

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

APPROVED – June 20, 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 PAUL P.	

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 JUNE 20, 2018, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed.

5. **APPROVAL OF MINUTES**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING DATED MAY 16, 2018, SECONDED BY COMMISSIONER CLUM.

All in favor, motion passed.

6. **CALL TO THE PUBLIC:** County Planning Commissioner Jim Sparks introduced Paul P. and stated that he was interested in learning more about what the County Planning Commission does. Paul stated that he is a long-time resident of Livingston County and an employee of Howell Public Schools.

7. ZONING REVIEWS

A. Z-21-18, Z-22-18: HANDY TOWNSHIP – REZONING

Current Zoning: MFR: Multiple Family Residential (Conditional)
Proposed Zoning: AR: Agricultural Residential
Section / Proponents: Section 16 / Donald and Ruth Hoag/Jeff and Donna Cotton

Township Master Plan: The Future Land Use Plan and map of Handy Township designates the two parcels as **Medium Density Residential** and **Mixed Use**. The Township Master Plan describes this area in the following manner:

The Medium Density Residential land use category is intended to provide for existing and future single-family detached residential neighborhoods with individual lot sizes of between approximately ½ acre and 35,000 sq. ft., as well as typical support uses such as schools, churches, and parks. Overall densities in these areas including roads, storm water management, and open space should not exceed one dwelling unit per 35,000 sq. ft. (page 54)

The mixed-use category is intended to allow a compatible mix of uses that rely on public services primarily in the form of water and sewer. Development within these areas should be primarily residential, commercial, and office use that complement each other in regards to pedestrian activity, landscaping, and design. These areas are primarily planned along County Road corridors with an anticipated right-of-way of one-hundred (100) feet. Planned unit developments are preferred in these areas allowing for a relaxation of standards to provide for more innovative design and protection of natural resources. (page 56)

County Comprehensive Plan: The current Livingston County Comprehensive Plan designates the site as **Agriculture/Rural Residential** (page 64). This designation represents the county's four western townships that are primarily agrarian in nature. Agriculture programs should be encouraged and non-agricultural development should be at an extremely low density per housing unit. Cluster development is favorable with non-agricultural uses discouraged to preserve viable cropland.

The future land use map contained in the current county master plan is a general guide to land use and is not to be used to dictate development in any specific location in the county. Currently, staff is preparing a new Livingston County Master Plan that will focus on the strengths and weaknesses of multiple land uses and features throughout the county that will aid communities in their multi-jurisdictional planning approaches.

Township Planning Commission Recommendation: Approval. The Handy Township Planning Commission recommended **Approval** of this request at its May 31, 2018 public hearing. There were no comments at the public hearing in support of, or against, the proposed rezoning.

Staff Recommendation: Approval. County planning staff recommends **Approval** of the proposed rezonings from MFR Multiple Family Residential to AR Agricultural Residential. The proposed rezoning is compatible with both the Handy Township Master Plan and the current Livingston County Comprehensive Plan.

Commission Discussion: None.

Public Comment: None.

Commissioner Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL OF Z-21-18. SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 6-0

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND APPROVAL OF Z-22-18. SECONDED BY COMMISSIONER IKLE.

Motion passed: 6-0

8. OLD BUSINESS

A. Planning Commission Interview Process –

Director Kline-Hudson stated that the County received close to a dozen applications for the open Livingston County Planning Commission seat. Two applicants were interviewed on June 15 and an additional two applicants will be interviewed on June 22. A decision will be made after the interviews are concluded and a new planning commission will be appointed by the July 18 planning commission meeting.

Planning Commissioners had some questions about the applicants and education representation on the Planning Commission.

Director Kline-Hudson stated that after several weeks of trying to obtain applications from persons representing public education, the vacancy ad had been opened up to applicants with a more general representation. She stated that the Michigan Planning Enabling Act states that all reasonable attempts shall be made to have public education representation on the County Planning Commission and County Administration determined that this was satisfied.

9. NEW BUSINESS: None

10. REPORTS

A. County Planning Staff Reports

1. Livingston County Master Plan.

Director Kline-Hudson gave a power point presentation on the draft 2018 Livingston County Master Plan. The presentation explained the components of the plan. A printed version of the plan was shown to Planning Commissions although the new plan is a fully web-based interactive plan, that to be effective must be viewed and used digitally. Kline-Hudson reviewed the process for approving the distribution of the draft plan for a 63-day public comment period as mandated by the Michigan Planning Enabling Act (MPEA). Following a recommendation for distribution by the Livingston County Planning Commission, the Livingston County Board of Commissioner must give final approval for distribution of the draft plan.

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND DISTRIBUTION OF THE DRAFT 2018 LIVINGSTON COUNTY MASTER PLAN FOR THE 63 DAY PUBLIC REVIEW AND COMMENT PERIOD. SECONDED BY COMMISSIONER IKLE.

Motion passed: 6-0

2. Livingston County Capital Improvements Plan.

Principal Planner Stanford reviewed the process for distribution of the Planning Commission approved plan to the County Board of Commissioners. Stanford provided a summary of the plan including the number of projects submitted and the total value of the projects. He showed several overhead images of some of the features of the plan and some comparisons to the 2018-2023 plan. The Commissioners formally approved the document by signed resolution. The signed resolution will be permanently added into the CIP document, which is being distributed to the County Board of Commissioners.

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND DISTRIBUTION OF THE COUNTY PLANNING COMMISSION APPROVED 2019-2024 CAPITAL IMPROVEMENT PLAN TO THE LIVINGSTON COUNTY BOARD OF COMMISSIONERS, FOR ANNUAL RECIEPT, REVIEW, AND FILING OF THE DOCUMENT. SECONDED BY COMMISSIONER SPARKS.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:

Jeanne Clum reported that she and Planning Commissioner Sparks were present at the May 30 County Planning Department Brown Bag Lunch and that it was an excellent presentation and the room was packed.

Commissioner Prokuda stated that he will not be present at the July 18 Livingston County Planning Commission meeting; Vice-Chair Clum will lead the meeting.

Bruce Powelson asked why the Handy Township parcels being rezoned have a notch out of them. Planning Commissioners suggested that there are probably utility easements adjacent to the property, but they will ask Principal Planner Barb to respond to this question at the July 18 planning commission meeting.

12. ADJOURNMENT

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:50 P.M., SECONDED BY COMMISSIONER IKLE.

Motion passed: 6-0