

**SHIAWASSEE COUNTY PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
JANUARY 26, 2022**

**Call to Order:** Bonnie Ott called the public hearing of the Shiawassee County Planning Commission to order at 7:00 P.M. on January 26, 2022. The meeting was held at 201 N. Shiawassee St., Corunna, MI 48817 within the Board of Commissioners' Chambers.

**Roll Call:** Present: Brad Howard, Bryan Marks, Tom Svrcek, Walt Saxton, Shawn Scepka and Bonnie Ott. **Absent:** Marlene Webster.

**Also present:** Pete Preston, Community Development Director and Linda DeGarmo, Administrative Assistant.

**Pledge of Allegiance:** Ott led the Pledge of Allegiance.

**Proof of Publication:** The board was informed that a legal notice of the scheduled hearing was placed within the North and South zones of the Shiawassee County Independent Newspaper on Sunday, January 9, 2022. Ott declared the hearing as legally noticed.

**Approval of the Agenda:** **Motion:** Scepka moved to approve the agenda as printed. **Support:** Saxton. **Motion Carried** by a voice vote: 6 ayes, 0 nays.

**Approval of Board Minutes:** **Motion:** Svrcek moved to approve the November 10, 2021 Planning Commission Meeting Minutes as printed. **Support:** Saxton **Motion Carried** by a voice vote: 6 ayes, 0 nays.

**Election of Officers:** Saxton nominated Ott for Chairperson. **Second:** Marks. **Motion carried** by a voice vote. 6 ayes, 0 nays. **Motion:** Howard nominated Saxton for Vice-Chairperson. **Second:** Svrcek. **Motion carried** by voice vote. 6 ayes, 0 nays.

**Review of Committee Assignments:** **Motion:** Howard moved there be no changes to committee assignments from 2021. **Support:** Saxton **Motion Carried** by a voice vote: 6 ayes, 0 nays.

**Board of Commissioners Comments:** None

**Call to the Public:** None.

**Old Business:**

**New Business:**

- a. **Application Request #PSUP - 0091**  
**Applicant/Owner** – Michael Esson  
**Site Location** – 8657 S. New Lothrop Rd., Durand, MI 48429

**Tax ID#** 012-35-300-001, Section 35, Vernon Township

**Request** – Special land use and site plan approval for an agricultural tourism and entertainment establishment (event venue in a new barn).

**Ordinance Reference** – Section 4.3.28, Agricultural Tourism and Entertainment Establishment.

Ott opened the public hearing.

Preston provided the staff report.

Ott then called for the applicant's comments. Mr. Esson stated the request should be granted because it will be great for the community.

Ott then called for comments in support of the request. None heard.

Ott then called for comments in opposition to the request.

Larry Sprague, Chairperson for Vernon Township Planning Commission, spoke in opposition to the request.

Brian Stiles II, land owner of parcel on New Lothrop Rd., spoke in opposition to the request.

Bert DeClerg, Vernon Township Supervisor, spoke in opposition to the request.

Leslie Dietrich, resident of S. New Lothrop Rd., spoke in opposition to the request.

In a letter dated January 20, 2022 the Vernon Township Board recommended denial.

Ott closed the public hearing.

The board deliberated.

**Motion:** Svrcek moved to postpone action on PSUP21-09, ESSON, Special Land Use Permit and Final Site Plan request for an Agricultural Tourism and Entertainment Establishment (event barn) to be located at 8657 S. New Lothrop Rd., and as legally described within Section 35 of Vernon Township (Tax ID# 012-35-300-001) based on the following reasoning:

1. Additional clarification and information is necessary to ascertain if the proposed development meets the provisions of the Zoning Ordinance, including those provisions set forth in Article 12, Article 14, and Section 4.3.28.
2. Provide information as noted by this staff report as having not been provided for on the site plan or in supplemental information.
3. Provide a detailed clarification of proposed occupancy load of structure.

4. Provide clarification on the site plan concerning the location of barrier-free parking spaces.
5. Provide clarification on the site plan showing where the (future) gazebo is expected to be built.
5. Obtain required permits for well and septic from the Shiawassee County Environmental Health Department.
6. Provide comment from the Shiawassee County Road Commission as it pertains to the ability of the public road to handle anticipated traffic.
7. Provide drawings and associated documents concerning the ability of the proposed improvement to meet historical criteria under the Ordinance. Such detail should be provided by a professional engineer or architect and contain sufficient detail for the Planning Commission to review compliance with Ordinance.

**Support:** Marks.

**Roll Call Vote:** Ayes to postpone: Tom Svrcek Bryan Marks, Brad Howard, Walt Saxto, Shawn Scepka and Bonnie Ott. Nays: None. Absent: Marlene Webster.

**Motion Carried:** 6-ayes, 0-nays.

**Committee Reports:**

**Ordinance Review:** Did not meet.

**Future Land Use:** Did not meet.

**Parks and Recreation:** Howard noted that the Parks and Recreation committee has not met since the last meeting and meets next on February 2, 2022.

**Compliance Committee:** Preston noted that the committee did not meet. Preston provided an update about the ticking process.

**Communications Received:** Preston provided notice that Caledonia Charter Township had sent notice to the county about a rezoning

**Motion:** Howard moved to receive and place on file the correspondence. **Support:** Saxton. **Motion Carried** by a voice vote: 6 ayes, 0 nays.

**Directors Comments:** None.

**Public Comments:** None.

**Motion:** Saxton moved to adjourn the meeting. **Support:** Howard. **Motion carried:** 6 ayes, 0 nays. The public hearing adjourned at approximately 8:13 P.M.

Recording Secretary – Linda DeGarmo

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Approval Signature,  
Shiawassee County Planning Commission

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Approval Date

DRAFT