

**LIVINGSTON COUNTY PLANNING COMMISSION  
MEETING MINUTES**

**APPROVED – October 17, 2018**

**7:00 p.m.**

**304 E. Grand River Ave., Howell, Michigan**

<b>PLANNING COMMISSION</b>		
<b>COMMISSIONERS PRESENT:</b>	<b>JEANNE CLUM BILL ANDERSON JIM SPARKS</b>	<b>MATT IKLE LAURA ABRAMSON CLAIRE STEVENS</b>
<b>COMMISSIONERS ABSENT:</b>	<b>BRIAN PROKUDA</b>	
<b>STAFF PRESENT:</b>	<b>KATHLEEN KLINE-HUDSON ROB STANFORD</b>	<b>SCOTT BARB</b>
<b>OTHERS PRESENT:</b>	<b>KATE DEROSIER CAROLE GANNON TERRY GANNON RON KARDOS STEVE SINKOVICH</b>	<b>SARAH LAGPACAN MARY ZUCCHERO NEIL GLAZEBROOK MARK MEISEL BRUCE POWELSON WHMI</b>

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Clum at 7:00 PM.
2. **ROLL AND INTRODUCTION OF GUESTS**
3. **APPROVAL OF AGENDA:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA DATED OCTOBER 17, 2018, SECONDED BY COMMISSIONER SPARKS.**

**All in favor, motion passed.**

4. **APPROVAL OF MINUTES**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING DATED SEPTEMBER 19, 2018, SECONDED BY COMMISSIONER SPARKS.**

**All in favor, motion passed.**

5. **CALL TO THE PUBLIC:** No public comments.

## 6. ZONING REVIEWS

### A. Z-35-18: TYRONE TOWNSHIP – CONDITIONAL REZONING

**Current Zoning:** FR: Farming Residential  
**Proposed Zoning:** PCI: Planned Commercial Industrial  
**Section / Proponents:** Section 32 / Foster-Lockwood/Benacor

**Township Master Plan:** The Future Land Use plan and map of Tyrone Township designates the site as Planned Commercial Industrial (PCI). The Township Master Plan describes this area in the following manner (p. 100):

*Planned Commercial Industrial (PCI). South of the area planned as PCI is land that has potential access to sanitary sewer, and while farther from the Center Road/US 23 interchange, has both good access via Old U.S. 23 and good visibility from the freeway. Along Old U.S. 23 south of Center Road, are several developed sites including Pennington Gas, Action Watersports, small industrial uses, and construction contractors, that are land extensive operations that could be characterized as heavy commercial or light industrial. The Planned Commercial Industrial plan category anticipates development of similar uses that do not need to be at an interchange, but do depend on traffic and paved primary road access. Development should be in a PUD environment with care given to generous landscaping, attractive high quality architecture and the appearance from the road, consistent with the character of the Township. Protections should be required during site plan review to minimize any negative impacts on the residential neighbors.*

**County Comprehensive Plan:** The 2010 Livingston County Comprehensive Plan (currently under revision – 2018) designated the site as **Residential**. According to the County Comprehensive Plan (page 63-64):

*Residential areas are located mainly in the southeast quadrant of the county. This quadrant has had the largest number of new residents move in over the last decade, and is the most built out area of the county. Over 40% of the county's population lived in Residential areas in 2000. It is characterized by fairly dense residential, commercial, and to some extent industrial development, although less dense and intense than uses found in the cities and villages. Residential areas are not without their rural character and scenic vistas. However, few agricultural lands in Residential areas are expected to exist twenty years from now. New residential developments in these areas should be compact and make the best use of sewer and water if it is available, and cluster projects should be utilized when appropriate to preserve open space and scenic vistas. Projects such as planned unit developments that are not feasible in Cities/Villages or Primary Growth Areas because of parcel size or similar restrictions should be channeled into Residential areas. Limited commercial and industrial growth is appropriate.*

**Township Planning Commission Recommendation: Approval.** The Tyrone Township Planning Commission recommended **Approval** of this rezoning at its September 11, 2018 Public Hearing. Approval of this rezoning was granted conditional upon the petitioner receiving land division approval of the 10-acre parcel from the Tyrone Township Board of Trustees. **NOTE:** Final Approval of the land split was granted by the Township Board at their September 18, 2018 meeting.

