

**SHIAWASSEE COUNTY PLANNING COMMISSION  
MINUTES – JANUARY 25, 2012**

1. **CALL TO ORDER/ROLL CALL:** Chair Fred Junger called the regularly scheduled Shiawassee County Planning Commission meeting to order at 7:00 P.M. within the County Board of Commissioners’ meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street in Corunna, MI.  
**Roll Call: Present:** Don Dickmann, Henry W. Martin III, Glenn Love Jr., William Thelen, Bonnie Ott, John Griffin, and Fred Junger. **Absent:** None. Also present: Peter J. Preston/Community Development Director, Linda Gene Cordier/Zoning Administrator, and County Commissioner/Ron Elder.
- 1a. **EXCUSED ABSENCES:** (All present).
2. **PLEDGE OF ALLEGIANCE:** Chair Junger led the Pledge of Allegiance.
3. **PROOF OF PUBLICATION:** Cordier informed Chair Junger that the scheduled hearing was published in the Shiawassee County Independent on Sunday January 8, 2012. Chair Junger affirmed the meeting was legally noticed.
4. **APPROVAL OF THE AGENDA: Motion:** Thelen moved to approve the agenda as printed. **Support:** Martin. **Motion carried:** 7 ayes, 0 nays.
5. **APPROVAL OF BOARD MINUTES:** Thelen noted a word was omitted on page 5, third paragraph, 2<sup>nd</sup> line. The second line should read *site materials onto the site to be stored should not be a part of that.* (Word **not** to be added.)  
**Motion:** Love moved to approve the December 14, 2011 board minutes as printed with one correction. **Support:** Ott. **Motion carried:** 7 ayes, 0 nays.
6. **BOARD OF COMMISSIONER COMMENTS:** Commissioner Elder noted the Board of Commissioners will have a full agenda in February. Elder stated he had been asked why the Board of Commissioners hold day meeting and not evening meetings so people who work during the day had the opportunity to attend. Elder stated he brought the topic up at previous commissioner meetings, but didn’t receive any support. He wanted everyone to know that he personally will meet on the last Tuesday of each month at Hardees Restaurant in Owosso to meet anyone that would like to talk with him. He would be at the restaurant located on Main Street from 6:00 – 7:00 P.M.
7. **CALL TO THE PUBLIC ON NON-AGENDA ITEMS:** None.
8. **OLD BUSINESS:**
- 8a. **TEXT AMENDMENT TO THE 1999 SHIAWASSEE COUNTY ZONING ORDINANCE Amending Article 5, Section 5.3.1.A.1. (Accessory Buildings and Structures) and; Section 5.3.2. (Accessory Use) to include language for Planned Residential (Plat/Site Condominium) Structures**

Preston provided a brief update. A public hearing had been held last year and at that time a couple of individuals that spoke were associated with Lake Manitou’s Subdivision. Preston noted that neither staff or this board had reviewed a site plan, visited the site, or subdivision. After that public hearing, a motion was made to send it back to the Rewrite Committee and to the County’s legal counsel for further review. The Prosecuting Attorney’s Office did look over the language and recommended a couple of changes. The revised draft was then brought back before this

board last month. Because some of the wording had been shifted within the section, a motion was made and supported to send the draft language back to the townships for a 30-day review.

Staff received feedback from a couple of townships (Perry and Venice). Venice Township's Planning Commission had questioned the height of the structure/door size which could allow for the storage of a fifth wheel. The language as written was not intended for that type of storage. Staff will respond to the township's concerns. Preston noted that he had passed out a copy of a letter that staff received from Tim Rudolph just before 5:00 p.m. tonight. Rudolph was asking the board consider tabling the matter for an additional 30 days. Preston stated Rudolph cited the 5<sup>th</sup> Amendment. This was not a taking issue. In response to the association's bylaws, they would be reviewed at the time someone submitted a future development proposal. If staff felt legal counsel was needed, it would be sought at that time. Seeking legal counsel on a daily issue is not uncommon when reviewing zoning and building applications within the office. Preston stated the board has the option at this time to 1) Recommend approval to the Board of Commissioners for adoption; 2) Leave the language as currently written within the ordinance and kill the amendment proposal by taking no action; or 3) Table it for an additional 30 days.

