

**LIVINGSTON COUNTY PLANNING  
COMMISSION MEETING MINUTES**

**May 19, 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;">MATT IKLE JEANNE CLUM PAUL FUNK</td> <td style="width: 50%; border: none;">BILL ANDERSON DENNIS BOWDOIN BILL CALL</td> </tr> </table>	MATT IKLE JEANNE CLUM PAUL FUNK	BILL ANDERSON DENNIS BOWDOIN BILL CALL
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<b>COMMISSIONERS ABSENT:</b>	BRIAN PROKUDA		
<b>STAFF PRESENT:</b>	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB		
<b>OTHERS PRESENT:</b>	BILL NESTER - PETITIONER CRYSTAL SIMMONS – LIVINGSTON COUNTY CLERK STAFF		

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Bill Anderson 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. Members of the public were acknowledged in the audience.

**Present:**

Clum	[X]	Location: Howell Township
Ikle	[X]	Location: Genoa Township
Anderson	[X]	Location: Howell Township
Bowdoin	[X]	Location: Conway Township
Call	[X]	Location: Handy Township
Funk	[X]	Location: Ocoola Township

**Absent: Prokuda**

- 4. LIVINGSTON COUNTY CLERK – OATH OF OFFICE FOR PLANNING COMMISSIONERS
- 5. APPROVAL OF AGENDA

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA, AS PRESENTED, DATED MAY 19, 2021, SECONDED BY COMMISSIONER FUNK.**

**All in favor, motion passed.**

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

**Nay: None.**

- 6. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES, DATED APRIL 21, 2021, SECONDED BY COMMISSIONER CLUM.**

**All in favor, motion passed.**

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

**Nay: None.**

**Abstain: Funk**

- 7. CALL TO THE PUBLIC: No members of the public wished to speak.
- 8. ZONING REVIEWS:

**A. Z-12-21: PUTNAM TOWNSHIP – REZONING**

**Current Zoning: RR- Rural Residential**

**Proposed Zoning: AO-Agricultural Open Space  
Section 34**

**Township Master Plan:**

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

*The Rural Preservation classification accommodates low-density, single-family development in a rural environment, while preserving and protecting visual character and natural features such as wetlands, stream corridors, steep slopes and woodlots. The development patterns encouraged by this classification are also compatible with and supportive of agricultural areas and farm settings.*

The description also states that tree preservation, the utilization of natural topography, and the preservation of open fields and hedgerows are imperative to maintain the character of the rural preservation of these areas.

The proposed rezoning is contained within a dedicated conservation easement that meets the criteria established within the Putnam Township Master Plan regarding the Rural Preservation area.

**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 April 28, 2021 public hearing. There were no major comments indicated in the draft meeting minutes of the April 28, 2021 Putnam Township Planning Commission on the proposed rezoning.

**Staff Recommendation: Approval.** The proposed rezoning from RR to AO will allow additional uses on the subject property without compromising the preservation of natural features and open space within the Township.

**Commission Discussion:** Commissioner Funk asked about ancillary uses in A-O zoning. The petitioner, Mr. Bill Nester, briefly summarized the plans for the property once rezoning is approved.

**Public Comment:** None.

**Commission Action:**

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

**Motion passed: 6-0**

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

**Nay: None.**

**8. OLD BUSINESS:**

**A. Planning Commission meetings** – It was agreed upon by a consensus of Commissioners that the June Planning Commission meeting will be in person in the Board Chambers with County-established Covid protocols in place.

**B. Visits to local Planning Commission meetings** – Commissioner Anderson will attend Iosco Township meeting with Director Kline-Hudson on June 8. Commissioner Clum will serve as a backup. Commissioner Funk expressed a desire to get on board and involved with this process as soon as possible. Commissioner Clum will serve as backup for the Hartland Township meeting on June 10.

**9. NEW BUSINESS:**

**A. Capital Improvement Plan (CIP)** – Principal Planner Stanford briefed the Commissioners regarding the upcoming Capital Improvement Plan process in June.

**B. Michigan Association of Planning Membership** – All Commissioners except for Clum expressed interest in annual memberships. Commissioner Clum will use the online version.

**10. REPORTS:**

**A. Brown Bag Lunch on Rural Broadband Access** – discussion about the success of the event.

**B. Environmental Due Diligence Training** – possible Brown Bag Lunch event in June in partnership with SPARK

**C. County Planning Staff Continuing Education Training**

**11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** There was no public in attendance at this time. Commissioner Ikle expressed concern about how the SEMCOG TAP Grant sidewalk project was undertaken in Genoa Township. Lack of communication from SEMCOG or Tetra Tech. Tetra Tech not answering phone calls now. There needs to be follow up to completely finish the project correctly. Director Kline-Hudson will follow up with him on this.

Commissioner Bowdoin alerted the Commissioners about a series of zoning amendments coming from Conway Township for the June meeting. He will be abstaining from any that deal with the Township Airport.

Commissioner Funk inquired about collaboration with the County Road Commission. Principal Planner Barb will follow up with him on this.

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 7:17 P.M., SECONDED BY COMMISSIONER CLUM.**

**Motion passed: 6-0**

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

**Nay: None.**