



# Livingston County Department of Planning

## LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, August 17, 2022 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers  
304 East Grand River, Howell, MI 48843

***Please note that this is a hybrid meeting with County Planning Commissioners and staff meeting in-person. Audience participants are welcome to attend in-person or via Zoom by using the meeting link at the bottom of the agenda***

**Kathleen J. Kline-Hudson**  
AICP, PEM  
Director

**Robert A. Stanford**  
AICP, PEM  
Principal Planner

**Scott Barb**  
AICP, PEM  
Principal Planner

### Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – August 17, 2022
5. Approval of Meeting Minutes – July 20, 2022
6. Call to the Public
7. Zoning Reviews
  - A. Z-32-22 Putnam Township, Text Amendment, Article 6 Single-Family Residential Districts, Section 340-52 Establishment of SFR Districts, Section 340-55 Table of Uses and Section 340-56 District Regulations; Article 17 Administration and Enforcement, Section 340-177 Amendments.
8. Old Business
  - A. Visits to Local Planning Commissions
9. New Business
  - A. The Assembly Solar Facility Tour
  - B. Fall 2022 Citizen Planner Educational Series
  - C. Planning Commission Terms Expiring in 2022
10. Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

### Department Information

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### **Via Zoom (on-line meetings):**

<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

Via the Zoom app

**Join a meeting**, with meeting number: **399 700 0062**

Enter the password: **LCBOC** (ensure there are no spaces before or after the password)

Meeting ID: **399 700 0062**

Password: **886752**

Meeting recordings may be made using a personal computer or laptop, after requesting ability from the meeting host.

**LIVINGSTON COUNTY PLANNING  
COMMISSION MEETING MINUTES**

**July 20, 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>**

<b>PLANNING COMMISSION</b>			
<b>COMMISSIONERS PRESENT:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <b>JASON SCHROCK BILL ANDERSON PAUL FUNK</b> </td> <td style="width: 50%; border: none;"> <b>DENNIS BOWDOIN MATT IKLE BILL CALL</b> </td> </tr> </table>	<b>JASON SCHROCK BILL ANDERSON PAUL FUNK</b>	<b>DENNIS BOWDOIN MATT IKLE BILL CALL</b>
<b>JASON SCHROCK BILL ANDERSON PAUL FUNK</b>	<b>DENNIS BOWDOIN MATT IKLE BILL CALL</b>		
<b>COMMISSIONERS ABSENT:</b>	<b>BRIAN PROKUDA</b>		
<b>STAFF PRESENT:</b>	<b>KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB</b>		
<b>OTHERS PRESENT:</b>	<ul style="list-style-type: none"> <li>• <b>BRUCE POWELLSON - MARION TOWNSHIP</b></li> <li>• <b>BENTON HISLER – VISITOR</b></li> <li>• <b>ADAM KREEGER – PETITIONER FOR CONWAY TOWNSHIP REZONING CASE (Z-31-22)</b></li> <li>• <b>MEGHAN SWAIN-KUCH - CONWAY TOWNSHIP PLANNING COMMISSION CHAIR (Z-31-22)</b></li> <li>• <b>TOM LEWIS – PUTNAM TOWNSHIP ZONING ADMINISTRATOR</b></li> <li>• <b>CHRIS KHOREY – PLANNER FOR OCEOLA TOWNSHIP</b></li> <li>• <b>ANDREA SYDOR – PETITIONER FOR GENOA TOWNSHIP CASE (Z-30-22)</b></li> </ul>		

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 JULY 20, 2022, SECONDED BY COMMISSIONER FUNK.**

**All in favor, motion passed.**

5. APPROVAL OF PLANNING COMMISSION MEETING MINUTES

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, DATED JUNE 15, 2022, SECONDED BY COMMISSIONER IKLE.**

**All in favor, motion passed.**

6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. MP-02-22 OCEOLA TOWNSHIP, 2022 MASTER PLAN

Livingston County Planning Department received correspondence from the Oceola Township Planning Commission requesting Livingston County Planning Commission review and comment on the proposed new Oceola Township Master Plan (Draft June 7, 2022). This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008). This newly proposed Master Plan replaces the current Township Master Plan, which was adopted in November 2007.

