

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

**June 17, 2020
6:30 p.m.**

Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC
<https://zoom.us/j/3997000062?pwd=SudLYVFFcmozWnFxbm0vcHRjWkVIZz09>

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA MATT IKLE JEANNE CLUM LAURA ABRAMSON	BILL ANDERSON (ARRIVED AT 6:54 PM) DENNIS BOWDOIN BILL CALL
COMMISSIONERS ABSENT:		
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	TIM CRISTOSON, PASTOR, BIBLE BAPTIST CHURCH, HOWELL DAN LARABEL, EDWIN ALLEN HOMES BRENT LEVANWAY, BOSS ENGINEERING	

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

Present: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Absent: Bill Anderson (arrived at 6:54 PM)

4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA DATED JUNE 17, 2020, SECONDED BY COMMISSIONER CALL.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Nay: None

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

Commissioner Action IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES DATED FEBRUARY 19, 2020, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Nay: None

Commissioner Action IT WAS MOVED BY COMMISSIONER CLUM TO APPROVE THE MINUTES DATED MAY 20, 2020, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed.

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Nay: None**

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

7. **ZONING REVIEWS:**

A. Z-09-20: HOWELL TOWNSHIP – CONDITIONAL REZONING

Current Zoning: Office Service (OS) /Single Family Residential (SFR) /Neighborhood Service Commercial (NSC)

**Proposed Zoning: Multi-Family Residential (MFR)
Section 25 / Howell Township**

Township Master Plan:

The Howell Township Master Plan (2016) designates the site as Medium Density Residential. This future land use designation is equivalent to the MFR Multiple Family Residential zoning district.

One of the primary goals of the 2016 Howell Township Master Plan is to provide a wide range of housing types that will accommodate all residents regardless of age, ability, or income level by encouraging a wide variety of residential opportunities including single family homes, duplexes, quadruplexes, apartments, condominiums, and manufactured homes. The area of Oak Grove Road and M-59 is planned for higher density uses due to the proximity of, and access to, existing commercial areas and transportation routes. The City of Howell lies near to the west and south of the subject site with Oceola Township near to the east.

An analysis of the master plan shows that the request to rezone to MFR Multiple Family Residential is well aligned with the goals and objectives of the Howell Township Master Plan. Future land use designations along M-59 and Oak Grove Road are illustrated on the future land use map as commercial and medium density residential in nature.

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: The proposed rezoning was tabled at the April 28, 2020 meeting due to the need for more correspondence from the petitioner. At the May 26, 2020 meeting, the request resulted in a tie vote (3-3) by the Township Planning Commission. Comments from the public included traffic concerns over the proposed rezoning request.

Staff Recommendation: Approval. Staff believes that the proposed rezoning from OS and SFR to MFR is consistent with the goals and objectives of the Howell Township Master Plan and will result in a more consistent development pattern at this location near Oak Grove Road and M-59.

Commission Discussion: Commissioner Clum has lots of concern about increased traffic at this location. She also inquired as to the planned ingress/egress location to the site. Commissioner Abramson asked for clarification on the conditions of the rezoning. Principal Planner Barb responded that the rezoning is conditioned upon approval of the rezoning and site plan. Mr. Dan Larabel, Edwin Allen Homes representing the applicant provided a brief summary of the proposed project and need for rezoning. He stated that this property is owned by Howell Township and was obtained through tax foreclosure. The access easement to the site is directly across from the Oak Grove Road entrance to Kroger. He also said that the rezoning was tabled at a previous Howell Township Planning Commission meeting due to Zoom meeting glitches and not due to a lack of information from the petitioner. Traffic and traffic management will be an issue for this development. Commissioner Prokuda likes that the proposal is for conditional rezoning. He feels that the proposed zoning district seems logical. Commissioner Ikle supports Commissioner Clum's concerns about traffic and infrastructure at this location. He agrees with Commissioner Prokuda that the proposed zoning district seems logical, however, there are many issues that the township and applicant will have to work out, that are out of the County's scope of review and recommendation (site plan, etc.), before the project is fully approved and under development.

Public Comment: None.

Commission Action: (Commissioner Anderson joined the meeting during Commission discussion of this case)

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.