Ott said she felt that staff, the Rewrite Committee, and this body had spent a lot of time on the amendment proposal. Time was also spent by our legal counsel reviewing it.

Cordier said she wanted to make note that Darrell Coffey, Antrim Township Supervisor, had called the office and stated the township had no objections to the proposed text amendment. Coffey informed her that at the present time there were no subdivisions or site condominium developments within Antrim Township.

Preston informed the board that staff would not be offended if they wanted to table this.

Chair Junger said it appeared to be more of a Lake Manitou issue.

Preston agreed; we are not addressing the association's bylaws at this time.

Martin responded that the proposed language was not written just for the residents of Lake Manitou.

Thelen wondered if Mr. Rudolph had attended the township meeting.

Preston said that he and Mr. Rudolph had met after the last public hearing. It was Rudolph's understanding that I would contact him of future scheduled meetings.

Thelen said his thoughts for tabling this for another 30 days to revisit the issue again was not warranted. This amendment to the ordinance language would be county-wide.

Griffin agreed. The county has spent hours on this amendment proposal. It is proposed for the entire County under the jurisdiction of the ordinance. Griffin felt the board should proceed with it tonight.

**Motion:** Henry W. Martin III moved to recommend to the County Board of Commissioners approval of the Text Amendment to the 1999 Shiawassee County Zoning Ordinance, amending Article, Section 3.3.1.A.1. and Section 5.3.2. as written. **Support:** John Griffin.

**Discussion:** Dickmann said he would have to agree; do we hold up the process. It was legally

noticed in the paper. Everyone has an opportunity to come to the hearings. Do we make an exception for one person. Ott felt it would be precedent setting if they held this up for one person.

Chair Junger questioned Robert's Rule of Order with respect to opening the floor up for discussion prior to the motion. Junger said he would hold the motion in abeyance unless there were objections from the board.

**Motion:** Griffin moved to amend the motion to allow for public input first. **Support:** Martin. Motion carried: 7 ayes, 0 nays.

### **PUBLIC COMMENTS:**

**Speaker 1 -** Jerry Meyer 4895 Ojibwa, Owosso

Meyer stated he was an ex officio of the Home Builder's Association. It was discussed at an association meeting and they were supportive of the language. Meyer informed the board he has resided there for 32 years. He was on the Lake Manitou Association's board for 28 years. He was not representing them. Meyer added that he had talked to other areas throughout the state regarding the proposed language and found that it was similar throughout Michigan. The association is actually in violation of the zoning ordinance because the equipment is being stored outside. The proposed language if adopted would allow them to bring the property into compliance. Meyer said he was in support of the language. It has been researched, presented to legal counsel for review, and sent back to the townships. He thanked the board for their consideration.

**Speaker 2 -** Jim Forsythe, 1996 W. Garrison Road, Owosso.

Forsythe stated he was in favor of the ordinance change. It would allow them a place to store equipment inside. Forsythe stated he was also a township trustee. The association needs a place to house their equipment. They have no place to keep the weed cutter other than underneath a tarp. A place is needed to store the chemicals used to treat algae. Keeping the equipment and supplies close by would be an asset for the association.

**Speaker 3 -** Lloyd Sutliff, 1850 W. Manitou, Owosso.

Sutliff stated he could be considered the historian of the area so to speak. They currently have no place to store the equipment. If they could store it inside, it would cleanup the area so its not setting out in the open. Sutliff said he was in support of the proposed ordinance.

**Speaker 4 -** Resident at 1879 W. Manitou, Owosso.

In support of the county-wide text amendment. It would help everyone out.

**Speaker 5 -** 1941 Manitou, Owosso.

In support of the ordinance and the option to be able to do this.

