

# Minutes

Wednesday, November 15, 2023

1. **Call to Order** - *Chair Carolan called the meeting to order at 7:00 p.m.*

2. **Roll Call**

**Members Present:** *Namrata Carolan, Chair; Susan Smith, Vice-Chair; Troy Reehl, Secretary; Michael Clark; Steve Lanius; Jack McLain; Denise Belson; Annette Scoville*

**Members Absent:** *None*

**Public Present:** *Nicolas Wheeler; Emily Curtis; Donald Figiel*

3. **Public Comment** - *None*

4. **Correspondences**

- a. Copy of Letter from MDARD to Rudy & Ruth Graber dated November 8, 2023
- b. Copy of Letter from MDARD to Steven & Emma Eicher dated November 9, 2023
- c. 2024 Proposed Budget for Planning Commission with Requested Changes and Additions Summary

5. **Approval of Minutes** - *Motion by Lanius to approve the September 20, 2023 minutes. Second by Smith. Approved unanimously.*

6. **Approval of Agenda** - *Motion by Clark to approve the November 15, 2023 agenda. Second by Reehl. Approved unanimously.*

7. **Public Hearings** - *No public hearings scheduled.*

8. **Unfinished Business** - *No unfinished business listed.*

9. **New Business**

- a. Farmland and Open Space Preservation Program Applications
  - i. Woodbridge Township - Eicher (Section 16 T8S R3W 66.93 acres m/l)  
Program Type: Farmland Development Rights Agreement - *Motion by McLain to recommend approval of the application. Second by Smith. Approved unanimously.*
- b. Farmland and Open Space Preservation Program Applications
  - i. Litchfield Township - Landis (Section 5 T5S R4W 26.51 acres m/l)  
Program Type: Farmland Development Rights Agreement - *Motion by McLain to recommend approval of the application. Second by Scoville. Approved unanimously.*
- c. Farmland and Open Space Preservation Program Applications
  - i. Litchfield Township - Landis (Section 29 T5S R4W 80 acres m/l)  
Program Type: Farmland Development Rights Agreement - *Motion by McLain to recommend approval of the application. Second by Reehl. Approved unanimously.*

- d. Farmland and Open Space Preservation Program Applications
  - i. Litchfield Township - Landis (Section 6 T5S R4W 47 acres m/l)  
Program Type: Farmland Development Rights Agreement - *Motion by McLain to recommend approval of the application. Second by Lanius. Approved unanimously.*
- e. Farmland and Open Space Preservation Program Applications
  - i. Litchfield Township - Landis (Section 6 T5S R4W 13.98 acres m/l)  
Program Type: Farmland Development Rights Agreement - *Motion by Reehl to recommend approval of the application. Second by Clark. Approved unanimously.*
- f. Litchfield Township Zoning - Ordinance 1A Update
  - i. 5.5.9.I. Solar Farms Small & Large Adopted: September 19, 2023  
Effective: October 19, 2023 - *There was some discussion on the updated ordinance and concerns over the verbiage for the de-commissioning of the solar equipment. It was the consensus to have Commissioner Lanius share these concerns with Litchfield Township.*
- g. Somerset Township Zoning - Rezoning Request Parcel# 30 04 009 400 001
  - i. Application #260 (Applicant John Berro) Request Rezoning from C-2 (Commercial)/RM-1 (Multiple-Family Residential) to AG-1 (Agricultural) - *There was some discussion over the rezoning of the subject property with no objections from the County Planning Commission.*
- h. Adopt 2024 Meeting Schedule - *Motion by Clark to approve the 2024 meeting dates as presented. Second by Belson. Approved unanimously. A subsequent motion by McLain to alternate the starting times of each meeting between 7:00 pm and 1:00 pm. Second by Reehl. Approved Unanimously.*

*The following is the adopted 2024 Regular Meeting Dates & Times of the Hillsdale County Planning Commission:*

January 17, 2024 - 7:00 p.m.  
 March 20, 2024 - 1:00 p.m.  
 May 15, 2024 - 7:00 p.m.  
 July 17, 2024 - 1:00 p.m.  
 September 18, 2024 - 7:00 p.m.  
 November 20, 2024 - 1:00 p.m.

*All meetings will be held in the Conference Room at the County Office Building, 33 McCollum Street, Room 210, Hillsdale, Michigan, 49242. Meeting dates and times are subject to change and special meetings may be called.*

## **10. Any Other Business/On-going Business**

- a. Continued discussion on update of Master Plan  
*There was some discussion over the impact of the budget for 2024 and how the Planning Commission will proceed assuming the proposed budget gets adopted as presented. It was the consensus to invite Harmony Fierke-Gmazel from Michigan State University Extension to the January meeting to discuss the proposal she submitted for assistance in updating the master plan.*

**b. Review of members terms expiring at the end of 2023**

- Townships (Carolan)
- Industrial & Economic Development (Smith)
- Environmental & Natural Resources (Clark)
- Citizen At-Large (Scoville)

*-There was some discussion on the expiring member terms.*

**11. Public Comment - None**

**12. Adjournment - Motion to adjourn by Clark. Second by McLain. Approved unanimously to adjourn at 8:17 p.m.**

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*Namrata P. Carolan, Chair*

*Recorded by: Nicolas Wheeler, Equalization Director, County of Hillsdale*