

HILLSDALE COUNTY PLANNING COMMISSION

Minutes

Monday, November 4, 2019, 1:00 p.m.

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

1. **Call to Order** by: Alan Beeker @ 1:03 p.m.

2. **Roll Call**

Members Present: Alan Beeker, Ned Bever, Julie Games, Jack McLain, Sue Smith and Jason Wheeler.

Excused with Notice: Jack Mosley

Absent: Brad Benzing

Guests: Don Figel, Somerset Township

3. **Approval of Minutes (9-16-19)**

Motion by Sue Smith to approve minutes as presented. Supported by Jason Wheeler.
Approved unanimously.

4. **Approval of Agenda**

Motion by Julie Games, support by Jack McLain.
Approved unanimously.

5. **Public Comment**

None

6. **Public Hearings**

None

7. **Unfinished Business**

a. By-Laws and Rule of Procedure (highlighted items)

Julie expressed a concern regarding where the meeting dates/times are actually posted. It was confirmed that they are actually posted at the Courthouse and on the County website. "Hillsdale" will be added to the first sentence of 3.1 indicating Hillsdale County website and the word "publish" will be stricken from the second sentence in 3.2.

Motion by Jack McLain to approve as amended with support from Ned Bever.

Approved unanimously.

8. **New Business**

a. Farmland Preservation & Open Space Preservation Application

i. Fayette Township Enrollment – P & D Farms LLC (Section 5 T6S R3W, Section 8 T6S R3W, 175.64 acres)

Looks complete and acceptable. No further discussion.

Motion by Julie Games to approve the PA116 application as presented. Supported by Sue Smith.

Approved unanimously.

b. Somerset Township Ordinance Number 2019-3

Don Fiegel was present from Somerset Township and explained the purpose of the amendment as adding sawmill and give definition. Whereas small farms with sawmills would be allowed. All cost would be bore by the owner. This is not an area of real growth. This will allow for short run material or anything that may be needed for personal use on the farm. One sawmill does currently exist and as soon as he cleans up, they will then allow it. Jack McLain expressed his concern about no specifications being included regarding the size, type or hp of the mills. This could create a noise concern. Alan Beeker suggested that if this did become an issue that the Township amend the Ordinance at that time.

Motion by Julie Games, support by Sue Smith to approved the Ordinance as presented.

Approved with the exception of Jack McLain due to lack of definition.

c. Township of Somerset Comprehensive Community Land Use Plan

Don Fiegel was present. He indicated that they are working with Region II. This will be a six month process approximately. Major changes are being made. There are some real issues to discuss. Some zoning is suspect. Example: Interior lots of subdivision are not lake front. Alan suggested the inclusion of riparian rights. Two definitions, one has riparian rights and one that is within a certain distance with public access. They are working to update zoning ordinances to comply with the Master Plan. Nothing currently in opposition to the County Master Plan. If and when you get complaints, you can address those specific ordinances.

Motion by Jack McLain, support by Sue Smith.

Approved unanimously

9. Any Other Business/On-going Business

a. Update Master Plan

Begin by reviewing the 2008 Master Plan along with the 2015 Draft. Hopefully this can be completed by the end of 2020. As Cities and Townships complete theirs, they can be incorporated in to the County Master plan. This will be an ongoing project.

10. Public Comment

None

11. Communications

a. Communicating with Township/City officials regarding receipt of materials requiring our review that are not reaching us in a timely fashion.

Kim to draft a procedure to send out to township officials (Supervisors and Zoning officials). This will include the meeting dates and other information pertinent to assisting them in getting materials needing approval to the County Planning Commission in a timely fashion so that they may be approved within the required amount of time and not always by default of no action taken.

b. Adams Township Public Notice (October 28, 2019), Jan Sober variance request at 5045 State Rd, Hillsdale.

This is a parcel split so actually a State requirement. No action required on our part.

c. Hillsdale Township Public Notice (October 22, 2019), Condominium Development application @ 2001 Barnard Rd.

We are all for housing!

In closing, Julie thanked Ned and Alan for their time and service to the Hillsdale County Planning Commission as their terms are ending this year.

12. Adjournment

Motion by Julie Games, supported by Sue Smith at 1:49 p.m.

Approved unanimously.

Next Meeting: Monday, January 20, 2020