**Speaker 6 -**

Concerned with the size of the building that could be built. A 2400 square foot building would be a very large structure located within a residential district. Most of the homes are smaller than that. He suggested the board consider downsizing the structure to maybe only 500 square feet. He noted his home was built in 1959; it was very small until an addition to add on was done. He was in opposition of the language as written.

**Speaker 7 -** Dan Morrill, 2029 Manitou Drive, Owosso.

Morrill stated he was opposed to the language as written. He asked the board to consider

tabling this for 30 days so they can bring in more factual information. He asked the chair if Mr. Preston could tell him if he has received other requests regarding the proposed language that is being retrofitted into older subdivisions besides the Lake Manitou Subdivision?

Preston answered no.

Morrill questioned why was it being considered a county-wide ordinance then when it was only related to one request associated with Lake Manitou.

Chair Junger answered that the proposal was an amendment to the County Zoning Ordinance. Language wasn't determined by any one particular situation.

Morrill replied he was asking each one tonight that will be taking action on this issue to realize that your own staff didn't take the time to look at the site. There will be a 2400 square foot building blocking a woman's view that has resided out there for many years. This would be in her backyard.

Chair Junger answered just because it is in the ordinance does not mean it would be allowed.

Morrill wondered about their deed restrictions.

Preston said they would only be reviewed at the time of a proposed development, not at this time.

Morrill asked how could they take action on something when they haven't read the deed restrictions.

Preston replied that concerns such as deed restrictions are reviewed during a site plan review of an application.

Morrill again asked how could this board proceed without reviewing the deed restrictions.

Preston answered that this was an amendment to the ordinance language. There was no pending permit application before them to review. When an application is received, then research will be handled. Until such time an application is received for a proposed development, we will not research it.

**Speaker 8 -** Ed Franks, 4871 Apache Path, Owosso.

Franks stated it had been about 30 years since he was a Zoning Administrator. He questioned how someone could apply for an amendment change. Did someone apply for this amendment change? Was a fee collected?

Preston answered the request was brought forward to the Planning Commission. The Planning Commission then forwarded it to the Rewrite Committee for review. It was found that the current language was lacking language to allow for accessory structures to allow subdivisions or condominium developments a place to store equipment used to maintain open spaces.

Franks asked if anyone could ask for a text change. Would you like to have a 2400 square building next to your home? This will be county-wide.

Thelen noted that if the zoning ordinance code allowed it, he couldn't stop the person next door from him the opportunity to build one.

Franks answered he wasn't referring to a large agricultural barn. The ordinance allows agricultural barns on 20 acres or more.

Preston answered that under the Michigan Right to Farm, if someone verifies the building will be utilized strictly for a farm related use, it could then be constructed on a parcel less than 20 acres in size.

Franks asked if he could build a barn then on two acres for his toys.

Preston stated no, it would have to be a farm-related use.

Franks stated he didn't see the logic.

Ott explained the Rewrite Committee reviews the ordinance language every month to keep it updated. After this section was reviewed, it was determined it needed to be amended.

Franks answered that Bennington Township had not received anything on the language change and were waiting to receive a copy.

Preston informed the board that the fourteen townships under the jurisdiction of the ordinance had received a copy of the draft language that was before them tonight. It was sent out to the townships in December. He hoped they would have contacted the office if they hadn't received their copy but knew about it.

Franks noted that in 1993, someone put up a building out there which wasn't legal. The association requested at the time that the person not store any toxic chemicals inside it. Now the association was trying to build a building and do the same thing.

Chair Junger reminded him that they needed to get back on track. This board wasn't here tonight to resolve the association's issues. It was not this board's problem. The board is considering a proposed text amendment of the ordinance tonight.

**Speaker 9 -** Vicky Meyer, 4895 Ojibwa Trail, Owosso.

Vicky stated she appreciated all the comments, however; the proposed lot the people have been discussing was up for sale, so there will be no request to build a building on it. She stated she was in support of the proposed language.

**Speaker 10 -** William Lavigne, 4872 Mohican Trail, Owosso.

This is a county issue. A lot of discussion has been on a particular lot. No lot has been decided upon. He was in favor of the language.

