

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

January 19, 2022

6:30 p.m.

Hybrid In-Person and Virtual Zoom Meeting

**Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC
<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>**

PLANNING COMMISSION			
COMMISSIONERS PRESENT:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> BILL ANDERSON DENNIS BOWDOIN </td> <td style="width: 50%; border: none;"> BILL CALL JASON SCHROCK </td> </tr> </table>	BILL ANDERSON DENNIS BOWDOIN	BILL CALL JASON SCHROCK
BILL ANDERSON DENNIS BOWDOIN	BILL CALL JASON SCHROCK		
COMMISSIONERS ABSENT:	MATT IKLE BRIAN PROKUDA PAUL FUNK		
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB		
OTHERS PRESENT:	COMMISSIONER MATT IKLE (VIA ZOOM) WAYNE PERRY-DESINE, INC BRUCE POWELSON, MARION TWP PC TIM BOAL-HOWELL TWP ZBA MEMBER R.K. McDEVITT (VIA ZOOM)		

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

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

3. **ROLL AND INTRODUCTION OF GUESTS:** Roll call by Principal Planner Stanford indicated the presence of a quorum. Members of the public were acknowledged in the audience.

Present:		
Anderson	<input checked="" type="checkbox"/>	Location: Livingston County Administration Building
Bowdoin	<input checked="" type="checkbox"/>	Location: Livingston County Administration Building
Call	<input checked="" type="checkbox"/>	Location: Livingston County Administration Building
Schrock	<input checked="" type="checkbox"/>	Location: Livingston County Administration Building
 Absent:		
		Commissioner Prokuda
		Commissioner Ikle
		Commissioner Funk

4. APPROVAL OF AGENDA – AMENDED TO BRING Z-03-22 (A) AND Z-12-22 (B) TO THE BEGINNING OF THE AGENDA.

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE AGENDA, AS AMENDED, DATED JANUARY 19, 2022, SECONDED BY COMMISSIONER CALL.

All in favor, motion passed.

Yea: Anderson [X] Bowdoin [X] Call [X] Schrock [X]

Nay: None.

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES, DATED DECEMBER 15, 2021, SECONDED BY COMMISSIONER BOWDOIN.

All in favor, motion passed.

Yea: Anderson [X] Bowdoin [X] Call [X] Schrock [X]

Nay: None.

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. Z-01-22 COHOCTAH TOWNSHIP, ZONING ORDINANCE AMENDMENTS, ARTICLE VI AR AGRICULTURAL –RESIDENTIAL AND ARTICLE XIII SPECIAL USES, REGARDING MEDICAL MARIJUANA CARETAKER OPERATIONS.

The Cohoctah Township Planning Commission and Board of Trustees added Medical Marihuana caregiver language to the Cohoctah Township Zoning Ordinance under the Home Occupations section of Article XVI, item J. Medical Marihuana in July 2021 (Z-24-21). This language allowed medical marijuana primary caregiver operations as a home occupation which is an accessory use. The following amendment proposes to delete Article XVI, item J. Medical Marihuana language that was adopted in July 2021 and amend Article VI. AR Agriculture Residential District and Article XIII Special Uses with medical marihuana caregiver language.

Township Planning Commission Recommendation: Approval. The Cohoctah Township Planning Commission recommended Approval of the zoning ordinance text amendments to Articles VI and XIII at their December 2, 2021 Planning Commission meeting. The minutes from the December 2, 2021 public hearing reflect that there were no public comments.

Staff Recommendation: Approval With Conditions. The proposed amendments provide good content regarding Medical Marihuana Primary Caregiver Operations, however, there are some errors with use of the term ‘accessory use’ instead of ‘special use’ in the language proposed in Article VI, AR Agricultural-Residential District and in Article XIII, Section 13.28 Primary Caregiver Operations (6.) Additionally, County Planning Staff recommends that a definition of “Medical Marihuana Primary Caregiver” be added to Article II Definitions.

