

**LIVINGSTON COUNTY PLANNING
COMMISSION MEETING MINUTES**

November 17, 2021

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:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> BRIAN PROKUDA MATT IKLE (via Zoom) PAUL FUNK </td> <td style="width: 50%; border: none;"> BILL ANDERSON DENNIS BOWDOIN BILL CALL </td> </tr> </table>	BRIAN PROKUDA MATT IKLE (via Zoom) PAUL FUNK	BILL ANDERSON DENNIS BOWDOIN BILL CALL
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COMMISSIONERS ABSENT:			
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB		
OTHERS PRESENT:	BRUCE POWELLSON, MARION TOWNSHIP PC MEMBER WAYNE PERRY, DESINE INC. CHRIS SMITH, GENOA TOWNSHIP PETITIONER DAVID PLUNKETT, BRIGHTON TOWNSHIP (ZOOM) MEGAN ALLOR, BRIGHTON TOWNSHIP PETITIONER (ZOOM) CHRIS GRAJEK, GENOA TOWNSHIP PC CHAIR (ZOOM) TOM LEWIS, PUTNAM TOWNSHIP ZONING ADMINISTRATOR (ZOOM) CHERYL AND SHANE MONROE, PUTNAM TOWNSHIP PETITIONERS (ZOOM) PATRICK CLEARY, BOSS ENGINEERING GARY GERRITS, BRIGHTON TOWNSHIP JOHN BELCHER, HANDY TOWNSHIP (ZOOM)		

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:** Roll call by Principal Planner Stanford indicated the presence of a quorum. Members of the public were acknowledged in the audience.

Present: All commissioners were present at Livingston County Chambers except Matt Ikle.

Prokuda	[X]	Location: Livingston County Administration Building
Ikle	[X]	Location: Genoa Township (via Zoom)
Anderson	[X]	Location: Livingston County Administration Building
Bowdoin	[X]	Location: Livingston County Administration Building
Funk	[X]	Location: Livingston County Administration Building
Call	[X]	Location: Livingston County Administration Building

Absent: None

4. APPROVAL OF AGENDA

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO APPROVE THE AGENDA, AS PRESENTED, DATED NOVEMBER 17, 2021, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]

Nay: None.

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES, DATED OCTOBER 20, 2021, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]

Nay: None.

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. Z-33-21: PUTNAM TOWNSHIP – REZONING

Current Zoning: RR-Rural Residential

Proposed Zoning: AO-Agricultural Open Space

Section 17

Township Master Plan:

The Putnam Township Master Plan (2012) designates the subject parcel as Low Density Residential (3 to <5 acres). The Township Master Plan states the following regarding the Rural Preservation future land use classification:

The LDR classification accommodates single-family development at relatively low to moderate suburban densities in areas located near existing residential development and the Village of Pinckney. These are semi-rural areas not significantly affected by environmental constraints, and on-site sanitary sewer service and water may be readily accommodated. LDR development patterns respond to and help preserve rural visual character by maintaining adequate setbacks and by minimizing the number of lots that directly front onto existing public streets and roads. Where no other options are available, homes must front onto existing streets.

The Township Master Plan continues to state that the low-density residential classification is also used to preserve rural character and make efficient use of infrastructure. It is in this regard that the low-density classification shares a common goal with the agricultural and open space future land use classification. While the requested zoning of the parcel deviates from the master plan, the intent is the same – to preserve agricultural and natural areas. We believe the requested rezoning to AO (Agriculture & Open Space) meets these goals and does, therefore, comply with the intent of the Putnam Township Master Plan.

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 October 13, 2021 public hearing. There were no major comments indicated in the draft meeting minutes of the October 13, 2021 Putnam Township Planning Commission on the proposed rezoning.

Staff Recommendation: Approval. The proposed rezoning from RR to AO is compatible with both the Putnam Township Master Plan and the Livingston County Master Plan.

Commission Discussion: Commissioner Prokuda inquired about the AO zoned parcel to the west of the site.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]

Nay: None.

B. Z-34-21 GREEN OAK CHARTER TOWNSHIP, ZONING ORDINANCE AMENDMENT.
ARTICLE III DISTRICT REGULATIONS, SECTION 38-135 SCHEDULE OF USE REGULATIONS

According to Green Oak Township Planning Consultant Paul Montagno of Carlisle Wortman Associates, Inc., Green Oak Township received an application from MIU Holdings LLC on behalf of Wixom Crossing Company, LLC, who owns property at 6826 Kensington Road, to amend the Zoning Ordinance to allow medial office use as a permitted use in the RO Research Office Zoning District. This request is enabled by Section 38-536 of the Zoning Ordinance, which states that amendments may be initiated by property owners. The property owner's site is already developed with an office building and there is interest in using this building for outpatient medical offices. According to the Green Oak Township planning consultant this building and site seem to be well suited for that use.