**Speaker 11 -** Dale Espich, 4900 Ojibwa, Owosso.

There has been a problem with the storage of the equipment out there. It makes sense to have language available.

**Speaker 12 -** Manitou Drive, Owosso.

This board does not need to get involved in Lake Manitou's problem. The association is divided and it's not fair to this board. If possible, maybe it could be delayed.

Chair Junger closed the public hearing and asked for board discussion.

Thelen noted this language has been presented to the townships twice. There are subdivisions in the township I reside in. If this board doesn't receive a response from a township, it is assumed they have no objections.

Griffin recommended they move forward with the motion.

**MOTION:** Chair Junger noted the motion would be to recommend approval of the proposed text amendment as written to the Board of Commissioners.

**Roll Call (Aye to recommend approval):** Don Dickmann, John Griffin, Bonnie Ott, William Thelen, Glenn Love Jr., Henry W. Martin III, and Fred Junger. **Nays:** None. **Motion carried:** 7 ayes, 0 nays.

The public was informed that the next step was for the proposed text amendment to be placed on the agenda of the Economic and Physical Development Committee. Commissioner Elder informed the audience that he was chairman of the committee and the next committee meeting would be February 6<sup>th</sup>.

**8b. Special Land Use Application – PSUP11-04**

**Applicant/Owner** – William Spike, 8295 Seymour Road, Owosso, MI

**Site Location** – Access from Seymour Road, Owosso, Sec. 6, New Haven Twp.

**Tax Identification** – 78-003-06-200-007-00, 78-003-06-200-005-01, 78-003-06-400-004-00, 78-003-06-400-003-00, 78-003-06-400-002-00, 78-003-06-400-001-00, 78-003-06-400-001-01, and 78-003-06-400-001-02

**Request** – Special Land Use and Site Plan Approval to Construct a Private Road to Service Six (6) Single-Family Residential Lots within the A-1 Zoning District

**Correlation to the 1999 Shiawassee County Zoning Ordinance, as amended, Section 6.5. (Private Road Development)**

**Action** – Tabled on September 28, 2011

Preston informed the board that Road Commission staff including he and Linda met on January 12<sup>th</sup> to visit the Spike farm. They met Spike and his engineer so they could tour the site. Spike and his engineer rode in one vehicle and everyone else rode in another vehicle. The Road Commission will be forwarding their feedback with regard to road construction. We are asking that this remain tabled.

**Motion:** Thelen moved to have application PSUP11-04 remain tabled. **Support:** Martin.

**Motion carried:** 7 ayes, 0 nays.

**9. NEW BUSINESS:**

**9a. Special Land Use Application – PSUP11-06**

**Applicant/Owner** – Alex Osburn, 4842 Braden Road, Byron, MI

**Site Location** – Braden Road, Byron (north side), Section 26, Antrim Township

**Tax Identification** – 78-015-26-400-001

**Request** – Continuation of Extraction of Sand and Gravel Mining (original permit expired October 2011)

**Correlation to the 1999 Shiawassee County Zoning Ordinance, as amended, Article 4, Section 4.3.67 (Surface Mining), and Article 14 (Site Plan Review)**

Preston gave a brief staff report noting it was a “new/old” permit. It was first approved

in 2004, to a contractor and not Mr. Osburn. The two of them had an agreement. In 2009, Mr. Osburn had the permit transferred into his name and asked for an extension. It was renewed for a two-year time frame to allow Osborn time to reclaim the area and remove the spoils. This past October the Gravel Committee visited the site and found a portable processing plant located on site and excavation had started up again. Osborn was informed that he would need to apply for a permit including the area where he had extended his mining operation because his permit was due to expire the end of October. An aerial overview reflects that the area needs to be enlarged to 10 acres. A lot of the spoils stockpiled do not appear to be top soil. Original access to and from the site was from Bancroft Road; however, Mr. Osburn's operation was less intense. He has been using the drive off of Braden Road. Most of the materials taken off are delivered to dairy farmers. Preston reviewed the staff report. He didn't feel landscaping or fencing was an issue. His main concern, as outlined on page seven, was the lack of top soil on site. We need to be sure we have enough for reclamation of the property. Osburn has a current bond on the property filed with the office. Preston discussed the southern end of the pond area and wondered if it was considered reclaimed. If not, was it close to being reclaimed?

