

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

**July 15, 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:	MATT IKLE JEANNE CLUM LAURA ABRAMSON	BILL ANDERSON DENNIS BOWDOIN BILL CALL
COMMISSIONERS ABSENT:	BRIAN PROKUDA	
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	DAVE MCFARLAND, JOE MCFARLAND, TODD WYETT	

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Anderson 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: Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Absent: Prokuda

4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO APPROVE THE AGENDA DATED JULY 15, 2020, SECONDED BY COMMISSIONER CLUM.

All in favor, motion passed.

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

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

Commissioner Call noted that the name of a guest in the minutes should be changed from Dan Larabel to Tom Larabel.

Commissioner Action IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES, AS AMENDED, DATED JUNE 17, 2020, SECONDED BY COMMISSIONER CALL.

All in favor, motion passed.

Yea: 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-11-20: GENOA TOWNSHIP – REZONING**

Current Zoning: CE Country Estates

Proposed Zoning: ICPUD and CAPUD

Section 8, 9, 17 / Genoa Township

Township Master Plan:

The Future Land Use Plan of the Genoa Township Master Plan (2013) designates this site as Interchange Commercial and Interchange Campus.

The intent of Interchange Commercial is stated as follows: Rather than typical interchanges where gas stations and fast food establishments are built piecemeal with little consideration for aesthetics, the intent of this designation is to promote planned development of these interchange commercial uses with high quality architecture. The new Latson interchange is envisioned to be the premier exit for travelers along I-96: a destination where they can get out of their vehicles to walk around, dine, and shop.

The intent of Interchange Campus is stated as follows: With the creation of a new interchange at Latson/Nixon in 2013, development pressures may exist for largescale users seeking large parcels of land with convenient access to I-96. The intent is to create a district that will accommodate largescale institutional campuses close to the interchange without leapfrog development further south.

The site is also in a designated Primary Growth Area of Genoa Township. 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; at the June 11, 2020 public hearing residents expressed concerns over the development wrapping around existing residential properties; the developer; property values; road conditions; future construction; and the Planning Commission meeting being held remotely.

Staff Recommendation: Approval. The proposed rezoning to ICPUD and CAPUD actualizes the 2013 master planning for this interchange area of Genoa Township. The Township prepared for the construction of the I-96/Latson Road interchange by adopting new master plan language for the S. Latson Road area approximately seven years ago.

Commission Discussion: None.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

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

Nay: None

B. Z-12-20: HAMBURG TOWNSHIP – REZONING

Current Zoning: WFR-Waterfront Residential/HPUD-Hardship Planned Unit Development

Proposed Zoning: CS Community Service/HPUD

Section 22 / Hamburg Township

Township Master Plan:

Hamburg Township is currently involved in the process of adopting a new Master Plan in July 2020. At this time the 2011 Hamburg Township Master Plan remains in place. The Future Land Use Plans of both the current 2011 and the 2020 Hamburg Township master plans, designates this site as General Commercial (where Chilson Commons is present). The current 2011 Master Plan also designates Medium Density Single Family Residential for the land area surrounding the shopping center.

According to the current 2011 Master Plan, the intent of General Commercial is noted as follows:

“General Commercial includes all land and buildings where products, goods or services are provided to service a larger community area. These uses will be larger uses and will generate higher traffic volumes. This land use designation will be used for the maintenance and some expansion of the existing commercial clusters located along M-36. Strip commercial development along M-36 beyond these community nodes should not be allowed.”

The site is also noted as being a part of the North Chain of Lakes Area on Map 14 Planning Areas Map. The intent of commercial uses in this area is stated as follows:

“The existing commercial area along M-36 at Lakeland is retained at its current size. To strengthen this existing commercial node, redevelopment of existing commercial sites is encouraged. The commercial area at Chilson Road and M-36 is shown to be expanded. The extension of strip commercial development is strongly discouraged.”

The Master Plan states that the CS Community Service zoning district is the applicable zoning for land designated General Commercial.

The Future Land Use plan of the 2010 M-36 Corridor Plan also notes the intersection of Chilson and M-36 as a primary commercial node and notes the proposed use north and south of this intersection as Community Commercial.

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: Disapproval. A public hearing was held at both the May 20 and June 17 meetings of the Planning Commission. There were no comments from the public at the May 20 meeting and minutes from the June 17 meeting were not available at the time of this review.

Staff Recommendation: Approval. The proposed rezoning to CS Commercial Service is compatible with surrounding planning, zoning and commercial land uses.

Commission Discussion: Commissioner Clum asked whether there are on-going preservation efforts planned for the Lakelands Trail connection on site. Planning Director Kline-Hudson said that the connector trail from this development to the Lakelands Trail will remain and that it was installed at the time Chilson Commons was developed. Commissioner Clum also asked why it was disapproved by the township planning commission. Planning Director Kline-Hudson said it was more about the Hardship PUD rather than the underlying zoning and that the Township Planning Commission does not want to amend the PUD agreement. Commissioner Abramson had a question about the HPUD overlay and whether the overlay would stay with the underlying zoning. Planning Director Kline-Hudson said that it would.

Public Comment: None.

Commission Action:

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

Motion passed: 6-0

Yea: 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. 2021-2026 County Capital Improvement Plan Approved by Board of Commissioners
- B. CARES ACT Grants: First Responder Hazard Pay Premiums Program Grant and Public Safety and Public Health Payroll Reimbursement Program Grant were submitted by County Planning on 7/15/20 on behalf of County Administration.
- C. The SEMCOG Grant for the Livingston County Trails Plan was closed out this week and the plan was completed in late June.
- D. The Small Towns and Rural Planning (STaR) Division of the American Planning Association has awarded the Livingston County Planning Department with the Vernon Deines Award for a Comprehensive Plan/ Large Jurisdiction (larger than 51,000 in population).

11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Clum wanted to thank Planning Staff for all their hard work during this time and to congratulate them on winning another National Planning award for the 2018 County Master Plan. All Commissioners echoed her sentiments.

12. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO ADJOURN THE MEETING AT 7:19 P.M., SECONDED BY COMMISSIONER CLUM.

Motion passed: 6-0

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

Nay: None