

HILLSDALE COUNTY PLANNING COMMISSION

Agenda

Monday, June 15, 2020, 1:00 p.m.
33 McCollum Street, Hillsdale, MI

1. Call to Order by: Jack McLain at 1:05 p.m.

2. Roll Call

Members Present: Brad Benzing, Namrata Carolan (v), Jack McLain, Jack Mosley, Aaron Ritter, Sue Smith and Andy Welden

V: Joined virtually

Excused with Notice: None

Absent: Troy Reehl

Others present: One anonymous caller joined via Webex

3. Approval of Minutes (01-27-2020)

Motion by Jack Mosley to approve the minutes as presented. Supported by Andy Welden.

Approved Unanimously.

4. Approval of Agenda

Motion by Namrata Carolan, supported by Brad Benzing.

Approved Unanimously.

5. Public Comment:

No public comment.

6. Public Hearings:

No public hearings.

7. Unfinished Business

- **Elect Officers**

- **Chair** Brad Benzing - Motion by Andy Welden, second by Jack McLain

- **Vice-Chair** Jack Mosley - Motion by Jack McLain, second by Andy Welden

- **Secretary** Jack McLain - Motion by Jack Mosley, second by Andy Welden.

All Approved Unanimously.

- **County Master Plan (Review/Update/Amend) Currently reviewing Sections 1 & 2** Sections 1 & 2 of the Master Plan were reviewed and discussed at length. This will be an ongoing process. Several additions/changes/deletions were discussed and the Plan will be updated to reflect these changes.

- **Commercial Issues**

- Sue will reword the second paragraph to correct verbage regarding the EDP and TIFA's and how they relate to the coordination of a commercial development plan.

- **Industrial Issues**

- Sue indicated that desire to add the Litchfield Regional Training Center to the first bullet point where is talks about training.

- **Environmental Issues**

- There was much discussion about the last bullet point regarding lakes with residential development and installation of public sewer systems. The key word to be pointed out in the section is "encouraged". This is ultimately up to each township and would be initiated by the citizens. The Planning Commission does not have regulatory authority over this. Brad said that he does not see this happening until it would be mandated by the DEQ.

Sue asked if there had ever been closure of Baw Beese due to sewer issues. Brad indicated that there were none that he was aware of. Lime Lake does have a sewer system but had been a DEQ requirement. Andy mentioned that Bird Lake had issues a long time ago.

- **Recreational Issues**

- Update the URL's in the final two paragraphs directing people to the comprehensive information on parks, etc.

- **Farmland Goals**

- ADD Encourage the expansion and availability of utility services to agricultural areas.

Andy indicated that farmers would like infrastructure improvements to have better access to natural gas. Brad indicated that this could be added under goals and that cost of adding some of these services can be extremely expensive and some of the issues of expansion may be capacity. Jack McLain commented that residents shouldn't have to bear the heavy burden of this for the benefit of a business.

In reference to GAAMP, Andy indicated that the way the Master Plan is written, we are ok unless we disagree with GAAMP. Brad asked whether "Mega Farm" is still a current term in the ag community and Andy responded that, yes it was.

- **Commerical and Industrial Goals**

- Edit 6th bullet point to read...Encourage industrial development, where zoning allows where roads, electric, water and sewer exist.

- **Public Facilities and Services Goals**

- Edit second bullet point. Encourage and support communities in need of improved public services.

- **Transportation and Roads Policies**

- Bullet point 3 edit to change walkways to read walking trails.

- **Parks and Recreation Goals**

- Bullet 1 – Encourage and support the County in updating and maintaining their five (5) years Parks and Recreation plan.....
- Bullet 2 – Encourage and support communities to development recreational facilities and service where these programs are not available.

Brad will check check with the County Road Commission to see if they do in fact have a five (5) year Parks and Recreation Plan.

- **Parks and Recreation Policies**

- 1. Encourage the development and utilize....
- 2. Encourage the development of...
- 3. Encourage the development of...
- 5. Encourage and promote plans that promote fitness and wellness.
- 6. Encourage and promote a program plan to increase.....

8. New Business

Information spoke about by Namrata regarding Pittsford and Somerset Township's work on their master plan and ordinances.

9. Any Other Business/On-going Business

Kim Jackson mentioned that there was still an opening on the Planning Commission representing the environmental and natural resources interest. She will reach out to the Conservation Club and see if there may be anyone from their organization that was interested.

10. Public Comment: None

11. Communications

- **New Member Appointments:** R. Andy Welden, Troy Reehl and Aaron P. Ritter

12. Adjournment

Motion by Brad Benzing, supported by Jack Mosley at 2:28 p.m.

Approved unanimously.

Next Meeting: Monday, July 20, 2020 @ 1 p.m.