Dickmann said his concern was with the west side property boundary as it was a very steep incline according to the ordinance's sloping requirements.

Chair Junger recollected that the steep embankment had not been created by Mr. Osburn; he inherited it. Junger felt what work had been done to the embankment was an improvement from what was originally there.

Griffin suggested using some of the material that was being hauled off to help reclaim the steep embankment so as to bring it more into compliance.

Chair Junger asked Cordier if the request had been properly noticed.

Cordier stated it was published in the Independent Newspaper on January 8<sup>th</sup> and that the surrounding property owners, applicant, and township were notified of tonight's hearing.

Chair Junger asked if there had been any ex-parte contact. Hearing none, he asked the applicant if he wished to make a statement.

Osburn replied he felt there was plenty of top soil left. There was an area about 15'x200' that contained the top soil along the west side of the property.

Preston answered it was just a concern staff had after viewing the site.

Chair Junger opened the floor for public comments in support of the request. Hearing none, he asked for public comment in opposition of the request.

**Speaker 1** – Mr. Deal, Braden Road, asked if this was considered an extension or modification to Osburn's original site plan?

Preston answered that Osburn was asking to modify his site plan. It would be an extension of his permit. It is being modified because he is going further to the north.

Chair Junger asked for additional comment. Hearing none he asked for township input.

Supervisor Darrell Coffey informed the board that both the Antrim Township Planning Commission and the Antrim Township Board recommended approval. Coffey noted that the original haul route was from the excavated area out to Bancroft Road. He contacted the owner of the property next to the haul route to see if they had any problems and was informed they didn't. Coffey said he didn't see any reason to deny the request.

Chair Junger closed the public hearing and called for board discussion.

Martin asked that since the area to be mined would be increased to 10 acres, shouldn't the legal description be amended on the site plan?

Preston stated yes. Osburn has had communications with the original engineer of the site plan so amendments can be made to it.

**General Standards for Approval:**

1. *The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.*  
**Staff:** *The petitioned use is proposed in an agriculturally zoned area with limited residential dwellings in the immediate area. The proposed use is not anticipated to be outside of the parameters outlined in the Ordinance for such an activity.*  
**Board Response:** *Concur.*
2. *The special use shall not inappropriately change the essential character of the surrounding area.*  
**Staff:** *The petitioned use is proposed in an agriculturally zoned area with limited residential dwellings in the immediate area. The proposed use is not anticipated to be outside of the parameters outlined in the Ordinance for such an activity.*  
**Board Response:** *Concur; it has been in operation and under a permit for a period of time.*
3. *The special use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also is in keeping with the natural character and environmental quality of the site.*  
**Staff:** *The property is currently utilized as open space and the declared final use of the petitioned area is intended to be a natural resource in the form of open space as well. Review by other agencies, such as the SCDS, SCHD, and MDEQ are intended to address environmental issues that may be present.*  
**Board Response:** *Concur.*
4. *The special use shall not be hazardous to adjacent property or involve use, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, ground vibration, water runoff, fumes, light, or glare.*  
**Staff:** *The petitioned use is not anticipated to generate off-side impacts as described under this item. Compliance with standards set forth under the Ordinance and review by other agencies to establish compliance with their standards should prevent such extraneous impacts.*  
**Board Response:** *Concur.*
5. *The special use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequately for the services and facilities deemed essential to the special use under consideration.*  
**Staff:** *Other than general services such as police, fire, and emergency services; no additional public facilities are anticipated to be necessary in support of the petitioned use.*