Commission Discussion: Commissioner Schrock asked if there is a standard definition for “Medical Marihuana Primary Caregiver”? Director Kline-Hudson stated there is in the State Act.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER SCHROCK.

Motion passed: 4-0

Nay: None.

B. Z-02-22 HARTLAND TOWNSHIP, ZONING ORDINANCE AMENDMENTS, ARTICLE 4.0 USE STANDARDS, AND ARTICLE 6.0 DEVELOPMENT PROCEDURES, REGARDING PONDS.

The Hartland Township Planning Director explains the project history of this proposed zoning ordinance text amendment as follows, in a November 23, 2021, memorandum:

The Township Planning Department recently had a request to install a pond. During that request, the applicant had conversations with the Township Manager and the Township Supervisor on the process. As a result, the Township Manager has asked if the process could be modified so that persons that desire to construct a pond on their property could obtain approval administratively instead of being required to obtain approval from the Planning Commission.

Applicants that desire to install a pond on their property are required to submit a Site Plan Review application to the Planning Commission. This often requires an application fee of \$1,200 and a period of time before the Planning Commission can hear this request and make a determination. Whereas, if the process were reviewed administratively, the costs would be significantly less and the review period would be approximately a week.

The Hartland Township Planning Department reviewed similar ordinances from 10 Michigan communities, and discussed this potential ordinance with the Michigan Department of Environment Great Lakes and Energy.

The primary purpose of this amendment is to no longer require Site Plan Review from the Township Planning Commission for the construction of a pond, and instead require Land Use Permit approval from the Township Zoning Administrator

Township Planning Commission Recommendation: Approval. The Hartland Township Planning Commission recommended Approval of the zoning ordinance text amendments to Articles 4.0 and 6.0 at their December 2, 2021 Planning Commission meeting. The minutes from the December 2, 2021 public hearing were not available at the time of this review.

Staff Recommendation: Approval. The proposed amendments to Articles 4.0 and 6.0 that shift the review of pond construction from Site Plan Review through the Township Planning Commission, to Land Use Permit approval through the Township Zoning Administrator, are reasonable. County Planning Staff recommends that Hartland Township consider the minor revisions suggested in this review.

Commission Discussion: Commissioner Bowdoin stated that removing the 100-foot requirement in Article 4.1.E., is a problem as it is compliant with State law and taking it out of the Ordinance is not a good decision. Commissioner Call noticed that this was also proposed in item 4.1.B. He also stated he isn't sure if it matters what the Zoning Administrator does in the case of ponds because it is handled at the state level as well as with the County Drain Commissioner's Office. Commissioner Bowdoin also cautioned that giving up the opportunity for a wider level of input and oversight via the planning commission process and placing the decision-making in these situations solely in the hands of the Zoning Administrator could be detrimental to the Township.

Director Kline-Hudson stated that the Hartland Township Zoning Administrator wanted to be in attendance but had an emergency out of town. Commissioners would like Staff's recommendations addressed and included in the standard follow up letter that goes to the Township regarding the outcome and Planning Commission decision in this case.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL WITH STAFF RECOMMENDATIONS, SECONDED BY COMMISSIONER CALL.

Motion passed: 4-0

Nay: None.

C. Z-03-22: PUTNAM TOWNSHIP – REZONING
Current Zoning: RBR Rural Based Recreation
Proposed Zoning: PUD Planned Unit Development
Sections 2, 3, 10 and 11.

Township Master Plan: The Putnam Township Master Plan (2012) designates the subject parcels as Agricultural Preservation. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification:

AP designated areas are characterized by large land parcels that accommodate agricultural uses, including farming and animal keeping, and in particular equestrian activities, both at larger scales and on smaller, individual sites. In addition, low density residential development is allowed that is compatible with agricultural and farming use. Farm fields, orchards and pastures, some of which are separated by hedgerows, dominate roadside views. Homes, barns, and stables are generally set back from roads, or they may assume a traditional farm setting with structures having a lesser setback. Individual homes that are not associated with agricultural activities have gracious setbacks with intervening fields, or woodlots to screen views.

