



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, December 18, 2019 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

Agenda

1. Call To Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – December 18, 2019
5. Approval of Meeting Minutes – November 20, 2019
6. Call to the Public
7. Zoning Reviews
 - A. Z-56-19 Hartland Township, Text Amendment, Article 5.0 Site Standards, Section 5.12.E Sidewalks and Pathways
8. Old Business
 - A. Progress on visits to local Planning Commission meetings
 - B. January 29, 2020 MSU Extension Training – Planning Commission Roles and Responsibilities
9. New Business
10. Reports
 - A. Staff Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

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Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners and the
Hartland Township Board of Trustees

Kathleen J. Kline-Hudson
AICP, PEM
Director

FROM: Kathleen Kline-Hudson, Director

DATE: December 9, 2019

Robert A. Stanford
AICP, PEM
Principal Planner

SUBJECT: Z-56-19

Article 5.0 Site Standards, Section 5.12.E Sidewalks and Pathways

Scott Barb
AICP, PEM
Principal Planner

The Hartland Township Attorney has reviewed the current maintenance requirements for sidewalks and pathways in the Hartland Township Zoning Ordinance, and recommends eliminating Section 5.12.E. until a revised sidewalk ordinance can be considered at a later date in a separate police powers ordinance as part of the codification of the Township's ordinances.

Proposed additions to existing text are noted in **bold red underline**, deletions in **strikethrough**, and staff comments are noted in **bold, italic underline**.

Section 5.12.E Sidewalks and Pathways

The Planning Commission may require sidewalks or safety paths as a condition of site plan approval where deemed necessary to facilitate safe pedestrian and non-motorized travel. Sidewalks shall be subject to the following regulations:

1. General Requirements

- A. Location and Width. The Planning Commission may modify the following requirements consistent with the location of utilities, existing landscaping, or other site improvements:
 - i. All required sidewalks shall be five (5) feet in width and shall be located one (1) foot inside the planned right-of-way.
 - ii. Sidewalks abutting parking lots shall be a minimum of seven (7) feet in width.
 - iii. All required bike paths shall be a minimum of eight (8) feet in width and shall be located one (1) foot inside the planned right-of-way.
- B. Design Standards. Required sidewalks shall be constructed in accordance with established engineering standards for the Township.
- C. Alignment with Adjacent Sidewalks. Sidewalks shall be aligned horizontally and vertically with existing sidewalks on adjacent properties. The Planning Commission may modify this requirement if existing adjacent sidewalks are not constructed in conformance with the standards set forth herein.

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- D. Signage. The Planning Commission may require installation of signage for the purposes of safety where it is necessary to separate vehicular traffic from pedestrian and bicycle traffic, or where it is necessary to alert vehicular traffic of the presence of the sidewalks.
- E. ~~**Maintenance. The owner of the property which fronts on the sidewalk shall be responsible for maintenance of the sidewalk, including patching cracked or deteriorated pavement, snow removal, and removal of glass and other debris. The property owner shall be liable for damages in the event that a person is injured while using a sidewalk that said property owner has not properly maintained.**~~
- F. E. Permits. It shall be the responsibility of the owner or developer to secure any required permits from the Livingston County Road Commission or Michigan Department of Transportation to allow sidewalk construction in the road right-of-way.

Township Planning Commission Recommendation: Approval. The Hamburg Township Planning Commission recommended Approval of the amendments to Section 5.12 E. at their November 21, 2019 meeting. The meeting minutes were not available at the time of this review, so it is unknown if anyone from the public spoke on this proposed amendment.

Staff Recommendation: Approval. The proposed text amendment is reasonable and appropriate given that the maintenance requirements for sidewalks and pathways are punitive and should be included in a police powers ordinance separate from the zoning ordinance.