

# HILLSDALE COUNTY PLANNING COMMISSION

## Minutes

Monday, September 16, 2019, 1:00 p.m.

Hillsdale County ISD Administration Building – 310 W. Bacon St – Hillsdale, Michigan 49242

1. **Call to Order** by: Alan Beeker at 1:00 p.m.

2. **Roll Call**

Members Present: Alan Beeker, Brad Benzing, Ned Bever, Jack McLain, Jack Mosley, Sue Smith and Jason Wheeler

Excused with Notice: Julie Games

Absent: Ronna Steel

3. **Approval of Minutes (July 15, 2019)**

Motion by Jack Mosley to approve minutes as presented. Supported by Jack McLain.

**Approved unanimously.**

4. **Approval of Agenda**

**Motion by Ned Bever, support by Brad Benzing. Approved unanimously.**

5. **Public Comment**

None

6. **Public Hearings**

None

7. **Unfinished Business**

**a. 2020 Budget**

During the budget discussion, it was mentioned by Brad Benzing that we are statutorily obligated to have a Planning Commission. Not having a support person has been an ongoing issue and has fallen on Commission members. It would be the hope that the BOC would fund the PC to a level to which we can do as we are obligated. Jack Mosley asked to confirm that the numbers presented were to include a support person one day per week for a year.

Motion to accept budget as presented by Sue Smith. Supported by Brad Benzing. **Approved unanimously.**

8. **New Business**

**a. Farmland Preservation & Open Space Preservation Application**

**i. City of Jonesville Enrollment – P & D Farms LLC (Section 8 T6S R3W, 32.4 acres)**

Alan Beeker asked if #17 should be filled out. Mr. McLain said that the parcel “may have recently been purchase”. Based on the attached deed, the property was recently purchased. Therefore, the annual gross income per acre would not be known. Sue indicated that it did look complete. Some discussion was had regarding growing marijuana and/or hemp and questioned what was allowed under the rules of PA116. Alan said that a license is needed to

grow “pot” but none is needed for hemp. If this were the case, a license would need to be included with the application.

Motion to approve by Jack McLain. Supported by Ned Bever. **Approved unanimously.**

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

### **a. Update Master Plan**

Brad Benzing as whether or not the most recent Master Plan has actually been adopted and questioned whether or not it had gone through the process to adopt as an ordinance. Alan said there has been a public hearing and said that the municipal board does not need to approve. It is unsure whether the 2015 Master Plan was actually adopted. The Planning Commission will need to revert to the 2008 plan and work from there and include the updates found on a more recent copy and fill in where needed. In updating the plan the PC will need to be sure and address new issues such as alternative energy, marijuana, etc. Jack Mosley asked about the status of the housing that is being torn down in the city with reference to the housing piece of the MP. Alan indicated that these homes are being handled through the proper channels whether it be code violations, tax foreclosure, etc. These items would be addressed differently dependent on which municipality they were in. All members were given a copy of the most recent version of the Master Plan that has been located and should move forward with reviewing this document. This item will be a continued agenda item until it is complete. Assistance may be sought in order to complete this update.

### **b. Update of By-Laws and Rules of Procedure:**

Highlighted items were discussed at the July meeting to add a staff person to act as Recording Secretary and change the meeting place and where it is posted. This will add some flexibility. The meeting location would be included when passing the annual meeting schedule.

The By-Laws and Rules of Procedure was presented with a few generic additions. It was not realized until after the initial vote. First vote was motioned by Brad Benzing, supported by Ned Bever. Approved unanimously. This motion was denied due to corrections needing to be made.

Corrections will be made to the By-Laws and Rules of Procedure and will be readdressed at the November meeting.

Motion by Jack McLain, supported by Brad Benzing to reconsider at November meeting.

**Approved unanimously.**

## **10. Public Comment**

Discussion was had regarding how and where to apply for openings on the Planning Commission. An application is available on the County website on the BOC page.

In closing there was some discussion regarding ordinances that include the use of golf carts and other ORV's on public roads. What can a twp. do or not do to include or exclude these vehicle from their ordinances. There was some discussion about slow moving vehicle signs and when this would pertain to the off road ordinances.

## **11. Communications: None**

## **12. Adjournment: Motion by Jack McLain, supported by Brad Benzing at 1:46 p.m.**

Next Meeting: Monday, November 18, 2019