

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

APPROVED – January 17, 2018

6:30 p.m.

304 E. Grand River Ave., Howell, Michigan

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA JEANNE CLUM BILL ANDERSON	LAURA ABRAMSON MATT IKLE JAMES SPARKS
COMMISSIONERS ABSENT:	MIKE HUBERT	
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD	SCOTT BARB
OTHERS PRESENT:	KELLY VANMARTER – GENOA TOWNSHIP ASSISTANT TOWNSHIP MANAGER/COMMUNITY DEVELOPMENT DIRECTOR	BRUCE POWELSON – MARION TOWNSHIP PLANNING COMMISSION
	DR. MICHELLE BRADFORD – REPRESENTING GENOA TOWNSHIP PROPOSED AMENDMENTS	

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Prokuda at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL AND INTRODUCTION OF GUESTS:**
4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE AGENDA AS AMENDED DATED JANUARY 17, 2018, SECONDED BY COMMISSIONER SPARKS.

All in favor, motion passed.

5. **APPROVAL OF MINUTES**

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING DATED DECEMBER 20, 2017, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

6. **CALL TO THE PUBLIC:** None.

7. **ZONING REVIEWS**

- A. **Z-01-18: MARION TOWNSHIP - Amendments to Zoning Ordinance Articles - DEFERRED to February 21 meeting due to inaccurate timing between posting and public hearing.**
- B. **Z-02-18: MARION TOWNSHIP - Amendments to Zoning Ordinance Articles - DEFERRED to February 21 meeting due to inaccurate timing between posting and public hearing.**
- C. **Z-03-18: GENOA TOWNSHIP, ZONING ORDINANCE AMENDMENTS - Amendments to Zoning Ordinance Articles - Article 7 Commercial and Service Districts (OSD, NSD, GCD, RCD)**

The Genoa Charter Township Planning Commission proposes several amendments to Article 7 of the Genoa Charter Township Zoning Ordinance. The majority of proposed amendments regard animal-related services and businesses. A Genoa Charter Township comparison table of animal-related uses is attached as a quick reference guide.

The impetus for these amendments was an inquiry to Township Staff regarding veterinary clinics and pet day care. Township Staff and the Township Planning Consultant determined that current Genoa Charter Township Zoning Ordinance regulations do not thoroughly address animal-related services and businesses; therefore the following proposed amendments were drafted. Prior to drafting these proposed zoning ordinance amendments; information and comments were obtained from nearby communities such as Bloomfield Township and Farmington Hills, as well as the animal practitioners who made the original inquiry about Genoa Township zoning regulations.

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended Approval of the Zoning Ordinance Text amendments to Article 7 at their December 12, 2017 meeting.

Staff Recommendation: Approval. The proposed text amendments related to animal services and businesses appear to be well researched and well written. County Planning Staff urge Genoa Charter Township to consider the minor revisions and observations noted by staff in this review.

Commission Discussion: Commissioner Sparks stated that the ordinance language pertaining to commercial kennels uses the word 'Principle' instead of 'Principal'. Commissioner Abramson inquired about the definition of "pet" with regard to these amendments, and if these uses apply to all animals. Commissioner Clum appreciated the caution and concern lent to the issue of barking dogs and proximity to residential uses in the proposed amendments. Commissioner Prokuda inquired as to whether there were related issues in the township which made the township develop these amendments. Commissioner Prokuda inquired as to whether there would be any non-conforming uses created as a result of these amendments. Kelly VanMarter, Genoa Township Assistant Township Manager/Community Development Director, stated that it would be the decision of a business owner to determine if they could accommodate a certain animal. She also stated that there would be no non-conforming uses created. Commissioner Ikle inquired as to what would happen if a vet clinic were to transition to a vet hospital because of the difference in the ability to board an animal. Kelly VanMarter stated that situation would constitute a major revision to the special use and that the petitioner would have to take additional steps under the township special use ordinance in order to be in compliance.

Public Comment: None.

Commissioner Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.

Motion passed: 6-0

8. OLD BUSINESS

a. Distribution of 2017 Constitution And By-Laws of the Livingston County Planning Commission:

Director Kline-Hudson obtained an approval signature from Commissioner Clum and distributed the completed update to the Livingston County Planning Commission By-Laws to each Commission member.

b. Visits to Local Planning Commission meetings:

Hamburg Township, Joint Meeting of the Township Board and Planning Commission, February 28, 2018, 7:00 PM.

Commissioners Anderson and Prokuda will accompany Director Kline-Hudson to this meeting.

9. NEW BUSINESS: None.

10. REPORTS

a. County Planning Staff Reports

Director Kline-Hudson distributed and explained Phase I construction drawings for Fillmore County Park.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC

Commissioner Sparks inquired about Commissioner Hubert and his position on the Planning Commission. Director Kline-Hudson stated that the County has yet to receive anything official from him regarding his position on the Planning Commission.

12. ADJOURNMENT

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:10 P.M., SECONDED BY COMMISSIONER ABRAMSON.

All in favor, motion passed.