

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

APPROVED – May 16, 2018

6:30 p.m.

304 E. Grand River Ave., Howell, Michigan

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA JEANNE CLUM LAURA ABRAMSON	MATT IKLE JAMES SPARKS BILL ANDERSON
COMMISSIONERS ABSENT:		
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD	SCOTT BARB
OTHERS PRESENT:	BRUCE POWELSON, MARION TWP. BOB HANVEY, MARION TWP. SUPERVISOR	LARRY GRUNN, MARION TWP.

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 DATED MAY 16, 2018, SECONDED BY COMMISSIONER IKLE.

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 APRIL 18, 2018, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

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

7. **ZONING REVIEWS**

A. Z-16-18: PUTNAM TOWNSHIP – REZONING

Current Zoning: **RR: Rural Residential**
Proposed Zoning: **RS-2: Single Family Residential**
Section / Proponents: **Section 1 / Steven Beemer**

Township Master Plan: Putnam Township last updated their master plan and future land use map in 2012 and designates the subject parcel as **Low Density Residential (3 to <5 acres)**. The master plan states on page 45:

“The LDR classification accommodates single family development at relatively low to moderate suburban densities in area located near existing residential development and the Village of Pinckney. These are semi-rural areas not significantly affected by environmental constraints. LDR development patterns respond to and help preserve rural visual character by maintaining adequate setbacks and by minimizing the number of lots onto existing public streets and roads.”

With the 2012 master plan update, the areas along Farley, Hinchey, Cedar Lake, and Darwin Roads had the future land use designation changed from Rural Preservation to LDR to better reflect the established development patterns that are found in those areas. The proposed rezoning is bounded by Farley Road on the west and fits well within the established character of LDR that is being requested by the applicant.

County Comprehensive Plan: The current Livingston County Comprehensive Plan designates the site as **Transitional Residential** (page 62). According to the County Comprehensive Plan:

“This applies to areas that have already experienced new suburban housing growth, but which retain some of their agricultural characteristics. These areas act as a buffer between more strictly agricultural lands and more intense residential areas. Having open space and cluster ordinances in place is essential to keeping development to overall lower to moderate densities. While public sewer may be available to some of these areas, efforts to extend further into these areas should be avoided”.

While the current county comprehensive plan does not dictate development within the Township, the proposed rezoning receives support from the county plan with the lower to moderate residential designation.

Township Planning Commission Recommendation: Approval. The Putnam Township Planning Commission recommended **Approval** of this request at its April 11, 2018 public hearing. There were no comments at the public hearing.

Staff Recommendation: Approval. The request to rezone from Rural Residential (10 acres minimum) to Single Family Residential (RS-2 with 3 acres minimum) is compatible with the Putnam Township Master Plan and the current Livingston County Comprehensive Plan.

Commission Discussion: Commissioners and staff discussed what constitutes spot zoning. Commissioner Sparks asked how many houses are planned for the parcel. Principal Planner Barb replied two homes. Commissioner Clum noted that with the size of the parcel, more homes could be built.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

B. Z-17-18: MARION TOWNSHIP, ZONING ORDINANCE AMENDMENTS - VARIOUS ARTICLES REGARDING ACCESSORY USES AND STRUCTURES.

The Marion Township Planning Commission proposes to revise the township zoning ordinance regarding accessory uses and structures.

Township Planning Commission Recommendation: Approval. The Marion Township Planning Commission recommended **Approval** of the text amendments at their April 18, 2018 meeting. There were no public comments.

Staff Recommendation: Approval. proposed text amendments are reasonable and appropriate.

Commission Discussion: Commissioner Clum asked for an example of an engineered steel structure. Principal Planner Stanford showed Planning Commissioners a picture of this type of building.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

C. Z-18-18: GREEN OAK CHARTER TOWNSHIP, ZONING ORDINANCE AMENDMENT - SECTION 38-363, WOODLAND PROTECTION AND PRESERVATION.

The Green Oak Charter Township Planning Commission proposes to amend Article VIII. Environmental Performance Standards, Section 38-363. Woodland protection and preservation. **The regulations of this section apply to land for which a site plan, plat, site condominium, and land division has been submitted for approval to the Planning Commission.**

Township Planning Commission Recommendation: Approval. The Green Oak Charter Township Planning Commission recommended Approval of the text amendment at their April 5, 2018 meeting. Minutes of the meeting and public hearing reflect that there were no public comments.

Staff Recommendation: Approval. The proposed Zoning Ordinance revisions streamline Section 38-363. Woodland protection and preservation, however, some additional small revisions are needed to complete this proposed amendment. County Planning Staff urge Green Oak Charter Township to consider the recommended changes in this staff review.

Commission Discussion: None.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

D. Z-19-18: GREEN OAK CHARTER TOWNSHIP, ZONING ORDINANCE AMENDMENT - SECTION 38-180, REQUIRED STREET FRONTAGE AND SECTION 38-441, PRIVATE ROADS.