Township Planning Commission Recommendation: Approval. The Green Oak Charter Township Planning Commission recommended Approval of the zoning ordinance text amendments to Article III. District Regulations, Section 38-135 Schedule of Use Regulations, at their October 7, 2021 Planning Commission meeting. The minutes from the October 7, 2021 public hearing reflect that there were no public comments.

Staff Recommendation: Approval. The proposed text amendments to Article III. District Regulations, Section 38-135 Schedule of Use Regulations, which add office buildings for medical professionals as a permitted use in the RO Research Office zoning district is reasonable and appropriate.

Commission Discussion: Commissioner Ikle stated that many doctors and dentists are expanding into a 24 hour operation, but this text amendment states that businesses can only be in operation during normal business hours; what if a dental patient needed an emergency procedure? Director Kline-Hudson stated that she believes that emergency care as part of the normal patient relationship would be acceptable. Commissioner Funk stated that urgent care in other jurisdictions sometimes have large signage and this should be a question clarified by the Township. Director Kline-Hudson will note these concerns in her cover letter to the Township.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]

Nay: None.

C. Z-35-21: BRIGHTON CHARTER TOWNSHIP – CONDITIONAL REZONING

Current Zoning: B-2 General Business

**Proposed Zoning: B-3 Special Business-Conditional
Section 4**

Township Master Plan:

The Future Land Use plan and map of Brighton Charter Township designates the site as Neighborhood Business. The Township Master Plan describes this area in the following manner (p. 20):

This designation is intended for a variety of small-scale retail and service businesses. This category defines local business areas to concentrate commercial development within the defined nodes rather than scatter development along the Old US-23 corridor. The uses in this designation are not intended to compete with larger shopping or employment areas found in other communities that serve Township residents. Instead, they are primarily intended to serve Township residents that do not wish to drive to the more distant commercial/office centers for their convenience and daily shopping needs. Typical uses would include smaller general merchandising/retail establishments such as convenience stores, banks, drycleaners, beauty/barber shops, and small retail strips.

Certain Neighborhood Business nodes have been designated along Old US-23 in the areas north of Hyne, north of Hope Lake, and at the intersections of Hilton Road and Spencer Road. This allows existing businesses to be recognized, while retaining much of the northern corridor for residential development and open space. The Neighborhood Business designation will allow convenience commercial uses to be provided to Township residents without intrusions into the residential neighborhoods. The location of convenience commercial uses will provide traffic management benefits since most patrons will already be on the road or traveling a short distance from nearby residential areas or from work. New Neighborhood Business uses should develop within these nodes and within the mixed-use corridors, south of Hilton and along Grand River Avenue. While there are some scattered commercial and office uses along the entire length of the corridor, these may transition into other more.

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.

Based on these strategies, the consistency of rezoning the subject parcel from a B-2 General Business zoning district to a B-3 Special Business zoning district with conditions as presented, which is master planned for Neighborhood Business, appears to be fairly compatible with the Best Practices as identified in the Livingston County Master Plan.

Township Planning Commission Recommendation: Approval. The Brighton Charter Township Planning Commission recommended Approval of this Conditional Rezoning at its October 11, 2021 Special Meeting/Public Hearing. There were several conditions tied to this conditional rezoning that were formally offered by the petitioner.

Staff Recommendation: Approval. The proposed conditional rezoning is consistent with the Master Plan for the subject parcel and would generally be compatible with the Neighborhood Business nature of the surrounding area under the mutually agreed upon conditions as presented.

Commission Discussion: Commissioner Anderson asked if the units would be climate controlled? The applicant said the largest building would be heated, but not climate-controlled. The property would revert back to the original zoning if not approved. The applicant must meet all of the conditions of the conditional rezoning in order to proceed.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]

Nay: None.

D. Z-36-21: BRIGHTON CHARTER TOWNSHIP – REZONING

Current Zoning: B-2 General Business and R-5 Waterfront Residential

Proposed Zoning: MXPUD – Mixed Use Planned Unit Development

Section 19

Township Master Plan:

The Future Land Use plan and map of Brighton Charter Township designates the site as General Business and Medium Density Residential. The Township Master Plan describes this area in the following manner (pgs. 17 & 20):

GENERAL BUSINESS: Businesses that rely on and serve a broader customer-base including the entire Township, the cities of Howell and Brighton, and pass by traffic along Grand River, are included in this designation. Appropriate uses include auto dealerships, grocery stores, restaurants and retail centers. Special consideration needs to be given to highway commercial uses to minimize their impact on adjacent land uses, to accommodate the volumes of vehicular traffic generated, their potential impact on the aesthetics of the site and surrounding area, and the need to ensure compatibility between vehicular and pedestrian traffic. The General Business category may include Neighborhood Business uses; however, larger- scale General Business uses should not be located within Neighborhood Business areas in order to protect their character and low intensity nature. General Business uses have been designated along Grand River Avenue corridor near the Township’s western border, where these uses currently exist. These segments of Grand River abut more intense, regional commercial uses located within the City of Brighton.

