

# LIVINGSTON COUNTY PLANNING COMMISSION MEETING MINUTES

**February 17, 2021**

**6:30 p.m.**

- Virtual Meeting Held in Accordance with Public Act 228 of 2020 -

**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></td> <td style="width: 50%; border: none;"><b>BILL ANDERSON</b></td> </tr> <tr> <td style="border: none;"><b>JEANNE CLUM</b></td> <td style="border: none;"><b>DENNIS BOWDOIN</b></td> </tr> <tr> <td style="border: none;"><b>MATT IKLE</b></td> <td style="border: none;"><b>BILL CALL</b></td> </tr> <tr> <td style="border: none;"><b>LAURA ABRAMSON</b></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">-joined at 7:10pm</td> <td style="border: none;"></td> </tr> </table>	<b>BRIAN PROKUDA</b>	<b>BILL ANDERSON</b>	<b>JEANNE CLUM</b>	<b>DENNIS BOWDOIN</b>	<b>MATT IKLE</b>	<b>BILL CALL</b>	<b>LAURA ABRAMSON</b>		-joined at 7:10pm	
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<b>MATT IKLE</b>	<b>BILL CALL</b>										
<b>LAURA ABRAMSON</b>											
-joined at 7:10pm											
<b>COMMISSIONERS ABSENT:</b>											
<b>STAFF PRESENT:</b>	<table style="width: 100%; border: none;"> <tr> <td style="border: none;"><b>KATHLEEN KLINE-HUDSON</b></td> </tr> <tr> <td style="border: none;"><b>ROB STANFORD</b></td> </tr> <tr> <td style="border: none;"><b>SCOTT BARB</b></td> </tr> </table>	<b>KATHLEEN KLINE-HUDSON</b>	<b>ROB STANFORD</b>	<b>SCOTT BARB</b>							
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<b>SCOTT BARB</b>											
<b>OTHERS PRESENT:</b>											

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Chair Prokuda at 6:35 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. There were no members of the public acknowledged in the audience.

<b>Present:</b>		
<b>Prokuda</b>	<input checked="" type="checkbox"/>	<b>Location: Deerfield Township</b>
<b>Ikle</b>	<input checked="" type="checkbox"/>	<b>Location: Genoa Township</b>
<b>Clum</b>	<input checked="" type="checkbox"/>	<b>Location: Howell Township</b>
<b>Anderson</b>	<input checked="" type="checkbox"/>	<b>Location: Howell Township</b>
<b>Bowdoin</b>	<input checked="" type="checkbox"/>	<b>Location: Conway Township</b>
<b>Call</b>	<input checked="" type="checkbox"/>	<b>Location: Handy Township</b>
<b>Absent:</b>	<b>Abramson</b>	

**4. APPROVAL OF AGENDA**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA, AS PRESENTED, DATED FEBRUARY 17, 2021, SECONDED BY COMMISSIONER CALL.**

**All in favor, motion passed.**

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X]**

**Nay: None.**

**Absent: Abramson.**

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

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE MINUTES, DATED JANUARY 20, 2020, SECONDED BY COMMISSIONER CLUM.**

**All in favor, motion passed.**

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X]**

**Nay: None.**

**Absent: Abramson.**

**6. CALL TO THE PUBLIC: No public present.**

**7. ZONING REVIEWS:**

**A. MP-01-21: HARTLAND TOWNSHIP: MASTER PLAN AMENDMENT.**

The Livingston County Planning Department received correspondence from Hartland Township requesting Livingston County Planning Commission review and comment on the proposed 2020-2021 Amendment to the Hartland Township Future Land Use Map and Future Land Use Plan of the Hartland Township Comprehensive Plan.

Since the last 2015 update to the Hartland Township Comprehensive Plan, there have been some changes in Township land use, as well as additional studies that have been presented to the Planning Commission, that impact the Comprehensive Plan. The Hartland Township Planning Director outlines these impacts as follows:

- The Township hired Gibbs Group to perform a Retail Market Analysis for Commercial Retail and Restaurants.
- The Township is in the process of extending municipal water down M-59 to serve several parcels.
- The Township has reviewed several development projects, including mixed use, commercial, and multi-family projects that are located along M-59. Some of the projects would be served by the extension of municipal water.
- In reviewing several proposed multi-family development projects, the Township has gained additional information on successful multi-family developments.
- There are a series of on-going development trends in commercial retail and restaurant uses that are changing and the Township is very interested in making changes to accommodate these development trends.

As part of these changes, the Hartland Township Planning Commission established a sub-committee to examine the Future Land Use Plan and Comprehensive Plan to determine if any revisions could be made to better accommodate these changes. The sub-committee incorporated the Residential Market Analysis and Retail Market Analysis as part of its examination.

Ultimately, the Township identified six (6) areas on the Future Land Use Map that should be amended to better accommodate potential future development, as well as protect the interests of existing property development.

**Township Planning Commission Recommendation: Final Approval Pending.**

**Staff Recommendation: Approval.** That the Livingston County Planning Commission concur with staff's comments on the proposed exemplary amendments to the Hartland Township Comprehensive, and submit the foregoing comments to the Hartland Township Planning Commission.

**Commission Discussion:** Commissioner Anderson pointed out that there are many wetland areas located in the location represented by Area #2. They neglected to point this out. Director Kline-Hudson stated that this was possibly the reason they are planning it as Special Planning Area; perhaps the wetlands areas could be used as a water feature in a future development, so they are less impacted and utilized within an overall site plan.

**Public Comment:** None.

**Commissioner Action:**

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

**Motion passed: 6-0**

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X]**

**Nay: None.**

**Absent: Abramson.**

**8. OLD BUSINESS:**

**A. Progress on Visits to Local Planning Commissions** – Scheduling for local planning commission meeting attendance was discussed amongst Commissioners and Staff.

**9. NEW BUSINESS:**

**A. Recognition of Laura Abramson** – Commissioner Prokuda read aloud the certificate of recognition as presented to Planning Commissioner Abramson for her dedicated service to the Livingston County Planning Commission.

**B. Planning Commission Vacancy** – County Administration is currently conducting a search for Commissioner Abramson's position. So far they have six resumes. The vacancy will be noticed on the County website until February 26.

**10. REPORTS:** None.

**11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Prokuda gave a briefing to the rest of the Planning Commission regarding a possible Tyrone Township case coming before the County Planning Commission in March 2021. Commissioner Abramson spoke briefly about her time served on the County Planning Commission.

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO  
ADJOURN THE MEETING AT 7:25 P.M., SECONDED BY COMMISSIONER  
ANDERSON.**

**Motion passed: 6-1**

**Yea: Prokuda [X] Clum [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]**

**Nay: Ikle [X]**