The Green Oak Charter Township Planning Commission proposes to amend Article X. Private Roads in its entirety, as well as a minor amendment to Article IV. Supplementary Regulations, Section 38-180 Required street frontage.

Township Planning Commission Recommendation: Approval With Conditions. At their April 5, 2018 meeting, the Green Oak Charter Township Planning Commission recommended Approval with Conditions of the text amendment, with the condition that the private road engineering standards be updated at the same time. Minutes of the meeting and public hearing reflect that there were no public comments.

Staff Recommendation: Approval With Conditions. The proposed Green Oak Charter Township Zoning Ordinance amendments are reasonable and appropriate conditioned on the adoption of the new Private Road Ordinance and updated Engineering Standards.

Commission Discussion: Commissioners asked if the language for the Private Road Ordinance will be the same as it was in the Zoning Ordinance. Director Kline-Hudson replied that the Zoning Ordinance language regarding private roads has been revised for the general law ordinance and it will be reviewed by the Green Oak Township Attorney.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

E. Z-20-18: GENOA CHARTER TOWNSHIP – REZONING

Current Zoning: AG: Agriculture
Proposed Zoning: PRF: Public Recreation Facilities
Section / Proponents: Sections 1 & 2 / Livingston County

Township Master Plan: The Future Land Use plan and map of Genoa Township designates the site Agriculture/Country Estate. The Township Master Plan describes this area in the following manner (p. 5-3):

Agricultural/Country Estate: These areas shall remain in agricultural use, or develop as single family residential on estate lots. Many of the areas are prime farmland or have significant natural limitations such as wetlands or severe soil limitations. As these areas are not planned for sanitary sewer, they can only support low density residential development. This classification is recommended for single family residences on lots no smaller than 5 acres.

County Comprehensive Plan: The Livingston County Comprehensive Plan Map designates the site as Fillmore County Park (May 2010 Comprehensive Plan update). Other than the map designation, there is no further description in the Plan regarding future County plans for this area.

Township Planning Commission Recommendation: Approval. The Genoa Township Planning Commission recommended Approval of this rezoning at its May 14, 2018 Public Hearing. There were no public comments noted in the meeting minutes for this rezoning request.

Staff Recommendation: Approval. The rezoning is reasonable and appropriate. The Trust Agreement that originally transferred the property to the County necessitates that the subject parcels be developed and remain only in public recreational use. Therefore, the proposed rezoning to the PRF-Public and Recreation Facilities zoning district best accomplishes this endeavor and is the most compatible Township zoning designation for future development of the property. It is anticipated that the introduction of a County Park into the Township would be viewed as an amenity that would be beneficial to Genoa Township and Livingston County residents alike.

Commission Discussion: Commissioners discussed the site plan for the park, the recreational amenities that would be available, funding of the park development and the wonderful support from Genoa Charter Township for Fillmore County Park.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

8. OLD BUSINESS

A. Planning Commission Vacancy

Director Kline-Hudson stated that after several weeks of trying to obtain applications from persons representing public education, the vacancy ad has been opened up to applicants with a more general representation. Applications will be excepted until May 31. The County has received two applications thus far, and there have been additional inquiries.

9. NEW BUSINESS: None

10. REPORTS

A. County Planning Staff Reports

1. **LivON: Livingston County Outdoor Network, May 8** – Director Kline-Hudson gave an overview of the first meeting of LivON and explained the purpose of this collaborative parks and recreation group. She distributed the meeting notes from the meeting and a slide from the master plan presentation.
2. **May 30 Brown Bag Lunch** – Director Kline-Hudson noted that each Commissioner had received the flyer for this lunch in their meeting packets. She explained that this will be the third time County Planning has held a panel presentation by local municipalities and that this format is very popular.
3. **Michigan Association of Planning (MAP)** – Commissioners were asked to indicate their interest in MAP membership. Commissioners Spark, Clum, Ikle and Abramson would like to be members of this organization.
4. **Airport Zoning Board of Appeals (ZBA)** – Kline-Hudson noted that Commissioner Anderson is the only Planning Commissioner with an active term on this ZBA, and that Prokuda and Spark's terms have lapsed and Kennedy-Carrasco and Hammond must be replaced. Commissioners Prokuda and Sparks stated that they would like their terms renewed and Commissioners Ikle and Abramson indicated that they would serve as new members.
5. **Livingston County Master Plan** – Kline-Hudson reported that a digital copy of the draft master plan will be distributed to Planning Commissioners at the June 20, 2018 meeting. The Planning Commission will be asked to act on the distribution of the plan. Staff will provide a tutorial of how to use the plan. She distributed a handout on the County Master Plan process.
6. **Livingston County Comprehensive Improvement Plan** – Principal Planner Stanford provided an overview of the plan including the number of projects submitted and the total value of the projects. He showed an overhead image of some of the features of the plan. At the June 20, 2018 Planning Commission meeting, Planning Commissioners will be asked to review the final draft of the plan.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: None

12. ADJOURNMENT

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:32 P.M., SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 6-0