MEDIUM DENSITY RESIDENTIAL: This designation primarily refers to moderate-density single-family uses, including single-family homes on existing small lots and some two-family attached condominiums. Areas designated as Medium Density Residential were selected where historic patterns of development near commercial nodes and around many of the lakes in the southern and western portions of the Township have resulted in medium density areas. Other areas of existing moderate density development were also categorized as Medium Density, as well as areas where a transition is needed between lower density areas and multiple-family or neighborhood commercial areas. These areas are expected to be developed at densities of two to three dwelling units per acre, and are generally located within close proximity to major thoroughfares and commercial areas, and where the existence of larger parcels of land that can accommodate this type of development. The majority of the Medium Density Residential areas are found within areas that are served, or may be served by public water and sewer.

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 Brighton Charter Township Planning Commission recommended Approval of this Rezoning at its October 11, 2021 Public Hearing.

Staff Recommendation: Approval. The proposed rezoning is fairly consistent with the Master Plan for the subject parcel and would generally be compatible with the retail/office/service nature of the surrounding area. County Planning concurs with the Township in that the proposed mixed-use PUD offers a benefit to the Township in terms of open space. The PUD also allows for the necessary flexibility needed to efficiently and effectively site the proposed plan within a small, unique parcel.

Commission Discussion: Commissioner Anderson asked if there were lake privileges and the applicant stated there are not. Commissioner Funk asked if the owners are individuals or entities. The applicant stated there are no restrictions to prevent common occupancy of the units. Commissioner Ikle inquired about the limited parking, access, and open space.

Public Comment: Patrick Cleary from Boss Engineering clarified the project for the Commissioners.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]
Nay: None.

E. Z-37-21: GENOA CHARTER TOWNSHIP – REZONING

Current Zoning: IND-Industrial

**Proposed Zoning: PID Planned Industrial Development
Sections 5 & 8**

Township Master Plan:

The Future Land Use Plan of the Genoa Township Master Plan (2013) designates the site as Industrial. The intent of this designation is to develop industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compound, process, package, assemble and/or treat

finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is found only in very defined and limited portions of this area. The site is also in a designated Primary Growth Area of Genoa Township, along Grand River Avenue/ I-96 corridor between Brighton and Howell. Primary growth areas are 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. The Genoa Charter Township Planning Commission recommended Approval of this Rezoning at its October 12, 2021 Public Hearing.

Staff Recommendation: Approval. The proposed rezoning from Industrial to Planned Industrial Development (PID) overlay is compatible with surrounding planning, zoning and current land uses. The proposed asphalt plant is a specially permitted use in PID and the property improvements associated with this development will benefit Genoa Township and the industries of the Victory Lane/ Grand Oaks Boulevard industrial area.

Commission Discussion: Commissioner Prokuda inquired about the extra truck traffic.

Public Comment: Wayne Perry of Desine, Inc. responded that paving Toddiem Drive provides access to Grand Oaks Blvd. and the Latson Road interchange of I-96.

Commission Action:

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

Motion passed: 6-0

Yea: Prokuda [X] Ikle [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]

8. OLD BUSINESS:

- A. Visits to local Planning Commission meetings:** Township PC visits were discussed for Ocoola and Green Oak Townships.
- B. Planning Commission Vacancies:** Interviews went well and resulted in 2 names being forwarded to the Board of Commissioners for consideration – John Belcher and Jason Schrock.

9. NEW BUSINESS

- A. Airport Zoning Board of Appeals – Ikle and Call:** Ikle and Call are both still interested in being on the Airport Zoning Board of Appeals.

10. REPORTS:

- A. MAP Conference** - Director Kline-Hudson stated that she and Principal Planner Barb virtually attended the MAP Conference at the end of October.
- B. November 3 Brown Bag Lunch** – Principal Planner Barb recapped the Brown Bag Lunch presentation on ‘Reducing Light pollution for Night Sky Viewing.’
- C. November County Planning Connection** – Director Kline-Hudson stated that a newsblast was released today with an article about Mathew Prokuda’s Eagle Scout project at Fillmore County Park.
- D. November 22, 2021 Parks and Open Space Presentation** – Director Kline-Hudson invited Planning Commissioners to attend a Parks and Open Space Advisory Committee presentation to the Board of Commissioners in-person or virtually, on Monday, November 22, 5:30 pm.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: Commissioner Bowdoin notified the commission about changes to GAAMPs of the Right to Farm Act. Planning Commissioners suggested that the GAAMPs information be emailed to them and the links should be put on the County Planning website under resources. Commissioner Funk stated that he will have a report on the Michigan Planning Conference at a subsequent meeting. Commissioner Ikle urged Planning Commissioners to consider ARC’s on-line Christmas Shopping to support a great non-profit organization.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER PROKUDA TO ADJOURN THE MEETING AT 7:53 P.M., SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 5-1

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Funk [X] Call [X]
Nay: Ikle [X] (in honor of the late Jim Sparks)**