County Planning Staff reviewed the aforementioned documents for compatibility with the 2018 Livingston County Master Plan and for potential impacts on Livingston County residents and communities.

**Township Planning Commission Recommendation: Final Approval Pending.**

**Staff Recommendation: Approval.** That the Livingston County Planning Commission concur with staff's comments on the *2022 Oceola Township Master Plan* and submit the foregoing comments to the Oceola Township Planning Commission. County Planning Staff encourages the Oceola Township Planning Commission to seriously consider the County Planning staff suggestions for revisions that are contained in this review.

**Commission Discussion:** Commissioner Ikle inquired about planning for safe pedestrian access across Latson Road to the new HAPRA recreation center. Commissioner Funk stated that he and staff had visited the Oceola Planning Commission in December, 2021 when they were working on the draft of the Master Plan, he echoed Commissioner Ikle's concerns about access to community gathering places and he encourages the inclusion of Livingston County's 2022 High-Quality Natural Areas Assessment information in their master plan.

**Public Comment:** Chris Khorey, planner for Oceola Township briefly discussed the master plan.

**Commission Action:**

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

**Motion passed: 6-0**

B. MP-03-22 GENOA TOWNSHIP, 2022 MASTER PLAN

Livingston County Planning Department received correspondence on June 27, 2022, from Genoa Township requesting Livingston County Planning Commission review and comment on the proposed *Draft Genoa Township 2022 Master Plan*. This review is required by Section 125.3841 of the Michigan Planning Enabling Act (2008). The Planning Act provides surrounding communities and other respondents with 63 days to provide comments. This review period expires on August 29, 2022. The proposed Master Plan replaces the current Township Master Plan, which was adopted in 2013.

County Planning Staff reviewed the *Draft Genoa Township 2022 Master Plan* for compatibility with the *2018 Livingston County Master Plan* and for potential impacts on neighboring residents and communities.

**Township Planning Commission Recommendation: Final Approval Pending.**

**Staff Recommendation: Approval.** The draft 2022 Genoa Township Master Plan contains good content for leading Genoa Township planning & zoning into the future. County Planning Staff recommend that the Genoa Township Planning Commission seriously consider the County Planning staff suggestions for revision that are contained in this review.

**Commission Discussion:** Commissioner Funk asked about the process for adoption of the master plan, and whether the content of the plan must be consistent community by community.

**Public Comment: None.**

**Commission Action:**

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

**Motion passed: 6-0**

**C. Z-28-22: PUTNAM TOWNSHIP, TEXT AMENDMENT, ARTICLE 2, DEFINITIONS; ARTICLE 3 GENERAL PROVISIONS; ARTICLE 5 A-O AGRICULTURAL/OPEN SPACE DISTRICT.**

The Putnam Township Planning Commission is proposing to amend the Township Ordinance by amending several sections of the Ordinance including definitions, setback measurements and projections into yards, solar energy systems, and accessory structures.

**Township Planning Commission Recommendation: Approval.** The proposed text amendments were approved at the June 8, 2022 public hearing. No public comments on the proposed changes were noted in the minutes.

**Staff Recommendation:** Proposed changes are compatible with the Putnam Township Zoning Ordinance.

**Commission Discussion: None.**

**Public Comment: None.**

**Commission Action:**

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

**Motion passed: 6-0**

**D. Z-29-22: HAMBURG TOWNSHIP, TEXT AMENDMENT, ARTICLE V. ZONING BOARD OF APPEALS**

The proposed text amendments primarily regard Zoning Board of Appeals decisions regarding practical difficulties.

**Township Planning Commission Recommendation: Approval.** The Hamburg Township Planning Commission recommended Approval of the zoning ordinance text amendments to Article V. Zoning Board of Appeals, Sec. 36-137 (c.) Jurisdiction at their June 15, 2022, Planning Commission meeting. Minutes of the meeting were not available at the time of this review.