A prominent component of this future land use description is the opportunity for equestrian related activities on a larger and smaller scale. The proposed residential development with its larger lots, equestrian center, and an extensive trail network for equestrian uses appear to be well suited with the Agricultural Preservation classification.

As noted in the Township Planner review, the proposed density of the proposed project is approximately 10 acres per lot which is consistent with adjacent areas of the Township that are zoned Low Density Residential. We do believe that the proposed PUD will offer recognizable benefits to the Township beyond a conventional development and that the proposal is compatible with both the Putnam Township Master Plan and the Livingston County Master Plan.

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. The proposed rezoning was approved at the November 10, 2021 public hearing. There were no major comments indicated in the draft meeting minutes of the November 10, 2021 Putnam Township Planning Commission on the proposed rezoning.

Staff Recommendation: Approval. The proposed rezoning from RBR (Resource Based Recreation) to PUD (Planned Unit Development) is compatible with both the Putnam Township Master Plan and the Livingston County Master Plan.

Commission Discussion: Commissioner Schrock asked about the gated development and what portions of the site would be accessible to the public. Commissioner Anderson asked what lake the private beach would be located on.

Public Comment: Mr. Wayne Perry of Desine, Incorporated gave a brief overview of the proposed project. Mr. Perry, provided a brief overview of the level of access to amenities within the site by those who are residents and those who are members of the public. He also responded that the site's access to Bentley Lake would be private and that all pathways and trails within the site connect directly to major access points (roads) so that members of the public would also have access as well.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER SCHROCK.

Motion passed: 4-0

Nay: None.

D. Z-04-22: HANDY TOWNSHIP – REZONING

Current Zoning: I Industrial, RB Residential, and AR Agricultural Residential

Proposed Zoning: MPD Municipal Property District

Sections 11, 13, 15, 18, 22, 28, 32, 35

Township Master Plan: The Township will be rezoning several parcels of land that will be designated to the newly created Municipal Property District (March 2021). These parcels are located in several different sections of the Township and are currently zoned Industrial, Residential-B, and Agricultural Residential. The intent of the Township initiated rezoning is to place these municipally owned properties into their own zoning district that will provide land resources for municipal needs. The intent of the proposed district is as follows:

It is the intent of the Municipal District to provide adequate land resources for the purposes of administering and performing necessary and important public services by the Township of Handy and other public or quasi-public institutions offices. Lands within this district are intended solely for the public and quasi-public buildings and uses and it is intended that no land will be placed within this district until such land falls under public or quasi-public ownership.

The current Handy Township Master Plan (2017) does not contain a description or map of the proposed Municipal District. At this time, however, the Township has initiated a master plan update with anticipated completion in the Spring of 2022 that will contain both a description of the proposed future land use classification and an updated future land use map depicting the new district. The proposed intent of the MP (Municipal Property) District for Handy Township is to clearly identify government and municipal owned properties, more specifically, those properties with a municipal use not available for future development and to designate on our zoning maps municipally run and managed properties.

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. The proposed rezoning was approved at the December 16, 2021 public hearing on the map amendments. There were no public comments noted at the public hearing that was held at the Township Hall.

Staff Recommendation: Approval. Staff believes the proposed rezoning of the subject properties from Industrial, Residential-B, and Agricultural Residential to the newly created Municipal Properties District will benefit the Township in preparing for potential future growth and development.

Commission Discussion: Commissioner Call stated he believes there are a couple of circa-1800 cemeteries included in these areas.

Public Comment: None.

Commission Action:

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

Motion passed: 4-0

Nay: None.

E. **Z-05-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENT.**
ARTICLE 2 DEFINITIONS AND ARTICLE 6 GENERAL AND SUPPLEMENTAL REGULATIONS, REGARDING ACCESSORY BUILDINGS AND STRUCTURES.

