

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

January 15, 2020

6:30 p.m.

304 E. Grand River Ave., Howell, Michigan

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA MATT IKLE BILL ANDERSON	LAURA ABRAMSON DENNIS BOWDOIN
COMMISSIONERS ABSENT:	BILL CALL	JEANNE CLUM
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	BRUCE POWELSON, MARION TOWNSHIP PLANNING COMMISSION	

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Prokuda at 6:30 PM.

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **ROLL AND INTRODUCTION OF GUESTS:** None.

4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA DATED JANUARY 15, 2020, SECONDED BY COMMISSIONER BOWDOIN.

All in favor, motion passed.

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING DATED DECEMBER 18, 2019, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

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

7. ZONING REVIEWS:

A. Z-01-20: BRIGHTON CHARTER TOWNSHIP – CONDITIONAL REZONING

Case Withdrawn by Petitioner (Confirmation Memo received from Brighton Charter Township dated 01-07-20).

B. Z-02-20: HAMBURG TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 8 SUPPLEMENTARY PROVISIONS, SECTION 8.3 ACCESSORY BUILDINGS AND STRUCTURES.

This text amendment contains two (2) proposed revisions to the text of Section 8.3 Accessory Buildings and Structures.

Township Planning Commission Recommendation: Approval. The Hamburg Township Planning Commission recommended Approval of the amendments to Article 8.00, Section 8.3 at their November 20, 2019 meeting. There were no comments from the public at the public hearing.

Staff Recommendation: Approval. The proposed amendments to Section 8.3 Accessory Buildings and Structures will remedy inconsistencies in the text of this zoning ordinance section.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 5-0

C. Z-03-20: HARTLAND TOWNSHIP – REZONING

Current Zoning: OS: Office Service

Proposed Zoning: SR: Suburban Residential

Section / Proponents: Section 22 / Hartland Township

Township Master Plan:

The Future Land Use Plan of the Hartland Township Comprehensive Plan (2011) designates the forty-two (42) properties as Medium Urban Density Residential. The Medium Urban Density Residential designation is intended to preserve the established character of the identified areas while permitting new development that is consistent with the established density. It is intended as a transitional use between high intensity and lower intensity uses. In the Medium Urban Density Residential area, land can be developed at a density of approximately one (1) acre per every two (2) to three (3) dwelling units. Lot sizes would be 8,000 to 20,000 square feet per dwelling.

County Comprehensive Plan:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Township Planning Commission Recommendation: Approval.

Staff Recommendation: Approval. Hartland Township is remediating a zoning error by initiating this rezoning amendment. The rezoning of the 42 subject properties from OS Office Service to SR Suburban Residential will eliminate the nonconforming use status of each property, and will allow the subject properties to function as single-family residential properties. The requested SR zoning is compatible with the MUDR Master Plan designation for the 42 parcels, and SR zoning is also consistent with the SR zoning of the remainder of Melody Acres Subdivision and much of the residential lots surrounding Handy Lake.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 5-0

8. OLD BUSINESS:

- A. Progress on Planning Department Visits:** Scheduled visits to local planning commission visits through February 2020.
- B. January 29, 2020 MSU Extension Training:** Confirmed January 29, 2020, Planning Commission Roles and Responsibilities training from 6:30 – 8:30 p.m. at Livingston County Public Safety. Planning Commissioners from approximately 7 communities will be joining the County Planning Commission in this training opportunity.

9. NEW BUSINESS: None.

10. REPORTS:

A. Staff Reports:

- Livingston County's 2019 Year End Report and County Planning's January 2020 news blast were distributed.
- Staff reported on the January 22, 2020, Trail Summit (flyer was distributed). This event will be held from 4 – 6 p.m. at Livingston County Public Safety. Participants will have the opportunity to have input into the plan and review and mark-up trail maps.
- Staff submitted the 2018 Livingston County Master Plan for an award from the Small Town and Rural Planning division of the American Planning Association (APA) and they are currently working on an award application for the County Planning Division of APA.
- Staff reported that there have been very few responses to the on-line survey regarding Livingston County Master Plan Implementation. The survey was re-advertised in the County Planning news blast and it will stay open until early February.
- Staff reported items that may be presented at the February 19 County Planning Commission meeting and staff and commissioners discussed attendance at upcoming meetings.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: None.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO ADJOURN THE MEETING AT 6:59 P.M., SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 5-0