

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

September 18, 2019

6:30 p.m.

304 E. Grand River Ave., Howell, Michigan

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA JEANNE CLUM MATT IKLE BILL CALL	LAURA ABRAMSON BILL ANDERSON DENNIS BOWDOIN
COMMISSIONERS ABSENT:	NONE	
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	AMY CYPHERT – CORRIGAN CONSTRUCTION, SCOTT PACHECO – HAMBURG TOWNSHIP PLANNER, MARK MEISEL – TYRONE TOWNSHIP PC CHAIR, BOB HANVEY – MARION TOWNSHIP SUPERVISOR, AND BRUCE POWELSON – MARION TOWNSHIP PLANNING COMMISSION.	

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Prokuda at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** None.

Kathleen introduced Dennis Bowdoin and Bill Call, recently appointed by the Board of Commissioners to the Planning Commission. Commissioner Bowdoin is representing Agriculture and Commissioner Call is representing Recreation. Commissioner Bowdoin gave a brief background of experience. Commissioner Call also provided a brief explanation of his professional experience, and noted that he is also a member of the Parks & Open Space Advisory Committee.

4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE AGENDA DATED SEPTEMBER 18, 2019, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed.

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING DATED JULY 17, 2019, SECONDED BY COMMISSIONER CLUM.

All in favor, motion passed.

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

7. **ZONING REVIEWS:**

A. **Z-37-19: BRIGHTON CHARTER TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 3 RESIDENTIAL DISTRICTS, SECTION 3-02 USES PERMITTED AND SECTION 3-04 ACCESSORY BUILDINGS.**

The Brighton Charter Township Planning Commission proposes to add a new events barn ordinance to the Township Zoning Ordinance, in **Section 3-02: Residential Districts: Uses Permitted** and related language in **Section 3-04: Residential Districts: Accessory Buildings**.

Township Planning Commission Recommendation: Approval. The Brighton Charter Township Planning Commission recommended Approval of the text amendments at their August 12, 2019 meeting. There was one public comment noted regarding where potential event barns could go and noticing requirements.

Staff Recommendation: Approval with Conditions. The proposed text amendments regarding event barns provides a good foundation for the township by which to regulate this type of land use, however, there are several proposed elements that could be strengthened with additional specifics, as recommended by County Planning Staff, in order to provide a prospective petitioner or developer with a clearer and better understanding of the township's regulatory standards for event barns.

Commission Discussion: Planning Commissioners discussed event barns and the restrictions to the number of occupants. Commissioner Ikle asked about buildings that are larger and able to host a larger event. Commissioner Abramson commented on the use of tents and that the weather conditions may not be known.

Public Comment: None.

Commissioner Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL WITH CONDITIONS PER STAF RECOMMENDATION SECONDED BY COMMISSIONER CLUM.

Motion passed: 7-0

B. **Z-38-19: IOSCO TOWNSHIP, ZONING ORDINANCE AMENDMENTS - NEW IOSCO TOWNSHIP ZONING ORDINANCE.**

The Iosco Township Planning Commission proposes an entirely new Township Zoning Ordinance.

Township Planning Commission Recommendation: Approval. The Iosco Township Planning Commission recommended Approval of the text amendments at their August 13, 2019 public hearing and planning commission meeting. There were no public comments noted in the minutes supplied by the Township regarding the meeting.

Staff Recommendation: Approval. This new, rewritten and designed Township Zoning Ordinance is comprehensive, well organized, and appears to be very user-friendly, both to township decision-makers and the public at-large. County Planning Staff believes the document will serve the township very well.

Commission Discussion: Commissioner Prokuda expressed concern that it does not give a height and distance from where 0.3 foot candles would be measured. Staff clarified that the revisions state on page 5

“No EMC sign shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle meter at a distance calculated as presented in the ordinance.” Commissioner Bowdoin recommended references to Supreme Court cases in the sign article of the ordinance.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

C. Z-39-19: TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 27 OUTDOOR ADVERTISING AND SIGN REGULATIONS.

The Tyrone Township Planning Commission is proposing to amend the Township Zoning Ordinance by modifying several sections of **Article 27** regarding signage in the Township. The purpose of the amendments are to update the sign ordinance for compatibility after the 2015 Reed v Gilbert decision that established content neutrality for signage and to clarify existing sign regulations.

Township Planning Commission Recommendation: Approval. There were no comments at the August 13, 2019 public hearing on the proposed text amendments.

Staff Recommendation: Approval. The proposed sign amendments are reasonable and appropriate.

Commission Discussion: Principal Planner Scott Barb stated that graphics are available for anyone who would like to review them. Commissioner Prokuda commented that he liked the clear vision zone. Mark Meisel, Tyrone Township Planning Commission Chair, explained that temporary signs now have stricter penalties for violations. Utility companies may be involved as well, as signage is dangerous for pole workers. Commissioner Prokuda also stated concerns regarding illuminated signs and the limitations on the light levels for adjacent residential properties. Mark answered that the illumination issues are covered within the proposed language and will not affect any vision issues at night for residential properties or drivers. He continued to explain that while the illumination issues are covered, developing standards is difficult since 5 ft. is the average height of the sign angle for drivers on roads. Planning Commissioners continued discussion regarding art work on barns and how they are included in the proposed changes as murals, and are covered under the new language.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

D. Z-40-19: TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.14 HOME OCCUPATIONS.

The Tyrone Township Planning Commission is proposing to amend the Township Zoning Ordinance by modifying **Section 21.14** that establishes the standards for home occupations within the Township.

Township Planning Commission Recommendation: Approval. There were no comments at the August 13, 2019 public hearing on the proposed amendments.