The Conway Township Planning Commission proposes to revise its Definitions and General and Supplemental Provisions Article (Article 2 and Article 6) of the Township Zoning Ordinance regarding Accessory Buildings and Structures. According to the township's legal counsel, the PC wanted to remove some of the restrictions on the use of accessory structures.

Township Planning Commission Recommendation: Approval. The Conway Township Planning Commission recommended Approval of this zoning amendment at its December 13, 2021. There were no public comments noted in the minutes.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. It appears that the proposed revisions adequately remove the undesirable and sometimes archaic language of the ordinance.

Commission Discussion: Principal Planner Stanford thought that in addition to the comments in his review, for item 6.06 F.1. concerning the number of accessory structures, perhaps the text should be clarified more. As it reads now it's everything under 2 acres in one standard and everything over 2.01 acres is another standard. Perhaps simply adding the terms "equal to and" as shown below would better clarify the intent:

F.1 Number of Accessory Structures.

2- On AR Agricultural Residential and R Residential zoned lots ***[insert "equal to and"]*** greater than two and ***one-hundredth (2.01)*** acres, ***the are permitted any number of detached accessory buildings and/or structures. shall be regulated by the maximum coverage requirements of Section 6.06(I) unless accessory buildings and structures are for active agricultural conduct and are eligible for an agricultural waiver under 6.06(F) below.***

Commissioner Schrock requested the clarification on item F.1. be reflected in the follow-up letter that goes to the Township regarding the outcome and Planning Commission decision in this case.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER SCHROCK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.

Motion passed: 4-0

Nay: None.

F. Z-06-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENT. ARTICLE 7 AR AGRICULTURAL RESIDENTIAL DISTRICT, ARTICLE 8 R RESIDENTIAL DISTRICT AND ARTICLE 10 C COMMERCIAL DISTRICT REGARDING ADDITIONAL DIMENSIONAL REQUIREMENTS.

The Conway Township Planning Commission proposes to revise sections within its Article 7: AR Agricultural Residential District, Article 8: R Residential Districts, and Article 10: C Commercial Districts of the Township Zoning Ordinance regarding 4/1 lot width to depth ratio.

According to the township legal counsel, this regulation was removed from the Zoning Ordinance because it was already addressed by the Land Division Ordinance (general law) and also because it wasn't what the Township intended. The Township intended for the 4/1 rule to apply to only parcels under 10 acres and the way the ordinance reads, it applies to both the division and the resulting parent parcel even if over 10 acres. Therefore, the general law ordinance was revised and then the township removed it entirely from the Zoning Ordinance via these amendments.

Township Planning Commission Recommendation: Approval. The Conway Township Planning Commission recommended Approval of this zoning amendment at its December 13, 2021. There were no public comments noted in the minutes.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate.

Commission Discussion: None.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER SCHROCK.

Motion passed: 4-0

Nay: None.

G. Z-07-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENT. ARTICLE 7 AR AGRICULTURAL RESIDENTIAL DISTRICT, ARTICLE 8 R RESIDENTIAL DISTRICT, ARTICLE 10 C COMMERCIAL DISTRICT, AND ARTICLE 11 I INDUSTRIAL DISTRICT REGARDING EVENT/WEDDING STRUCTURES AS A SPECIAL USE.

The Conway Township Planning Commission proposes to revise sections within its Article 7: AR Agricultural Residential District, Article 8: R Residential Districts, Article 10: C Commercial Districts and Article 11: I Industrial Districts of the Township Zoning Ordinance regarding Special Event/Wedding Structures and Venues.

According to the township's legal counsel, these amendments were issues that the PC had considered years ago and didn't move forward with at the time. It came back to the Planning Commission because the Zoning Administrator had been receiving calls asking if this use was permitted. The Township Planner provided some sample ordinance language and shared their experiences with this kind of use in other townships. The Planning Commission then decided to allow this use as a special land use at this time. These amendments directly correlate with the proposed amendments in County Planning Case Z-08-22, also under County review at this time.

