

HILLSDALE COUNTY PLANNING COMMISSION

Agenda/Minutes

Monday, July 15, 2019, 1:00 p.m.

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

1. **Call to Order:** Alan Beeker called the meeting to order at 1:02 p.m. Quorum is present.
2. **Roll Call: Members Present:** Jack McLain, Sue Smith, Brad Benzing, Julie Games, and Jack Mosley. Also present Rick Wilson/Invenergy and Mark Nichols/Adams Twp.
Excused with Notice: Jason Wheeler
Absent: Ned Bever, Ronna Steel
3. **Approval of Minutes (May 21, 2019):** None available from May meeting. Julie to check with Ronna and see if they are available. If they are available, they will be presented at the next meeting.
4. **Approval of Agenda:** Moved by Alan Beeker supported by Julie Games to approve agenda with the addition of By-Laws and Rules of Procedure under Item #9. **Approved** unanimously.
5. **Public Comment:** None
6. **Public Hearings:** None
7. **Unfinished Business:** None
8. **New Business**
 - a. Farmland & Open Space Preservation Program Applications
 - i. Woodbridge Township Enrollment – Graber (Section 18 T8S R3W 81.51 acres)
Program Type: Farmland Development Rights Agreement

Discussed application presented. Motion to accept by Sue Smith. Supported by Brad Benzing. **Approved** Unanimously.
 - ii. Woodbridge Township Enrollment – Graber (Section 17 T8S R3W 60 acres)
Program Type: Farmland Development Rights Agreement

Discussed application presented. Motion to accept by Brad Benzing. Supported by Julie Games. **Approved** Unanimously.
 - b. Reading Township Zoning Amendment
 - i. Text Amendments to Article 15, Section 15.13 Motor Homes, Travel Trailers & Tents

Zoning amendment was discussed. Sending Reading Twp. Notification that there are no objections to the proposed amendment.

- c. Adams Township Zoning Amendments
 - i. Proposed Wind Energy Overlay District

Discussed proposed wind energy overlay. No conflict with County Master Plan. Motion to accept by Julie Games. Supported by Brad Benzing/Sue Smith. **Approved** Unanimously.

- ii. 3175 North Adams Rd. – Proposed Zoning Change from Commercial to Residential

Discussed proposed zoning change. This is allowed according to the Master Plan. Motion to accept by Brad Benzing. Supported by Jack Mosley. **Approved** Unanimously.

- d. 2020 Budget Request

The budget was discussed. Researching additional monies needed for 2020 budget to cover cost of updating the Master Plan and the inclusion of a Recording Secretary. Budget will be tabled until the September 2019 meeting.

9. Any Other Business/On-going Business

Updating the Master Plan was discussed and will be visited in more detail at the next meeting. Items of discussion were alternative energy.

By-Laws and Rules of Procedure were discussed. These can be published electronically according to MCL. Change location to Council Chambers, not be specific to location so there is some flexibility. Difficult for elected Secretary to record minutes and participate in the meeting. Required to have a Planning Commission and recommend to the Board of Commissioners to provide the monies for a Recording Secretary. A staff person is likely to have more longevity with the group as Commissioners would move on, etc.

10. Public Comment

Alternative energy was discussed and a concern of how proactive the County is being in this area. Mr. Beeker commented that we need to be aware of State and Federal legislations affecting alternative energy, marijuana, etc. Brad Benzing questioned how we reconcile these concerns when local units want something different in a very diverse County. “Just because the State may be slow at addressing these issues, we as the “public” need to be more proactive”, said Mr. McLain.

11. Communications: None

12. Adjournment: Motion to adjourn by Jack McLain supported by Julie Games at 2:10 p.m.

Next Meeting: Monday, September 16, 2019 @ 1:00 p.m.