**Staff Recommendation: Approval.** The newly proposed list of five (5) standards for practical difficulty are very reasonable and represent current expectations of Zoning Board of Appeals procedures according to the Michigan Zoning Enabling Act.

**Commission Discussion:** Commissioner Ikle expressed concern over the current item #4 being taken out of the proposed text. Item 4. States “*That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.*” Commissioner Call echoed the sentiments that the reference to the master plan should stay in the proposed text.

**Public Comment: None.**

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL WITH CONDITIONS OF INCORPORATING THE MASTER PLAN VARIANCE CONDITION (CURRENT ITEM #4) INTO THE PROPOSED TEXT, SECONDED BY COMMISSIONER BOWDOIN.**

**Motion passed: 6-0**

**E. Z-30-22 GENOA TOWNSHIP, REZONING,  
RR RURAL RESIDENTIAL TO CE COUNTRY ESTATES IN SECTION 32**

**Current Zoning: RR Rural Residential**

**Proposed Zoning: CE Country Estates  
Section 32**

**Township Master Plan:** The Future Land Use Plan of the Genoa Township Master Plan (2013) designates the site as Large Lot Rural Residential. The intent of this designation is development of single family residential on large lots. Many of the areas within this designation have significant natural limitations such as wetlands or severe soil limitations and are not planned for sanitary sewer. This classification is recommended for single family residences on lots no smaller than 2 acres or clustered development with a net density of 2 units per acre.

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 a rural reserve area outside of the growth boundary that should be maintained at a relatively low intensity rural character of development that will not adversely impact natural features and agricultural uses.

**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 was one public comment of support from a neighboring property owner at the June 13, 2022, public hearing.

**Staff Recommendation: Approval.** The proposed rezoning from Rural Residential (RR) to Country Estates (CE) is compatible with surrounding planning, zoning, and current land uses.

**Commission Discussion: None.**

**Public Comment: None.**

**Commission Action:**

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

**Motion passed: 6-0**

**F. Z-31-22 CONWAY TOWNSHIP, CONDITIONAL REZONING,  
AR AGRICULTURAL RESIDENTIAL TO COMMERCIAL IN SECTION 10**

**Current Zoning: AR Agricultural Residential**  
**Proposed Zoning: C Commercial**  
**Section 10**

**Township Master Plan:** The Future Land Use plan and map of Conway Township (2018) designates the site as Agricultural Residential. The Township Master Plan further describes these area in the following manner (p.37).

**Agricultural Residential**

*The Agricultural Residential land use category provides opportunities for low-density suburban style housing while preserving and supporting agricultural uses. District developments promote the preservation of Conway Township land area through low-density cluster development of housing and careful consideration of existing land uses and community input. Wherever, possible, residential land uses are extended along paved roadways to provide better access for higher density uses.*

*The residential component of this land use category recognizes existing subdivisions and makes provisions for new residential areas on large lots. Average development densities within the residential areas are planned for one dwelling unit per two acres except for subdivisions. Anticipated average development for subdivisions, whether in the form of plats or condominiums, are planned not to exceed one dwelling unit per 32,670 square feet (3/4 of an acre) although dwelling units (or lots) may be clustered in order to maximize retained open space. Single-family detached housing will be the predominant style in this area, although the Planning Commission may permit multiple family units along paved County Primary Roads through special land use approval.*

*As the largest land use in Conway Township, farming activities are the predominant activity within this classification, although single-family detached dwelling units are allowed. This land use is characterized by large lots, very low residential density and agricultural business activities. This category intends to preserve prime farmland properties and should be protected from residential development when possible. The land within this area is well suited for growing crops due to soil type and terrain, which are unique natural resources of the township. New residential properties are highly encouraged to be contained in cluster development to preserve land area.*

*Some non-agricultural uses may be of no harm to, or enhance the character of the farming area. Uses related to farming or the Planning Commission should allow agricultural production through special land use approval. For example, farm product processing, storage and distribution; the sale and service of products and equipment used in farming; farm related enterprises such as roadside produce markets, farm-craft stores; and sale of horticultural products and services.*