Township Planning Commission Recommendation: Approval. The Conway Township Planning Commission recommended Approval of this zoning amendment at its December 13, 2021. There were no public comments noted in the minutes.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. Staff would encourage the township to take careful consideration of all the items of consideration as presented by staff prior to taking any final action on these amendments.

Commission Discussion: Commissioner Schrock asked why the Township did not forward the amendments previously? Commission Call surmised that perhaps Covid had halted the progress.

Public Comment: None.

Commission Action:

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

Motion passed: 4-0

Nay: None.

H. Z-08-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 13 SPECIAL LAND USES REGARDING SPECIAL EVENT/WEDDING
STRUCTURES AND VENUES.

The Conway Township Planning Commission proposes to add a new section to Article 13: Special Land Uses of the Township Zoning Ordinance regarding Special Event/Wedding Structures and Venues.

According to the township's legal counsel, these amendments were issues that the PC had considered years ago and didn't move forward with at the time. It came back to the Planning Commission because the Zoning Administrator had been receiving calls asking if this use was permitted. The Township Planner provided some sample ordinance language and shared their experiences with this kind of use in other townships. The Planning Commission then decided to allow this use as a special land use at this time. These amendments directly correlate with the proposed amendments in County Planning Case Z-07-22, also under County review at this time.

Township Planning Commission Recommendation: Approval. There were no public comments on the proposed amendments to the Ordinance at the November 18, 2021 public hearing.

Staff Recommendation: Approval. The proposed amendments to the Township Ordinance are well written and allow for easier access to zoning district regulations in one easy to understand Article.

Commission Discussion: Commissioner Call stated he could not find an actual zoning district where this will be allowed as proposed in the amendment. Commissioners were all in unanimous agreement that Staff's review identifies many elements which, because of the unique nature of the use, may need another review period by the Township Planning Commission in order to ensure all elements presented by Staff in the review are thoroughly examined and satisfactorily addressed before going forward with approval by the Township Board.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND NO ACTION, ENCOURAGE FURTHER REVIEW, SECONDED BY COMMISSIONER SCHROCK.

Motion passed: 4-0

Nay: None.

I. Z-09-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 6 GENERAL AND SUPPLEMENTAL REGULATIONS REGARDING MEDICAL MARIJUANA USES.

The Conway Township Planning Commission proposes updates to Section 6.25: Medical Marijuana Uses, of the Township Zoning Ordinance regarding Medical Marijuana Uses. According to the township's legal counsel, this set of amendments is meant to update the enabling legislation/citation/reference to the appropriate State of Michigan department (MDHHS) and remove some prohibitions on consumption and delivery that would otherwise be permitted given the new recreational marijuana laws and recent caselaw.

Township Planning Commission Recommendation: Approval. The Conway Township Planning Commission recommended Approval of this zoning amendment at its December 13, 2021 public hearing. There were no public comments noted in the minutes.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate. The proposed amendments provide good content regarding Medical Marijuana Operations. Staff recommends that a definition of "Medical Marijuana Caregiver Operation" be added to the Township's Definitions Article for additional clarity. The Township can simply implement the State's standard definition from the Act.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 4-0

Nay: None.

J. Z-10-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 15 OFF-STREET PARKING AND LOADING-UNLOADING STANDARDS REGARDING PARKING SPACE REQUIREMENTS.

The Conway Township Planning Commission proposes updates to Article 15: Off-Street Parking and Loading-Unloading Standards, Section 15.04: Parking Space Requirements of the Township Zoning Ordinance regarding parking space requirements for the newly created Special Event/Wedding Structures and Venues land use.

Township Planning Commission Recommendation: Approval. The Conway Township Planning Commission recommended Approval of this zoning amendment at its May 10, 2021 public hearing. There were no public comments noted in the minutes.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate.

Commission Discussion: None.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER SCHROCK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.

Motion passed: 4-0

Nay: None.

