

Minutes

Monday, March 21, 2022

1. **Call to Order** - *Chair Carolan called the meeting to order at 1:10 p.m.*
2. **Roll Call**

Members Present: *Namrata Carolan, Chair; Aaron Ritter, Vice-Chair; Jack McLain, Secretary; Doug Ingles; Michael Clark; Susan Smith; Annette Scoville*

Members Absent: *Andy Welden; Troy Reehl*
3. **Approval of Minutes** - *Motion by Clark to approve the November 15, 2021 minutes. Second by Smith. Approved unanimously.*
4. **Approval of Agenda** - *Motion by Clark to approve the March 21, 2022 agenda with the addition of item “d” under “8. New Business” for multiple PA 116 applications submitted by Adams Township just prior to the meeting. Second by Ritter. Approved unanimously.*
5. **Public Comment** - *No public comment.*
6. **Public Hearings** - *No public hearings scheduled.*
7. **Unfinished Business** - *No unfinished business listed.*
8. **New Business**
 - a. *Election of Officers: Chair, Vice-Chair, Secretary - Motion by Ingles to nominate Ritter as Chair. Second by Carolan. Approved unanimously. Motion by Clark to nominate Carolan as Vice-Chair. Second by McLain. Approved unanimously. Motion by Ritter to nominate McLain as Secretary. Second by Carolan. Approved unanimously.*
 - b. *Review/Amend Rules of Procedure and By-Laws - Motion by Smith to approve the Hillsdale County Planning Commission Rules of Procedure and By-Laws as amended this 21st day of March 2022. Second by Clark. Approved unanimously.*
 - c. *Adams Township Zoning Amendment - A zoning amendment for property located at 5500 State Road in Adams Township from Commercial to Industrial was presented. Martin and Jennifer Puckett of 5600 State Road who had submitted a letter and supporting documentation (Information placed on file per item 11. Communications of the agenda) to the Hillsdale County Planning Commission discussed their concerns with this proposed change of use. Jan Sober representing JaMa Enterprises Incorporated and applicant for the requested zoning change amendment discussed the purpose for the request. Commissioner Smith commented that it would appear this change is not consistent with the goals of the Adams Township Mater Plan as stated on pages 1-1 and 1-2 of the master plan. Commissioner Smith further commented that the Adams Township Master Plan states that: “Public water and sewer must be provided by the developer.” and questioned whether it is even possible to meet this requirement at this*

location. Commissioner Carolan concurred with Commissioner Smith's comments. There was further discussion on the role and authority of the County Planning Commission when it comes to reviewing local zoning ordinance changes and it was the consensus that the County Planning Commission is only to provide comments and determine whether proposed changes are consistent with the County's Master Land Use Plan. Motion by Commissioner Ingles to notify Adams Township that the proposed change to an Industrial use is inconsistent with the County's Land Use Plan of Agricultural/Open Space. Second by Carolan. Approved unanimously

- d. Farmland and Open Space Preservation Program Applications - Adams Township Supervisor Mark Nichols provided applications just prior to the meeting and there was some discussion. Motion by Ritter to add these to the May agenda so there is more time to properly review the applications. Second by McLain. Approved unanimously.*

9. Any Other Business/On-going Business

- a. Continued discussion on update of Master Plan – Certain data is still dependent on releases from the 2020 U.S. Census. Smith provided information for updating various sections of the plan including commercial issues and the economy. Discussion on the importance of reviewing the master plan map where members are encouraged to review the map for appropriate changes from the original.*

10. Public Comment – *Mark Nichols provided comments on his concerns with zoning.*

11. Communications

- a. Martin & Jennifer Puckett - Adams Township Rezoning Letter -Received and placed on file.*

12. Adjournment - *Motion to adjourn by Carolan. Second by Clark. Approved unanimously to adjourn at 2:30 p.m.*

Jack McLain, Secretary

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