*These uses should be evaluated for their unique impacts on surrounding agricultural lands with particular reference to the amount and quality of land to be taken out of production, and the way the sites are developed and accessed to minimize conflicts with adjacent agricultural uses.*

*The plan recommends that subdivisions in agricultural areas be subject to special land use approval by the Planning Commission to ensure better control over timing, size and location of projects. It is expected that subdivisions in the areas will develop in a logical pattern extending out from the residential areas so that subdivision developments do not "leapfrog" into areas and result in premature loss of farmland. In order to further protect agricultural resources in Conway Township, properties within the Agriculture land use may be enrolled in the P.A. 116 Farmland and Open Space Protection Program. The availability of a Purchase of Development Rights (PDR) program is a critical component of agricultural land uses. PDRs allow landowners to sell development rights for the farm parcel to a governmental or not-for-profit entity in exchange for placement of an easement on the land which prohibits future non-agricultural development of the property. This agreement allows the farmer to receive the value of their property without allowing development.*

**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 from an AR-Agricultural Residential zoning district to a C-Commercial zoning district, in a location where the subject property is entirely surrounded by an already established agricultural/residential land use character in all directions appears to be in conflict with the goals and objectives of the township Master Plan.

**Township Planning Commission Recommendation: Approval.** The Conway Township Planning Commission recommended **APPROVAL** of this Conditional Rezoning "...pending approval tied to conditions with additional information to be provided" at its May 9, 2022 Public Hearing.

**Staff Recommendation: Approval with Conditions.** On the face of it, the proposed rezoning is inconsistent with the Township Master Plan. However, the applicant has volunteered a set of conditions that provide more details for the township to consider and a clearer picture as to the actual intended use as a result of the rezoning being approved. However, it will be imperative that a careful and thorough site plan approval process will need to take place if the township chooses to approve of the rezoning and its conditions, in order to ensure the level of negative impacts of the proposed use are kept to the absolute minimum and compatibility of the site with surrounding properties is achieved to the best extent possible.

Recommendation: **Approval with Conditions.** Conditions being that the township and applicant mutually agree with the Statement of Conditions as required by Section 4.09 of the Township Zoning Ordinance.

**Commission Discussion:** Commissioner Bowdoin gave a brief explanation of history behind the proposed rezoning and asked if it would be best to eliminate the northern commercial node identified in master plan? Commissioner Call stated he felt that this was a spot zoning issue and would not support the case. Commissioner Funk asked how old the Township Master Plan was.

**Public Comment:** Meghan Swain-Koch provided input regarding the history of the proposed rezoning. Adam Kreeger, applicant, was present to answer questions from the commissioners.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER FUNK.**

**Motion passed: 5-1,  
NAY: CALL**

**8. OLD BUSINESS:**

**A. Visits to Local Planning Commissions:** The township meeting schedule of visits was briefly discussed. Commissioner Funk and Director Kline-Hudson briefly explained their visit to the Hartland Township Planning Commission.

**9. NEW BUSINESS: None.**

**10. REPORTS:** The Capital Improvements Plan was approved by the Board of Commissioners; Solar energy tour to Ranger Power solar facility near Lennon, MI was discussed with the Planning Commission set for 8/19/22; Newsletters were discussed from the past month; SEMCOG PAP Grant was closed out; MSU Extension is interested in doing another Citizen Planner program this fall. Principal Planner Stanford announced he is now serving voluntarily as Vice-Chair of the Livingston County Land Conservancy.