**K. Z-11-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE 6 GENERAL AND SUPPLEMENTAL REGULATIONS REGARDING SOLAR ENERGY COLLECTORS.**

The Conway Township Planning Commission proposes a minor update to the Township Zoning Ordinance in Article 6: General and Supplemental Regulations Section 6.26(F)(14): Solar Energy Collectors.

According to the township's legal counsel, the township had received some feedback, and did some research on its own, to determine the current one thousand (1,000) foot setback from any property line with a residence was too much so the township decided to lower it to two hundred (200) feet from the boundary line of a parcel with the residence.

Township Planning Commission Recommendation: Approval. The Conway Township Planning Commission recommended Approval of this zoning amendment at its May 10, 2021 public hearing. There were no public comments noted in the minutes.

Staff Recommendation: Approval. The proposed amendments appear to be reasonable and appropriate.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 4-0

Nay: None.

**L. Z-12-22: HOWELL TOWNSHIP – REZONING
Current Zoning: SFR Single Family Residential and MFR Multiple Family Residential
Proposed Zoning: PUD
Section 32**

Township Master Plan: The 2016 Howell Township Master Plan designates the subject parcels as Medium Density Residential. The Township Master Plan establishes several goals and strategies to accomplish the continued intent of appropriate development and an overall sound land use vision for the Township. Some of the goals included in master plan include:

- Encourage appropriate development and land use based on existing character and development patterns.
- Support residential development patterns of varying style and density in appropriate areas based on existing and intended character and function.
- Provide housing types for all ages, abilities, and income levels.
- Encourage diversity of housing types including single family, duplex, apartments, condominiums, and manufactured homes.

The proposed PUD is located near the corner of Mason and Burkart Road, an area where single family and multiple family residential land uses overlap with a 17-acre residential subdivision and a gas station on the immediate corner of Mason/Burkhart. The proposed rezoning consists of both SFR and MFR zoned parcels that will be changed to PUD with approval of the application.

The PUD designation is suitable at this location as the developer will be including single family homes, multi-family units, and an assisted living center. These uses are compatible with the current Township Master Plan and are well aligned with the Medium Density Residential future land use classification.

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. The proposed rezoning was approved at the December 28, 2021 public hearing at the Howell Township hall. There were no comments from the public on the proposed rezoning and comments from the planning commission focused only on the positive aspects of the proposed rezoning.

Staff Recommendation: Approval. The proposed rezoning from SFR and MFR to PUD is compatible with both the Howell Township Master Plan and the Livingston County Master Plan.

Commission Discussion: Commissioner Schrock asked for further clarification on Staff's comments regarding traffic issues. Commissioner Call asked about a possible error in the aerial photo depicting a gas station at the corner, which Staff agreed should be Angelo's Party Store. Also, the aerial does not depict the current completed development to the east of the proposed site, as the aerials are dated from 2015 and this development had not yet occurred.

Public Comment: None.

Commission Action:

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

Motion passed: 4-0

Nay: None.

8. **OLD BUSINESS: None.**

9. **NEW BUSINESS: None.**

10. REPORTS:

- A. Revisions to the Open Meetings Act:** Planning Director Kline-Hudson briefly explained the 2022 changes to the Open Meetings Act and how County Planning Commissioners must attend the meetings in person; virtual participation is only allowed due to military duty.
- B. Press Release for both Livingston County Parks Rock!** Planning Director Kline-Hudson distributed the press release that went out on January 19, 2022 and briefly explained this park activity/contest.
- C. Potential Conservation Areas Assessment document:** Rob Stanford will do a presentation on this new document at the February 16, 2022 meeting if time permits.
- D. Community Profiles for Livingston County communities:** Scott Barb will distribute the new community profiles at the February 16, 2022 meeting.
- E. 2022 Work Program for the department:** Planning Director Kline-Hudson stated that County Planning Staff is currently working on this document and hopes to bring a completed version to the February or March Livingston County Planning Commission meeting.

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

11. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 8:21 P.M., SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 4-0

Nay: None.