- Board Response:** Concur.
6. *The special use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been scheduled for completion.*  
**Staff:** *Other than general services such as police, fire & emergency services, no additional public facilities are anticipated to be necessary in support of the petitioned use.*  
**Board Response:** Concur.
7. *The special use shall be consistent with the intent and purpose of this Ordinance and the objectives of the County Land Use Plan.*  
**Staff:** *Subject to providing outstanding information, the petitioned use is consistent with the allowable uses of the underlying zoning district, substantially meets the standards outlined for the specific use, and is consistent with the designation of this property under the Shiawassee County Future Land Use Plan.*  
**Board Response:** Concur.
8. *For special uses in the A-1, A-1½, A-2 Districts, approval of a permit shall be further determined on the basis of the proposed land uses effect on a loss of prime agricultural land or on the right-to-farm of any adjacent farm.*  
**Staff:** *The petitioned use does not appear to impact the use of adjacent farmland.*  
**Board Response:** *Seems to be cooperating well; concur.*

**MOTION:** Ott moved to grant the extension of the previous special land use permit and site plan approval for the continued excavation of sand and gravel as submitted by Alex Osburn.

**Discussion:** Martin asked if a time limit should be added to the permit. Preston answered that he had not recommended one in the staff report. The last extension was for a three-year period. Junger discussed requiring an annual site inspection. Preston said unless an applicant provided a written statement requesting a time limit, it didn't have to be a part of the permit.

Thelen noted that under the new language an applicant could come in and request to crush concrete. Thelen felt that a time limit should be included because they could be stockpiling a lot of concrete. Wouldn't we want to know how long it could potentially be in operation?

Chair Junger agreed even existing special use permit holders would need to come in and modify their special use permit if they wanted to stockpile concrete for future crushing.

Preston suggested that if existing permits have had an expiration date for reclamation, then they needed to be consistent. This particular application had had a history of time limits.

Griffin felt it was the consensus of the board that the permit included a time limit for completion. Griffin said he would recommend at least a five-year time limit within the motion.

**AMENDED MOTION:** Bonnie Ott moved that the Planning Commission grant the extension of the previous special land use permit and site plan approval for the continued excavation of sand and gravel as submitted by Alex Osburn to be located on property as legally described in Section 26 of Antrim Township (Parcel Id. 78-015-26-400-001-00) based on the following reasoning and conditions: **Reasoning:** 1) Subject to the conditions provided below, it is found that the petitioned special use permit for surface mining meets the general standards as provided for in Article 12. 2) Subject to the conditions provided below, it is found that the petitioned site plan for surface mining meets the general standards as provided for in Article 14 and specific use standards set forth under Section 4.3.67. **Conditions:** 1) Provide information as noted by this staff report as having not been provided for on the site plan or in supplemental information.

Compliance shall be determined by the Community Development Department prior to the issuing of permits or authorization of construction of the petitioned use. 2) Compliance with the provisions of the Ordinance shall be determined by the Community Development Department prior to the issuing of permits or authorization of construction of the petitioned use. 3) Permit approved for a five-year time frame with consideration for a possible extension.

**Support:** Glenn Love Jr.

**Roll Call: Ayes:** John Griffin, Don Dickmann, Henry W. Martin III, Glenn Love Jr., William Thelen, Bonnie Ott, and Fred Junger. **Nays:** None. **Motion carried: 7 ayes, 0 nays.**

**9b. Approval of Bylaws and Election of Officers**

**Bylaws:** Chair Junger noted that last year's bylaws were included in the packets for review and possible changes if needed. Discussion as to whether or not the Land Division Ad-Hoc Committee would be a standing committee and, if so, then Article 13 of the bylaws would need to be amended. It was decided that Ad-Hoc Committee was of a temporary nature and that it never was intended to be a standing committee.

**MOTION:** Henry W. Martin III moved to approve the Bylaws as written. **Support:** Glenn Love Jr. **Motion carried: 7 ayes, 0 nays.**

**Election of Officers:** Chair Junger turned the floor over to Preston. Preston opened the floor for nominations of a chairman.

**Motion:** Love moved to nominate Fred Junger as chairman. **Support:** Martin.

**Motion:** Griffin moved to retain Don Dickmann as vice chairman. **Support: Martin.**

**Motion:** Thelen moved to close the nominations and cast a unanimous vote to retain Junger and Dickmann as Chairman and Vice Chairman respectively. **Support:** Griffin.