Motion passed: 7-0

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

Nay: None

B. Z-10-20: GENOA TOWNSHIP – REZONING

Current Zoning: Rural Residential (RR)

Proposed Zoning: Low Density Residential (LDR)

Section 5 / Genoa Township

Township Master Plan:

GENOA:

The Genoa Township Master Plan designates the site as Low Density Residential. The master plan defines this future land use category as follows:

Low Density Residential: These areas are designated for single family residential use, located on the fringe between the rural residential and the more urbanized areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. Single family residential uses within these areas will be located on lots of at least 1 acre in size.

The master plan also indicates that this site and a limited amount of land adjacent to the east and west is within a Secondary Growth Area of the Township; this area is defined as follows:

Secondary growth areas do not have sewer and water, but due to their proximity to the cities of Brighton or Howell, are appropriate for infill with low density residential. Typical lot sizes will be around one acre or clustered developments at an overall density of two acres per dwelling.

OCEOLA:

The Ocala Township Master Plan designates the land area north of the site (across Golf Club Road) as Low Density Residential B. The master plan defines this future land use category as follows: The Low Density Residential “B” designation is intended to address the need for a residential land use category with slightly higher density than the Low Density Residential “A” category. Low Density Residential “B” areas are located generally along Latson Road, south of the Village Centre and M-59. The anticipated residential unit density for this Master Plan land use category ranges from 1.5 to 1.99 dwelling units per acre.

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 Genoa Charter Township Planning Commission recommended **APPROVAL** of this rezoning at their June 3, 2020 meeting. The public hearing for this rezoning was also held on June 3, 2020. Minutes for this meeting were not available at the time of this staff review. One letter of opposition to the rezoning was submitted to the Livingston County Planning Department. This letter is attached at the end of the review.

Staff Recommendation: Approval. The proposed rezoning to LDR Low Density Residential is consistent with the Low Density Residential master plan designation of this property in the Genoa Township Master Plan. The rezoning request is also compatible with the zoning, master planning and existing land uses in surrounding Genoa and Ocala Townships.

Commission Discussion: Commissioner Anderson asked if the previous rezoning for this parcel was approved by the Township. Director Kline-Hudson stated that the rezoning amendment to UR Urban Residential was withdrawn before going to the Township Board. Commissioner Prokuda inquired about densities of the surrounding subdivisions. Commissioner Abramson asked about access and if it would be coming from Golf Club Road and it was clarified that it would be. Commissioner Ikle clarified with the applicant that the proposed church would be allowed as a special use on the property. Commissioner Prokuda noted that one letter in opposition to the rezoning was received from a member of the public and it was in the Planning Commissioner’s meeting materials.

Public Comment: Pastor Cristoson stated that they will develop a plan that will be pleasing to their neighbors.

Commission Action:

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

Motion passed: 7-0

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None**

8. **OLD BUSINESS:** None.

9. **NEW BUSINESS:**

- A. 2021-2026 Livingston County Capital Improvement Plan:** Principal Planner Stanford briefly presented the 2021-2026 County Capital Improvement Plan to the Planning Commissioners for their review and approval by formal resolution.

Planning Commissioner Ikle asked if any of the CIP projects involved broadband since broadband improvements have been frequently cited as a need during the COVID-19 pandemic. Principal Planner Stanford reported that there are not any projects that are specifically related to broadband. Planning Commissioner Prokuda asked about the timing of when the CIP review committee met. Principal Planner Stanford said that the committee met throughout the pandemic time period. Planning Commissioner Prokuda discussed the CIP resolution.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL OF THE PLANNING COMMISSION RESOLUTION. SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 7-0

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None**

10. REPORTS:

- a. Annual Planning Department Report to Board of Commissioners:** County Planning Department will present their annual report to the Board of Commissioners on August 5th, 2020. Planning Commissioners were encouraged to attend if they were able.
- b. Michigan Association of Planning Membership:** Memberships for all Planning Commissioners will be covered for 2020.

- 11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Prokuda expressed that he has felt that the remote meetings on Zoom have gone quite well. He asked Commissioner Anderson to chair the meeting on July 15.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 7:43 P.M., SECONDED BY COMMISSIONER ABRAMSON.

Motion passed: 7-0

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None**