

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

May 18, 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:	BRIAN PROKUDA BILL ANDERSON JASON SCHROCK DENNIS BOWDOIN
COMMISSIONERS ABSENT:	PAUL FUNK BILL CALL MATT IKLE
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB
OTHERS PRESENT:	TOM LEWIS, PUTNAM TOWNSHIP ZONING ADMINISTRATOR

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:** None.
4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE AGENDA, DATED MAY 18, 2022, SECONDED BY COMMISSIONER BOWDOIN.

All in favor, motion passed.

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER SCHROCK TO APPROVE THE MINUTES, DATED APRIL 20, 2022, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

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

7. ZONING REVIEWS:

A. Z-21-22: PUTNAM TOWNSHIP – REZONING

Current Zoning: RR Rural Residential

**Proposed Zoning: RS-2 Single Family Residential
Section 17**

Township Master Plan: The Putnam Township Master Plan (2012) designates the subject parcel 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 RR (Rural Residential) to RS-2 (3-acre minimum) is compatible with both the Putnam Township Master Plan and the Livingston County Master Plan.

Commission Discussion: Planning Commissioner Prokuda asked about zoning and lot sizes north of Spears Road.

Public Comment: Putnam Township Zoning Administrator Tom Lewis stated that everything is straightforward from the Township's standpoint.

Commission Action:

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

Motion passed: 4-0

8. **OLD BUSINESS:** None.

9. **NEW BUSINESS:** None.

10. **REPORTS:** The following handouts were distributed and briefly described: MERIT Broadband Report, Brown Bag Lunch Flyer, Brown Bag Lunches Over Time, Master Plan Briefs on Housing and Aging in Place, and Planning and Zoning Solar Energy Systems. Director Kline-Hudson stated that at the June 2022 meeting, staff will be bringing forth a schedule of visits to local planning commissions. Principal Planner Stanford reminded Planning Commissioners that the draft Capital Improvement Plan (CIP) will be in their June meeting materials.
11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Bowdoin reported that the U.S. Secretary of Agriculture reports that nearly 62,000 farms are at risk of delinquency and therefore, there is potential for food shortages.
12. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO ADJOURN THE MEETING AT 6:50 P.M., SECONDED BY COMMISSIONER SCHROCK.

Motion passed: 4-0

APPROVED