange Road, the solar panel will be highly visible.
- Doug Riley asked the applicant to verify the tree cover in this specific location.
  - Under the Zoning Ordinance, the Planning Commission may utilize landscaping and other screening and buffering techniques as methods to mitigate potential negative impacts if it sees fit.
- Adam Stacey stated that he would be in support if there were a tree line (buffer) between the solar panel and Grange Road.
- Willis Heisey stated an approval to go against the "rule" for placement of solar panels behind a house only would set a precedence.
  - Cautioned the Commission on modifying the new requirements (ordinance amendment).
- Patti Schafer asked Doug Riley to confirm that there are not regulations prohibiting solar panels to the side of the home.
- Doug Riley confirmed that they are not prohibited from being to the side of a house if they are not between the home and an adjacent roadway.
- Mark Simon asked if there is any other buffered area behind the home that the applicants could move the proposed solar panel to?
- Adam Stacey responded that the view from Google Maps indicates the proposed location is the only location for the solar panel.
- Willis Heisey asked Adam Stacey for clarification.
- Adam Stacey replied that the proposed location is the only gap on the property due to a tree line along Grange Road, several trees between the house and proposed solar panel and the back tree line.
  - Asked Todd Droste to confirm.
- Mr. Droste confirmed, (citing the aerial and site photos) indicating the tree line which serves as a buffer for the area of concern.
- Adam Stacey declared that he is comfortable with these exceptions (to the "rule") – a tree line along the road and the short end (side) of the solar panel facing the road.
- Mark Simon agreed.
- Chairperson Christmas asked for any comments from the Commission.
  - *Hearing* none, Chairperson Christmas asked for any comments from the public.
    - *There were no public comments.*

**PLANNING COMMISSION ACTION:** Frank Trierweiler moved, supported by Patti Schafer that the Planning Commission approve PC-19-21 SP, Droste, application for site plan approval for a proposed solar panel array in Section 5 of Eagle Township based on the following reasoning and subject to the following conditions:

- Reasoning: **(1)** The standards set forth under Sections 715 (site plan requirements) and Section 716 (standards for review) have been or can be met as referenced in the staff report subject to the conditions set forth. **(2)** The existing trees along Grange Road create a buffer to screen the panels.
- Conditions of approval: **(1)** The applicant shall complete final permitting with the Community Development office for the solar panel installation. **(2)** Following installation, there shall be no commercial advertising of the solar panel array placed on the property. **(3)** The panels be placed with the narrow end toward Grange Road.

Voting on the motion by roll call vote, AYES: Adam Stacey, Frank Trierweiler, Mark Simon, Patti Schafer, Roni Christmas; NAYS: Willis Heisey, motion carried. [Vote of 5-1, five in favor, one opposed].

PC-20-21 MA  
(OR 165-21)

- Doug Riley, Director:
  - Reviewed **PC-20-21 MA (OR 165-21) – Application for a Zone/Map Amendment**, noting the following:
    - A petition for a change of zone/map amendment has been submitted by Donna Terry.
    - The applicant/property owner is requesting approval to rezone approximately 2.17 acres from A-2 (General Agriculture) to RR (Rural Residential).
    - The vacant property is located on the north side of E. Round Lake Road between 5891 E. Round Lake Road and 5913 E. Round Lake Road in Section 29 of Victor Township (portion of Parcel ID#: 140-029-100-089-60).
    - This property (i.e., 2.17 acres proposed to be rezoned) is part of a larger landholding the applicant has which has other road frontage to the north off S. St. Clair Road.
    - The property is currently zoned A-2.
    - There is a mix of rural-residential, lake associated residential, some commercial and agricultural land uses on a range of parcel sizes in this area of Round Lake Road.
    - There is also a mix of zonings in this area, including A-2 (General Agriculture), R-1 (Single Family Residential) and C-1 (Local Business).
    - The applicant's intent is to split off 2.17 acres from the larger parcel to sell for residential purposes.
    - While not part of this review, the property owner is also completing a boundary line adjustment with her other property to the north and two of the adjacent property owners to augment their properties. If the rezoning is approved, all parcels (as reconfigured) will comply with zoning requirements including road frontage/access requirements.
    - There were no objections from local agencies.
    - Victor Township had not submitted official comment on this application as the Township Supervisor did not want to speak on behalf of his Board but did indicate (informally) his individual support.
    - The Clinton County Road Commission did not provide comments.

- The Mid-Michigan District Health Department indicated their department completed/approved a vacant land evaluation previously for this property but has since expired. A new vacant land evaluation and permit would be needed when the applicant wishes to install on-site sewage disposal and a well.
- Donna Terry stated that Doug Riley represented her case well and would appreciate an approval from the Commission.
- Chairperson Christmas asked for any comments from the Commission.
  - Hearing none, Chairperson Christmas called for a motion to open the public hearing.

**PLANNING COMMISSION ACTION:** Patti Schafer moved, supported by Mark Simon to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

- 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:** Mark Simon moved, supported by Willis Heisey to close the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

- Mark Simon asked Doug Riley if the applicant would be able to further split the property, if approved?
- Doug Riley answered that the applicant would not have enough road frontage on Round Lake to split the property again.
  - Any potential further splits would have to be her property on S. St. Clair Road – which has additional road frontage.

**PLANNING COMMISSION ACTION:** Patti Schafer moved, supported by Mark Simon to recommend approval of petition PC-20-21 MA (TERRY) 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 29 of Victor Township as legally described in the petition based on the following reasoning:

- Reasoning: The seven (7) findings of fact outlined in Section 1605 of the Zoning Ordinance, as detailed in the staff report, have been met.
- Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]

#### OTHER BUSINESS

#### COMP. PLAN UPDATE – SURVEY RESULTS

- Doug Riley, Director opened the floor to Gabrielle Herin, (MSU) Planning Intern.
- Gabrielle Herin provided a brief update:
  - **Comprehensive Plan (5 Year) review/update – Survey Results**
    - Reviewed survey results/data.
    - This report will be added as an appendix to the updated Comprehensive Plan.

#### COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- Doug Riley, Director provided a brief update:
  - It is anticipated that in-person meetings will resume in July, 2021.
- Adam Stacey confirmed that is the current direction, citing the Governor's Order and current vaccination, hospitalization, and infection rates.
  - The Clinton County Board of Commissioners will provide additional direction later this month.
- Doug Riley stated that the Commission would be notified if in-person meetings will resume in July.

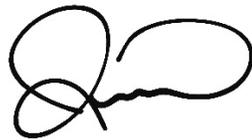
- There will be one rezoning case to hear in July thus far as well as work on the Comprehensive Plan Update (Goals and Objectives) work session.
- The Assisted Living Special Land Use Permit has been approved by the Clinton County Board of Commissioners (recommended for approval by the Planning Commission in May).
- Thanked Gabrielle Herin and Kelsie Stuber, (MSU) Planning Interns, for their hard work through their internship.
  - Their internships end on June 25<sup>th</sup>, 2021.
- Staff is continuing to meet with individual townships (part of the Comprehensive Plan Update project).

PLANNING  
COMMISSIONER  
COMMENTS

- Chairperson Christmas called for Commissioners' comments. There were no comments.

ADJOURNMENT

**PLANNING COMMISSION ACTION:** With no further business to come before the Board, Willis Heisey moved, supported by Frank Trierweiler to adjourn the meeting at 8:26 p.m. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 6-0, all in favor, none opposed.]



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Jessica Plesko, Planning & Permit Technician

NOTE: These minutes were approved by the Planning Commission on 07/08/2021.