

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

October 19, 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:	BILL ANDERSON PAUL FUNK JASON SCHROCK DENNIS BOWDOIN MATT IKLE
COMMISSIONERS ABSENT:	BRIAN PROKUDA BILL CALL
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB
OTHERS PRESENT:	BRUCE POWELLSON, MARION TOWNSHIP JOANN HAAS, COHOCTAH TOWNSHIP

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Anderson 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 OCTOBER 19, 2022, SECONDED BY COMMISSIONER BOWDOIN.**

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 SEPTEMBER 21, 2022, SECONDED BY COMMISSIONER SCHROCK.**

All in favor, motion passed.

6. **CALL TO THE PUBLIC:** Joann Haas, Cohoctah Township resident, spoke to the County Planning Commission with concerns over the potential solar farm developments that are planned for Cohoctah and Conway Townships. She spoke to the amount of valuable prime farmland and environmental areas that could be impacted by potential solar farm land use.

7. **ZONING REVIEWS:**

A. **Z-36-22 GENOA TOWNSHIP, REZONING**

NSD NEIGHBORHOOD SERVICE DISTRICT/MDR MEDIUM DENSITY RESIDENTIAL WITH A TC TOWN CENTER OVERLAY TO HDR HIGH DENSITY RESIDENTIAL/RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT IN SECTIONS 11 AND 14.

Current Zoning: NSD Neighborhood Service District & MDR Medium Density Residential with a TC Town Center Overlay

Proposed Zoning: HDR High Density Residential/RPUD Residential Planned Unit Development Sections 11 and 14

Township Master Plan:

The Future Land Use Plan of the Genoa Township Master Plan (2013) designates the site as Mixed Use and High Density Residential:

The Mixed-Use Town Center category includes a mixture of uses integrated into a traditional-style development of high-density single-family homes, attached and detached, along with various commercial uses including retail and office. The intent is to create a destination in the Township as an alternative to the consistent strip development that currently exists along Grand River Avenue from Howell to Brighton.

The High Density Residential designation refers to higher density condominiums, apartments and other multiple family dwellings and it is found within areas served, or planned to be served, by public water and sanitary sewer. Development should respond to infrastructure and land capabilities and should not exceed 8 units per acre. High density residential developments will be served by public water and sewer.

Additionally, the Future Land Use Chapter of the Genoa Township Master Plan establishes a growth boundary that marks the separation between rural and urban areas and defines land that can efficiently support urban services such as sewer, water, and roads. The subject site is within the Primary Growth area that is currently served or available to be served by public sewer and water. These areas include single family and multiple family residential at higher densities with public water and sewer, commercial centers, industrial parks, and mixed-use centers.

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. There were several public comments at the September 12, 2022, public hearing expressing concern regarding traffic, the traffic light, the power grid, retention pond, drainage in Lake Chemung, the view from neighboring residences, and apartment rentals.

Staff Recommendation: Approval. The proposed rezoning to HDR/RPUD is consistent with the goals and intent of the Genoa Township master plan, it is supported by existing infrastructure, and it will preserve and protect natural features that might not be protected under other forms of development.

Commission Discussion: Commissioner Funk asked if the audience at the Township Planning Commission meeting was well-informed of the project and why there are so many concerns over the site? Director Kline-Hudson and Commissioner Ikle were present at the Genoa Township Planning Commission public hearing, and they explained the site plan concerns that they heard from area residents. Commissioner Ikle explained the history of the site and why a development is now being proposed at this

location many years later. He noted that the Town Center Overlay district that is currently in place, does not have any setback requirements and the proposed RPUD has setbacks, however, the Genoa Township Planning Commissioners are requesting that the setbacks of the PUD be increased. Commissioner Ikle also noted his concerns about the primary entry to the development and that he did not understand why the applicant stated that a boulevard entrance is not permitted by the Livingston County Road Commission.

Public Comment: None.

Commission Action:

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

Motion passed: 5-0

B. PA-01-22: HOWELL TOWNSHIP PA 116 FARMLAND AGREEMENT: Section 9, 40 ACRES, LUKE AND ANNA BOWMAN.

Commission Discussion: None.

Commission Comment: None.

Public Comment: None.

Commission Action:

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

Motion passed: 5-0

C. PA-02-22: HOWELL TOWNSHIP PA 116 FARMLAND AGREEMENT: Section 9, 40 ACRES, LUKE AND ANNA BOWMAN.

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 FUNK.

Motion passed: 5-0

8. OLD BUSINESS:

A. Fall 2022 Citizen Planner Educational Series: This series begins October 27th, 2022. Planning Commissioners Ikle and Schrock will be attending as well as staff.

B. 2023-2027 Parks & Open Space Plan: Public comment period will soon begin for the plan. It is hoped that a public hearing for the plan will be held at the December 21, 2022 County Planning Commission meeting.

9. NEW BUSINESS: None.

10. REPORTS:

- A. Planning Commission Annual Meeting:** Next month will be the Livingston County Planning Commission annual meeting to select officers for the next calendar year.
- B. State of the County Address:** State of the County will be on November 1st, 2022 at the Public Safety Complex at 5:30 p.m.
- C. Howell Master Planning Session:** Howell's master planning session will be open to the public on October 26 – 28, 2022.
- D. MAP Annual Conference:** Principal Planner Barb provided the Commissioners with a brief overview of the topics discussed at the Michigan Association of Planning annual conference.
- E. Director Kline-Hudson Retirement:** Director Kline-Hudson announced her retirement effective January 15, 2023.

- 11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Joann Haas, Cohoctah Township resident, again requested that the County Planning Commission provide aid or assistance regarding the issues that the townships are experiencing with potential solar projects throughout Cohoctah and Conway Townships. Director Kline-Hudson stated that the Livingston County Planning Commission will be evaluating the proposed language when it is received, and only local township officials can make land use changes within the community or declare a moratorium on such projects. She invited Ms. Haas to visit the Livingston County Planning Department for further information regarding solar farms.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER SCHROCK TO ADJOURN THE MEETING AT 7:35 P.M., SECONDED BY COMMISSIONER BOWDOIN .

Motion passed: 4 – 1 (Ikle: Nay)