

**LIVINGSTON COUNTY PLANNING  
COMMISSION MEETING MINUTES**

**February 16, 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>**

<b>PLANNING COMMISSION</b>			
<b>COMMISSIONERS PRESENT:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <b>BRIAN PROKUDA</b>  <b>PAUL FUNK</b>  <b>BILL ANDERSON</b> </td> <td style="width: 50%; border: none;"> <b>BILL CALL</b>  <b>JASON SCHROCK</b>  <b>DENNIS BOWDOIN</b> </td> </tr> </table>	<b>BRIAN PROKUDA</b> <b>PAUL FUNK</b> <b>BILL ANDERSON</b>	<b>BILL CALL</b> <b>JASON SCHROCK</b> <b>DENNIS BOWDOIN</b>
<b>BRIAN PROKUDA</b> <b>PAUL FUNK</b> <b>BILL ANDERSON</b>	<b>BILL CALL</b> <b>JASON SCHROCK</b> <b>DENNIS BOWDOIN</b>		
<b>COMMISSIONERS ABSENT:</b>	<b>MATT IKLE</b>		
<b>STAFF PRESENT:</b>	<b>KATHLEEN KLINE-HUDSON</b> <b>ROB STANFORD</b> <b>SCOTT BARB</b>		
<b>OTHERS PRESENT:</b>	<b>BRUCE POWELSON, MARION TOWNSHIP</b> <b>TOM LEWIS, PUTNAM TWP ZONING ADMINSTRATOR (ONLINE)</b>		

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Prokuda 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:**

<b>Prokuda</b>	<b>[X]</b>	<b>Location: Livingston County Administration Building</b>
<b>Ikle</b>	<b>[ ]</b>	<b>Location: Livingston County Administration Building</b>
<b>Funk</b>	<b>[X]</b>	<b>Location: Livingston County Administration Building</b>
<b>Anderson</b>	<b>[X]</b>	<b>Location: Livingston County Administration Building</b>
<b>Bowdoin</b>	<b>[X]</b>	<b>Location: Livingston County Administration Building</b>
<b>Call</b>	<b>[X]</b>	<b>Location: Livingston County Administration Building</b>
<b>Schrock</b>	<b>[X]</b>	<b>Location: Livingston County Administration Building</b>

**Absent: IKLE**

4. APPROVAL OF AGENDA

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE AGENDA, DATED FEBRUARY 16, 2022, SECONDED BY COMMISSIONER ANDERSON.**

**All in favor, motion passed.**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE MINUTES, DATED JANUARY 19, 2022, SECONDED BY COMMISSIONER SCHROCK.**

**All in favor, motion passed.**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. **Z-13-22: PUTNAM TOWNSHIP – REZONING**  
**Current Zoning: RS-1 Single Family Residential**  
**Proposed Zoning: RS-2 Single Family Residential**  
**Section 25**

**Township Master Plan:** The Putnam Township Master Plan (2012) designates the subject parcels as Low Density Residential (3 to <5 acres). The Township Master Plan states the following regarding the Rural Preservation future land use classification:

*The LDR classification accommodates single-family development at relatively low to moderate suburban densities in areas located near existing residential development and the Village of Pinckney. These are semi-rural areas not significantly affected by environmental constraints, and on-site sanitary sewer service and water may be readily accommodated. LDR development patterns respond to and help preserve rural visual character by maintaining adequate setbacks and by minimizing the number of lots that directly front onto existing public streets and roads. Where no other options are available, homes must front onto existing streets.*

The proposed zoning designation of RS-2 directly corresponds to the Township Future Land Use Map that establishes Low Density Residential (3 to <5 acres) for this area. This area lends itself to the preservation of rural character with parcels ranging in size from 3 to 10 acres and will parallel both the Township Master Plan and the Township Zoning Ordinance.

**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 January 12, 2022 public hearing. There were no major comments indicated in the draft meeting minutes of the January 12, 2022 Putnam Township Planning Commission on the proposed rezoning.

**Staff Recommendation: Approval.** The proposed rezoning from RS-1 (5 acres) to RS-2 (3 acres) is compatible with both the Putnam Township Master Plan and the Livingston County Master Plan.

**Commission Discussion:** Commissioner Schrock inquired as to the location of the house on the property.

**Public Comment:** None.

**Commission Action:**

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

**Motion passed: 6-0**

**Nay: None.**

**8. OLD BUSINESS: None.**

**9. NEW BUSINESS:**

**A. Livingston County Community Profiles:** Principal Planner Barb distributed and explained the new 2022 community profiles.

**B. Livingston County High-Quality Natural Areas Assessment:** Principal Planner Stanford presented the new High-Quality Natural Areas Assessment document.

**10. REPORTS: None.**

**11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Prokuda read the 30 year service award for Director Kline-Hudson. Commissioner Funk reported on the Michigan Association of Planning conference recordings from October 2021.

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 7:35 P.M., SECONDED BY COMMISSIONER BOWDOIN.**

**Motion passed: 6-0**

**Nay: None.**