There were several public comments noted in the meeting minutes both for and against this proposed Conditional Rezoning request.

**Staff Recommendation: Approval.** Staff recommends Approval. Based upon the findings of the Township Planning Commission, the Township Planner as well as County Planning Staff, the rezoning is reasonable and appropriate. However, the recommendation of Approval of this rezoning is subject to the conditions that the 10-acre lot split from the parent parcel is completed and approved by the Township Board prior to final approval of this rezoning request by the Township Board.

To this end, according to the Tyrone Township Board of Trustees “Regular Board Meeting Synopsis” dated September 18, 2018, the document states that Township Board officially: “approved the request of Mr. and Mrs. Lockwood for land division of their Faussett Rd parcel as recommended by the Planning Commission”.\*

\*NOTE: Township Board Approval Document found at:  
<http://www.tyronetownship.us/portals/149/BOARD%20OF%20TRUSTEES/2018/2018%20Minutes/Synopsis%20091818.pdf>

**Commission Discussion:** Planning Commissioner Stevens expressed her concern for this proposed change from agricultural use to commercial & industrial development in a more rural residential area. She is concerned about the loss of agricultural land. Commission Sparks said that in his opinion this is low grade agricultural land with soils that are not real good for farming.

**Public Comment:** Mark Meisel, Chair of the Tyrone Township Planning Commission, added that U.S. 23 will develop over time, and the Township has planned for these PCI uses. He noted that the petitioner has modeled the appearance of this business after Action Watersports, and the impacts of the business will be minimal due to a low number of employees, parking and truck traffic. He said that the Township Planning Commission sees this as a good business opportunity for the Township.

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER SPARKS TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ANDERSON.  
**Motion passed: 5-1 (Stevens – Nay)**

**B. Z-36-18: PUTNAM TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 3: GENERAL PROVISIONS, CHAPTER 340-21: SWIMMING POOL.**

The Putnam Township Planning Commission is proposing to amend the Township Zoning Ordinance by modifying the swimming pool standards found in Section 340-21.

**Township Planning Commission Recommendation: Approval.** There were no comments at the September 26, 2018 public hearing on the proposed amendments.

**Staff Recommendation: Approval.** The proposed amendments will clarify the swimming pool regulations found in the Township Ordinance.

**Commission Discussion:** Planning Commissioner Sparks stated his concern with the use of the term “underlying ground” throughout this text amendment. He expressed that this language is more commonly noted as ‘above ground.’ Commissioner Stevens asked why the Township would limit the material to ‘fencing’ around a pool and questioned why a wall wouldn’t be acceptable? Principal Planner Barb stated that State Construction Code only mentions fencing with latches around pools to keep children safe. Commissioner Ikle noted that swimming pools are not allowed in front yards and this might pose a problem in lakefront areas of the Township.

**Public Comment:** None.

**Commissioner Action:**

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER STEVENS.  
**Motion passed: 6-0**

**C. Z-37-18: HOWELL TOWNSHIP, ZONING ORDINANCE AMENDMENTS -**

**ARTICLE 2: DEFINITIONS, SECTION 2.02: DEFINITIONS; ARTICLE 19: SIGNS, SECTION 19.02 DEFINITIONS, SECTION 19.09: BILLBOARDS, SECTION 19.14: REMOVAL OF SIGNS.**

The Howell Township Planning Commission is proposing to amend the Township Zoning Ordinance by modifying several sections of the Ordinance regarding billboards and associated definitions of billboards and off-premise signs.

