

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

September 21, 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 JASON SCHROCK BILL ANDERSON PAUL FUNK DENNIS BOWDOIN MATT IKLE BILL CALL
COMMISSIONERS ABSENT:	
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB
OTHERS PRESENT:	BRUCE POWELLSON, MARION TOWNSHIP

- 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 IKLE TO APPROVE THE AGENDA, DATED SEPTEMBER 21, 2022, SECONDED BY COMMISSIONER FUNK.

All in favor, motion passed

- 5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO APPROVE THE MINUTES, DATED AUGUST 17, 2022, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

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

7. ZONING REVIEWS:

**A. Z-33-22 BRIGHTON TOWNSHIP, TEXT AMENDMENT
ARTICLE 14 DESIGN REQUIREMENTS, SECTIONS 14-01, 18-03, 20-04 METAL ROOFS
AND SITE PLAN APPROVAL EXTENSIONS.**

The Brighton Charter Township Planning Commission proposes to amend Section 14-01 regarding metal roofs, Section 18-03 regarding site plan review, and Section 20-04 regarding condominium review, of the Township Zoning Ordinance.

Township Planning Commission Recommendation: Approval. The Brighton Charter Township Planning Commission recommended Approval of this zoning amendment at its August 8, 2022 public hearing. There were no public comments noted regarding the proposed text amendments.

Staff Recommendation: The three proposed text amendments regarding metal roofs, site plan review, and condominium review appear to be reasonable and appropriate. Metal roof construction has become a fairly popular construction option. Revising the allowable administrative extensive of site plans makes good sense given the recent slowed state of the local and national economies.

Commission Discussion: None.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 7-0

**B. Z-34-22 GREEN OAK TOWNSHIP, REZONING
GREEN OAK TOWNSHIP, R-2 SINGLE FAMILY TO LI LIMITED INDUSTRIAL IN
SECTION 3.**

Current Zoning: R-2 Single Family Residential

**Proposed Zoning: LI Limited Industrial
Section 3**

Township Master Plan:

The Green Oak Charter Township Master Plan updated and adopted in 2014, designates the site and the parcels immediately to the north and east, as Light Industrial (noted on map as Limited Industrial). The comparable zoning for this designation is LI Limited Industrial.

The master plan defines this future land use category as follows: Light industrial areas are designated to accommodate uses enclosed mainly within a building whose external effects are not experienced beyond their own property lines. Such areas are intended at Rushton and Silver Lake Road; along Park Place and Boardwalk; in the Kensington Pines Industrial Park; south of Maltby Road on Whitmore Lake Road; along Grand River Avenue; and along the central portions of the M-36 corridor. It is worth noting that should the State correctional facilities along M-36 ever be sold and redeveloped, it is the Township's intent that these areas be put to light industrial use.

Key conditions in the location of industrial lands are the accessibility to adequate roads, availability of rail (where needed), availability of adequate water supply and wastewater disposal, and compatibility with neighboring land uses.

County Comprehensive Plan: The 2018 Livingston County Master Plan does not direct future land use patterns, or development within the Township or surrounding area. A county-wide land use perspective is considered when reviewing potential rezoning amendments. The County Master Plan notes land use opportunities and constraints for each quadrant of the county. The opportunities and constraints pertinent to this rezoning amendment include:

- Possible Land Use Conflicts along much of the township boundary between Green Oak and Brighton Townships is noted as a potential land use constraint between commercial land uses and parks and recreational land use.
- The Fonda, Island & Briggs Lake Joint Water Authority has an established wellhead protection area at the border of Green Oak and Brighton Townships that is noted as an opportunity for water quality.

Township Planning Commission Recommendation: Approval. At the July 7, 2022, public hearing there were numerous public comments regarding: permitted land uses, planning & zoning; the potential impact on traffic and highway access; nuisances; hours of operation; and proposed industrial land uses.

Staff Recommendation: Approval. the proposed LI-Limited Industrial rezoning is compatible with surrounding commercial and industrial land uses and zoning, as well as the LI-Limited Industrial future land use designation for the site. The paved, primary roadway access of East Grand River Avenue, will support industrial development on this site, as will the municipal utilities present in this area of Green Oak Township.

Site Plan Review of this property will be critical to the quality of life for the residential area to the west, and it will be critical to the environmental integrity of Island Lake State Recreation Area to the south of the site.

Commission Discussion: Commissioner Schrock stated that residents made comments at the previous meeting regarding environmental issues such as the wellhead protection area and wetlands. Commissioner Ikle had concerns regarding drainage on the site, and stated the site needs buffering between the uses of commercial and residential and buffering to prevent impervious surface runoff. Commissioner Anderson said that the vacant Bar None restaurant site is the new home of Livingston County Meals on Wheels.

Public Comment: None.

Commission Action:

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

Motion passed: 7-0

**C. Z-35-22 HANDY TOWNSHIP, TEXT AMENDMENT
CHAPTER 16 SPECIAL USES, SECTION 16.6 (AA) OFFICE AND SHOWROOMS OF CONTRACTORS.**

The Handy Township Planning Commission is proposing to amend the Township Ordinance by amending Chapter 16, Section 16.6 AA that establishes standards for contractors' showrooms and offices.

Township Planning Commission Recommendation: Approval. The proposed amendments were approved at the August 25, 2022 public hearing with no public comments noted in the minutes.

Staff Recommendation: proposed amendments are a reasonable addition to the Township Ordinance.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 7-0

8. OLD BUSINESS:

- A. Visits to Local Planning Commissions:** Genoa Township was visited; no others scheduled at this time. Commissioner Ikle gave a brief overview of the meeting.
- B. Assembly Solar Facility Tour:** Principal Planner Stanford presented a slide show of the Assemble solar farm bus tour held on August 26. Planning Commissioners discussed their take-aways from the educational tour.

9. NEW BUSINESS:

- A. Fall 2022 Citizen Planner Educational Series:** This series begins October 27th, 2022.
- B. Planning Commission Terms Expiring in 2022:** The term renewals of Commissioners Anderson and Funk have been forwarded to the Livingston County Board of Commissioners for approval at the September 26, 2022, meeting.

10. REPORTS:

- A. Planning Department Annual Report:** Director Kline-Hudson reported that the Planning Department's Annual Report to the Livingston County Board of Commissioners went very well and the only question asked was about the zoning amendment process.
- B. Livingston County High Quality Natural Areas Assessment Interactive Map Launch:** Principal Planner Stanford provided the Commissioners with a brief presentation of the recently launched Livingston County High Quality Natural Areas Assessment Interactive Map.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: None.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 7:50 P.M., SECONDED BY COMMISSIONER IKLE .

Motion passed: 7-0