

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

September 16, 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 DENNIS BOWDOIN BILL CALL
COMMISSIONERS ABSENT:		
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	BRUCE POWELSON	

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 [X] Bowdoin [X] Call [X] Abramson [X]
Absent: None

4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO APPROVE THE AGENDA DATED SEPTEMBER 16, 2020, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] 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 AUGUST 19, 2020, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

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

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

7. ZONING REVIEWS:

A. **Z-16-20: DEERFIELD TOWNSHIP – ZONING ORDINANCE AMENDMENTS - ARTICLES 2, 12, and 17 REGARDING ACCESSORY DWELLING UNITS AND SOLAR ENERGY SYSTEMS**

The Deerfield Township Planning Commission is proposing to amend the Township Zoning Ordinance by creating new definitions and corresponding sections for Accessory Dwelling Units (ADU's) and Solar Energy Systems (SES).

Township Planning Commission Recommendation: Approval. Comments at the August 20, 2020 public hearing were limited to Township Planning Commission discussion of the proposed amendments.

Staff Recommendation: Approval. We believe the proposed ordinance amendments for Accessory Dwelling Units (ADU)'s and Solar Energy Systems (SES) are well constructed and are an appropriate addition to the Deerfield Township Zoning Ordinance.

Commission Discussion: Commissioner Abramson asked about the addressing standards requiring the ADU to have the same mailing address as the principal residence. Principal Planner Barb stated that this requirement is per Livingston County addressing standards. Abramson stressed the importance of a separate address for persons with disabilities living in ADU's because a separate address is required in order to receive a variety of disability and mental health services. Principal Planner Barb said that this concern will be noted in the cover letter sent to the Township.

Public Comment: None.

Commission Action:

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE
Motion passed: 7-0**

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

B. **Z-17-20: GENOA CHARTER TOWNSHIP – ZONING ORDINANCE AMENDMENTS - ARTICLE 16 SIGN STANDARDS**

The Genoa Charter Township Planning Commission proposes the following text amendments with the primary purpose of ensuring that the zoning ordinance is compliant with the Supreme Court Case Law regarding political signs and content neutrality.

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended Approval of the Zoning Ordinance Text amendment to Article 16 at their August 10, 2020 meeting. There were no public comments at the public hearing.

Staff Recommendation: Approval. The proposed amendments to Article 16 Sign Standards contain clear and understandable language that is further clarified with informational tables. The Genoa Charter Township Sign Standards provide a good example of condensed sign regulations. The Township Planning Commission should consider additional focus on the language in the two tables regarding Temporary signs on agriculturally or residentially zoned property for possible revision to make it more content-neutral.

Commission Discussion: Commissioner Prokuda asked for clarification on the section that discussed vehicle signs and if they are considered advertising and how this is addressed by the Township Ordinance.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON
Motion passed: 6-1

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

C. Z-18-20: HANDY TOWNSHIP – REZONING

Current Zoning: I-1 Prime Industrial, AR Agricultural Residential, AC Ancillary Commercial
Proposed Zoning: AR Agricultural Residential, AC Ancillary Commercial, MFR Multiple Family Residential
Sections 14, 22, and 23 / Handy Township

Township Master Plan:

Due to the nature of the proposed rezoning and the multiple parcels involved, the Handy Township Master Plan (2017) designates the subject parcels as Industrial, Agricultural Residential, Mixed Use, Multifamily Residential, and Highway Service Commercial. The parcels involved in the proposed rezoning constitute several different types of land uses at the intersection of I-96 and Fowlerville Road. The Township Master Plan describes the primary future land uses categories of the subject parcels to be rezoned as follows:

Agriculture: this category calls for development of single family residential neighborhoods with at least 35,000 sq. ft. or larger minimum lot sizes and are intended to provide transition between greater density and the more rural sections of the Township.

Mixed Use: this is intended to allow for compatible mix of uses that rely on public services primarily with water and sewer. Development in these areas should primarily be residential, commercial, and office uses that complement each other in regards to pedestrian activity and design.

Multifamily Residential: this category is intended to provide for existing and future multiple family dwellings with 2 or more units per structure. Overall densities should not exceed 8 dwelling units/acre.

The proposed rezoning is intended to better align the parcels for future development opportunities for the Township.

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 September 2, 2020 public hearing on the proposed rezoning. Comments from the public were in favor of the rezoning.

Staff Recommendation: Approval. Staff believes the proposed rezoning of the subject properties are compatible with the Handy Township Master Plan and will result in a more clearly aligned development pattern at the I-96 and Fowlerville Road interchange.

Commission Discussion: Commissioner Call asked to abstain from any discussion and vote due to having authored the proposed rezoning for Handy Township. Commissioner Ikle asked why not east and west of Fowlerville Road. Principal Planner Barb stated that at this time the township is only looking at parcels that have the most potential in the near future for development. Commissioner Clum asked for clarification on Parcel #27.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0-1

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

D. MP-03-20: CHARTER TOWNSHIP OF BRIGHTON: NEW MASTER PLAN

Livingston County Planning Department received correspondence from the Charter Township of Brighton Planning Commission requesting Livingston County Planning Commission review and comment on the proposed 2020 Charter Township of Brighton Master Plan. This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008).

Township Planning Commission Recommendation: Final Approval Pending.

Staff Recommendation: Approval. That the Livingston County Planning Commission concur with staff's comments on the *2020 Charter Township of Brighton Master Plan* and submits the foregoing comments to the Charter Township of Brighton Planning Commission.

Commission Discussion: Commissioner Prokuda thought that the township may have an error on the chart in the appendices that shows Population Change due to auto formatting. He also asked about commuter travel and how the figures in the chart were obtained. He was curious about where people live and commute to the GM Proving Grounds for employment and whether the figures shown take this employer (which is located in both Livingston and Oakland Counties) into account. Commissioner Clum thought the township did a great job on the Plan.

Public Comment: None.

Commission Action:

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

**E. PA-01-20: DEERFIELD TOWNSHIP PA 116 FARMLAND AGREEMENT:
Section 6, 14.18 ACRES, WHALEY.**

Commission Discussion: None.

Commission Comment: None.

Public Comment: None.

Commission Action:

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

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: None.

10. REPORTS:

- a. Fillmore Park Grand Opening:** Director Kline-Hudson discussed opening day at Fillmore County Park on September 12, 2020; she showed pictures and described the various activities that took place at the opening.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: The commissioners at-large thought that the department should hold a Brown Bag Lunch on the topic of Accessory Dwelling Units, given all the discussion that came out of the Deerfield Township case tonight. Director Kline-Hudson will look at possibly hosting this virtually on the Zoom format. Bruce Powelson, Marion Township Planning Commissioner, was recognized for his attendance at the meeting and the beautiful pictures he took on opening day at Fillmore County Park.

12. ADJOURNMENT:

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO
ADJOURN THE MEETING AT 7:55 P.M., SECONDED BY COMMISSIONER
ANDERSON.**

Motion passed: 6-1

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