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

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 8:25 P.M., SECONDED BY COMMISSIONER IKLE .**

**Motion passed: 6-0**





# Livingston County Department of Planning

## MEMORANDUM

**Kathleen J. Kline-Hudson**  
AICP, PEM  
Director

**Robert A. Stanford**  
AICP, PEM  
Principal Planner

**Scott Barb**  
AICP, PEM  
Principal Planner

**TO:** Livingston County Planning Commission and the Putnam Township Board of Trustees

**FROM:** Scott Barb, Principal Planner

**DATE:** August 10, 2022

**SUBJECT:** Z-32-22. Amendments to Zoning Ordinance: Article 6 Single-Family Residential Districts, Section 340-52 Establishment of SFR Districts; Article 6, Section 340-55 Table of Uses; Article 6, Section 340-56 District Regulations; Article 17 Administration and Enforcement, Section 340-177 Amendments.

The Putnam Township Planning Commission is proposing to amend the Township Ordinance by creating a new residential zoning district with associated district regulations and amending the criteria used when making changes to the Township Zoning Map. Staff has reviewed the proposed amendments for accuracy and compatibility with the existing ordinance language and offers the following summary for your review. Staff comments are written in *italic and underlined* with changes to the Ordinance written in **red**.

### **Article 6, Section 340-52 Establishment of Single-Family Residential Districts.**

This section will be modified with the creation of a new zoning district and will read as follows:

The single-family residential districts are established as follows:

- A. RR Single-Family Rural Residential.
- B. RS-1 Single-Family Residential.
- C. RS-2 Single-Family Residential.**
- C.D. RS-2A Single-Family Residential.**
- D.E. RS-3 Single-Family Residential.
- E.F. RS-4 Single-Family Residential.
- F.G. LR-1 Single-Family Lake Residential.
- G.H. LR-2 Single-Family Lake Residential.

Staff comments: The proposed amendment will create a new residential district between the current R-1 and R-2 Single-Family Residential Districts. The new district will allow a 2-acre minimum lot area and will correspond to the Township Master Plan future land use category of Medium Density Residential that calls for lot sized between 1 and less than 3 acres.

### Department Information

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**Article 6, Section 340-55 Table of Uses**

In this section, minimum lot area of each residential district will be deleted from the table of uses and a new RS-2A District will be included with table of uses.

	RR	RS-1	RS-2/RS-2A	RS-3	RS-4	LR-1/LR-2
Minimum lot area	10 acres	5 acres	3 acres	1 acre	21,780 square feet	8,500 square feet/1 acre

**Article 6, Section 340-56 District Regulations**

In this section, a new column for RS-2A Single-Family Residential District will be added to the Residential District Regulations and will read as follows:

**Table 11: Single-Family Residential District Regulations**

		RR	RS-1	RS-2	RS-2A	RS-3	RS-4	LR-1	LR-2	
Minimum lot size	Area	10 acres	5 acres	3 acres	<u>2 acres</u>	1 acre	21,780 square feet	8,500 square feet	Without sewer	1 acre
									With sewer	21,780 square feet
Minimum lot size	Width (feet)	330	330	200	<u>175</u>	150	150	50	Without sewer	200
									With sewer	150
Maximum building height	In stories	3	3	2	<u>2</u>	2	2	2	2	
	In feet	45	45	35	<u>35</u>	35	35	30'	35	
Minimum front yard setback (feet)		50	50	50	<u>50</u>	50	50	30	50	
Minimum side yard setback (feet)	One side	40	40	40	<u>35</u>	30	25	10	30	
	Total	100	100	100	<u>90</u>	70	50	20	70	
Minimum rear yard setback (feet)		50	50	50	<u>50</u>	50	50	30	50	
Minimum living area per unit (square feet)		1,200	1,200	1,200	<u>1,200</u>	1,200	1,200	900	1,200	
Maximum lot coverage		N/R	N/R	N/R	<u>35%</u>	35%	35%	35%	35%	
Waterfront setback from the ordinary <u>high water</u> mark (for any structure fronting on a lake,		30	30	30	<u>30</u>	30	30	30	30	

\*Principal buildings within the LR-1 District shall have a maximum building height of 35 feet if the roof has a minimum roof pitch of 6:12.

Staff comments: The new developmental standards for the RS-2A District are intended to provide a transition between the R-1 and R-2 Single Family Residential Districts with lot size being the primary indicator.