**Motion carried: 7 ayes, 0 nays.** (Chairman/Fred Junger, Vice Chairman/Don Dickmann)  
Preston turned the floor back to Chair Junger.

**Committee Appointments:** Chair Junger noted the following committee appointments:

**Zoning Board of Appeals** – Henry W. Martin III.

**Parks and Recreation** – Glenn Love Jr.

**10. REPORTS OF OFFICERS and COMMITTEES:**

**Ordinance Revision:** Chair Martin stated his committee did not meet. They may hold off until March or April. It is anticipated that an updated ordinance with all the changes will be available in the early spring.

**Future Planning:** Chair Love stated his committee did not meet.

**Gravel Mining Committee:** Chair Griffin said his committee had not met but wondered if staff had visited the Fitzgerald site in New Haven Township to verify compliance. Preston answered he had not had a chance to visit the site with the Fitzgerald's but would be contacting them to make arrangements to meet. Preston also informed the board that he and Cordier had met with the Schlegel's with regard to the property in Ovid. They are planning to come forward with an updated site plan.

**Land Division Committee:** Thelen asked Preston to comment. Preston informed the board that the "model" ordinance has been submitted to the Equalization Department for review and comment. Preston said he and Cordier had met with Equalization Staff back in November. The Equalization Director (Tom Routhier) informed us that his department has been downsized due to budget cuts this year. Preston noted that he needed to schedule another meeting with Mr. Routhier to discuss the ordinance and how the process will work before it is passed along to the townships.

Thelen informed everyone that Sciota Township has prepared criteria outlining what will be required when submitting a Land Division application within Sciota Township. The packet has been given to the Equalization Department to handout with a Land Division application for Sciota Township. Thelen suggested that the “model” ordinance be presented to a future MTA meeting.

Preston agreed. The proposed ordinance cannot be a County ordinance. It has to be an ordinance adopted by each of the townships so the application and review process would be uniform. Staff would like feedback from the Equalization Department before it is presented to MTA.

11. **COMMUNICATIONS RECEIVED:** Bennington Township submitted notification of their intent to amend their Master Plan.
12. **DIRECTOR’S COMMENTS:** Preston informed the board that there has been a detachment of City of Perry property to Perry Township. The Perry Township Zoning District map must be amended to include those parcels. The detachment was the result of a vote of the people. Preston asked if a subcommittee should handle this or if the board wanted staff to handle it. Chair Junger recommended the Future Planning Committee meet with staff to update the map.
13. **PUBLIC COMMENTS:** Commissioner Elder commented on the future planning and development along the I-69 corridor with respect to a recent newspaper article.

Cordier informed the board that she had researched the Taylor property within Perry Township with respect to their Conditional Rezoning permit. The property had been conditionally rezoned to M-1, Light Industry, with one of the conditions being that if no building permits were issued before January 1, 2012, the property would revert to its original A-2 zoning classification. Cordier informed the board that no permits had been applied for prior to January 1<sup>st</sup>. Chair Junger recommended staff write a letter to the Taylor’s.

Thelen commented on a recent study which reflected there were no foreign car dealerships within Shiawassee County.

Nick Merry, Project Coordinator for Orisol Energy Inc. of Ann Arbor, introduced himself and informed everyone that he would be submitting applications in the near future for future wind energy farms within the areas of Rush, Middlebury, and Owosso Townships.

Discussion on wind turbines was handled. Merry noted that a typical blade was 150 feet in length and is 300 feet to the center of the hub. The blades are manufactured in Holland, Michigan.

Griffin informed the board he would be out of state in February. Martin and Dickmann stated that they would be unable to attend the February meeting as well. Chair Junger said he would cancel the February meeting. Junger noted that he and Griffin would be out-of-state in March.

14. **ADJOURNMENT:** Chair Junger adjourned the planning commission meeting at 8:30 P.M.

Recording Secretary – Linda Gene Cordier

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Fred Junger, Chairman Planning Commission

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Approval Date of Minutes