**Township Planning Commission Recommendation: Approval.** There were no comments at the public hearing on the proposed amendments at the September 25, 2018 planning commission meeting.

**Staff Recommendation: Approval.** Staff believes the proposed amendments are a reasonable and appropriate addition to the Township Ordinance.

**Commission Discussion:** Commissioner Abramson expressed her appreciation for Howell Township’s proactive billboard language. Commissioner Clum stated that it is the most detailed billboard language she has ever seen. Commissioner Sparks noted a typo on page 3. Commissioner Abramson asked how requirements 9, 10 and 11 work together because they appear to be contradictory. Commissioner Ikle stated that new billboards will increasingly be digital but that he feels the proposed Howell Township language is too restrictive.

**Public Comment:** None.

**Commissioner Action:**

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ANDERSON.  
**Motion passed: 5-1 (IKLE – NAY)**

**7. OLD BUSINESS:**

**A. Consideration of Public Hearing Comments Regarding Master Plan:** Commissioners and staff discussed whether there were any substantive revisions to be made to the draft Livingston County Master Plan based on public hearing comments. Director Kline-Hudson stated that written comments had been received that evening by Mark Meisel on behalf of the Tyrone Township Planning Commission; she stated that the suggested revisions were more clerical than substantive. Vice-Chair Clum suggested that the Tyrone Township Planning Commission comments be included in the public hearing minutes.

**8. NEW BUSINESS:**

**A. Consideration of Livingston County Master Plan Adoption:**

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL OF THE LIVINGSTON COUNTY MASTER PLAN WITH THE INCLUSION OF TYRONE TOWNSHIP PLANNING COMMISSION WRITTEN PUBLIC COMMENTS. SECONDED BY COMMISSIONER ANDERSON. PLANNING COMMISSION SECRETARY ANDERSON ASKED FOR A ROLL CALL VOTE:

SPARKS - YEA	ABRAMSON - YEA
IKLE - YEA	STEVENS – YEA
CLUM - YEA	ANDERSON - YEA

**Motion passed: 6-0**

SIGNED PLANNING COMMISSION RESOLUTION WILL BE SUBMITTED TO LIVINGSTON COUNTY BOARD OF COMMISSIONERS

## 9. REPORTS

- A. **Visits to Local Planning Commissions:** Commissioners and staff briefly discussed recent visits to the Green Oak and Howell Township Planning Commissions as well as the Village of Fowlerville Planning Commission. Commissioners volunteered for upcoming visits in November and December 2018.
- B. **October 24 Brown Bag Lunch:** Director Kline-Hudson reported that an October 24 Brown Bag lunch on the Right to Farm Act will be held at Genoa Charter Township Hall. She mentioned that Genoa Township staff recommended the subject and the guest presenter.
- C. **Other:** Kline-Hudson noted that each Planning Commissioner had received an invitation to the November 13, 2018, Livingston County Association of Realtors 'Creating Sustainable Communities' Housing Symposium and a Michigan Municipal League paper on Medical Marjhuana Facilities.

## 10. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:

Commissioner Abramson reported that she attended the recent informational forum in Milford on PFAS contamination sponsored by the Huron River Watershed Council. She urged Planning Commissioners to read further information on this issue on the State of Michigan website at:

<https://www.michigan.gov/pfasresponse>

Sarah Lagpacan introduced herself as a consultant for the Livingston County Transportation Coalition and invited Planning Commissioners to attend an upcoming November 8, 2018 presentation at Genoa Township Hall from 4 – 7 p.m. She stated that she looks forward to further County Master Plan collaboration between the Coalition and the Livingston County Planning Commission.

Bruce Powelson, Marion Township Planning Commissioner, expressed his appreciation for Principal Planner Rob Stanford's recent visit to the Marion Township Planning Commission meeting.

## 11. ADJOURNMENT

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:55 P.M., SECONDED BY COMMISSIONER ABRAMSON.

**Motion passed: 6-0**