### **Article 17, Section 340-177 Amendments**

This section will be amended to read as follows:

- A. Amendment to this chapter may be initiated by the Township Board on its own motion or, in the manner and pursuant to the procedure hereinafter set forth, may be initiated by any person, firm or corporation filing an application therefor with the Township Board. The Planning Commission may, at its discretion, also initiate amendments to this chapter through the Zoning Administrator and also recommend ordinance amendments to the Township Board for adoption.
- B. The following guidelines shall be used by the Planning Commission, and ~~may be used by~~ the Township Board in consideration of amendments to the Zoning Ordinance:
  - (1) Text amendment. ~~The Planning Commission and Township Board shall consider the following when making a recommendation or decision on a zoning text amendment:~~
    - (a) The proposed text amendment would clarify the intent of this chapter.
    - (b) The proposed text amendment would correct an error in this chapter.
    - (c) The proposed text amendment would address changes to the state legislation, recent case law or opinions from the Attorney General of the State of Michigan.
    - (d) The proposed text amendment would promote compliance with changes in other county, state or federal regulations.
    - (e) In the event the amendment will add a use to a district, that use shall be fully consistent with the character of the range of uses provided for within the district.
    - (f) The amendment shall not create incompatible land uses within a zoning district, or between adjacent districts.
    - (g) The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
    - (h) As applicable, the proposed change shall be consistent with the Township's ability to provide adequate public facilities and services.
    - (i) The proposed change shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.
  - (2) Map amendment (rezoning). ~~In making its recommendation to the~~ The Planning Commission and Township Board, ~~the Planning Commission~~ shall consider the following ~~criteria~~ when making a recommendation or a decision on a zoning map amendment:

- (a) ~~Master Plan. The map amendment shall be generally Whether or not the proposed rezoning is consistent with the vision, goals, policies and future land use plan and map of the Putnam Township Master Plan; or, if~~ If conditions have changed significantly since the Master Plan was adopted, consistency with recent ~~development trends and conditions~~ in the area ~~may be considered~~.
- (b) ~~Compatibility with Property. Whether~~ The potential uses and special land uses allowed in the proposed zoning district ~~and the uses allowed~~ areas shall be compatible with the ~~site's property's~~ physical, geological, hydrological, and other environmental ~~features~~ characteristics.
- (c) ~~Compatibility with Area.~~ The potential uses ~~and special land uses~~ allowed in the proposed zoning district shall ~~also~~ be compatible with surrounding uses ~~and zoning~~ in terms of land suitability, ~~impacts on the environment~~, impacts on the community, ~~character of development~~, density, ~~nature of use, aesthetics~~, potential influence on property values, and traffic impacts.
- (~~ed~~) ~~Infrastructure and Services. Whether, if rezoned, the site is capable of the~~ There shall be adequate existing or planned capacity in the Township to provide adequate public infrastructure and public services for potential uses allowed in the proposed zoning district without compromising the public health, safety, and welfare. ~~accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewer, water, sidewalks, and road lighting.~~
- (~~de~~) ~~Demand.~~ There shall be an apparent demand for the potential uses or special land uses allowed in the proposed zoning district.
- (~~df~~) Other factors deemed appropriate by the Planning Commission ~~or Township Board~~.
- (3) Consideration of amendment by Township Board. Upon receipt of a report and summary of hearing comments from the Planning Commission as provided for in the Zoning Act, the Township Board may modify and subsequently adopt the proposed amendment, or adopt it as presented by the Planning Commission. The Township Board may ~~be~~ refer any proposed modifications back to the Planning Commission for additional comment.

Staff comments: The proposed amendments are intended to be consistent with the Master Plan and primarily affect zoning map amendments. Language has been modified to address compatibility with the zoning districts and the surrounding areas. Minor grammar issues have also been corrected.

**TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL.** The proposed text amendments were approved at the July 13, 2022 public hearing. No public comments on the proposed changes were noted in the minutes.

**RECOMMENDATION: APPROVAL.** The proposed changes are compatible with the Putnam Township Zoning Ordinance.