Staff Recommendation: Approval. The proposed amendments are reasonable and appropriate.

Commission Discussion: None.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

E. Z-41-19: TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.16 NOISE.

Tyrone Township proposes to add clarification regarding the enforcement of noise violations, and update their fireworks language so that it is consistent with **PA 634 of 2018** and **PA 635 of 2018**.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended Approval of the Zoning Ordinance Text amendment to Article 21 at their August 13, 2019 meeting. It is unknown if there were public comments at the public hearing as only a public hearing synopsis was available at the time of review.

Staff Recommendation: Approval. The proposed amendments to Section 21.16 Noise, appear to be consistent with the Michigan Fireworks Safety Act 256. County Planning Staff recommends that Tyrone Township consult with their municipal legal counsel on the public act citations of this amendment and correct the duration of hours noted in E.18 regarding consumer fireworks.

Commission Discussion: Commissioner Ikle stated that the extended hours for fireworks are a concern for veterans suffering from PTSD. Mark Meisel responded that the days and times have been complied with, and agreed it was okay while commercial events are happening.

Public Comment: Mark Meisel said that two associations have fireworks displays in the Township; people in close proximity that also partake have been considered. He validated that the cited Public Acts are accurate and the staff comment regarding duration of hours has been reviewed and is correct as noted.

Commissioner Action:

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

Motion passed: 6-1 (nay Ikle)

F. Z-42-19: TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 26 NONCONFORMITIES, SECTION 26.04.A.3 PERMITTED EXPANSION OR EXTENSION OF NONCONFORMING STRUCTURES.

In the following text amendment to **Article 26 Nonconformities**, Tyrone Township proposes to clarify ZBA review and public hearing requirements for extension or expansion of nonconforming structures.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended Approval of the Zoning Ordinance Text amendment to Article 26 at their August 13, 2019 meeting. It is unknown if there were public comments at the public hearing as only a public hearing synopsis was available at the time of review.

Staff Recommendation: Approval. The proposed amendments to Section 26.04.A.3, are minimal yet effective, in clarifying that decisions on the extension or expansion of a residential nonconforming structure are made after ZBA review and approval, and a noticed public hearing.

Commission Discussion: None.

Public Comment: Mark Meisel explained that this text amendment was put in place in an effort to improve efficiency. This is a ZBA decision, there is no subcommittee.

Commissioner Action:

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

Motion passed: 7-0

G. Z-43-19: TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 2 DEFINITIONS AND ARTICLE 21 SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 21.28 STABLES AND ANIMALS.

Tyrone Township proposes to update the definition of a “Household Pet” in **Article 2 Definitions**, and amend **Section 21.28** to revise the requirements and standards for keeping of animals that are not pets in the Farming Residential (FR), Rural Estate (RE), and Single Family Residential (R-1) zoning districts, to clarify the method used to calculate the number of animals allowed, and to add standards for the keeping of chickens (hens) and bees.

The entire text of **Section 21.28** is new and is included in full in this amendment. The current text of **Article 21** will be deleted in its entirety.

Township Planning Commission Recommendation: Approval. The Tyrone Township Planning Commission recommended Approval of the Zoning Ordinance Text amendment to Articles 2 and 21 at their August 13, 2019 meeting. It is unknown if there were public comments at the public hearing as only a public hearing synopsis was available at the time of review.

Staff Recommendation: Approval. With minimal corrections to the sections noted in County Planning Staff Comments, the content of the proposed amendments is comprehensive and should do a fine job of regulating the keeping of animals on non-farm lots.

Commission Discussion: Commissioner Abramson asked about scenarios in which a neighbor consents, but later changes their mind, or when animals are introduced and the consenting neighbor moves. Planning Commissioners discussed both questions. Mark Meisel stated that if a new neighbor does not consent or the consenting neighbor has any issues, they would file a nuisance report that will be reviewed. Commissioner Prokuda asked if there is a requirement to disclose a neighbors keeping of animals during the sale of a home. Planning Commissioner Abramson answered “no.” There was discussion regarding animal units, as detailed in the table. Mark Meisel stated that the reference for the table will be added as recommended. Commissioner Bowdoin stated that he likes to see usable acres. Mark replied that it is a challenge to identify usable land when animals use land in very different ways.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

**H. Z-44-19: HAMBURG TOWNSHIP, ZONING ORDINANCE AMENDMENTS -
ARTICLE 8.00 SUPPLEMENTARY PROVISIONS, SECTION 8.15 FENCES, WALLS AND
SCREENS, REVISIONS TO SECTION 8.15.3.**

In a memorandum to the Hamburg Township Planning Commission, the Hamburg Township Planning and Zoning Director described the history and reasoning for this text amendment as follows:

In early 2016 Hamburg Township Board approved revisions to the Fence Regulation in the Township Zoning Ordinance. The revisions were done in an attempt to clarify the requirements of the code in an attempt to make the regulations easier to understand and to enforce. These regulations:

- 1) Added a description of how to measure the height of a fence,
- 2) Added an exemption to allow deer fencing around private gardens,
- 3) Added figures that clarify the code regulations,
- 4) Revised the regulations to use the main building or accessory structure to determine the location of a six foot fence;
- 5) Added a provision that also regulates the design of 4 foot fences to make them less obtrusive and better preserve the views and scenic appearance of the township; and
- 6) Created regulations so all properties that share property lines will be allowed to build the same size fences in the same locations.

On May 15, 2019 the Planning Commission had a public meeting to discuss additional revisions to further clarify the fence regulations. The main proposed revisions will:

- 1) Eliminate the ability to build an 8 foot fence in your rear yard, and
- 2) Further clarify the location and height of permitted fences on properties that abut a lake, river, or wetland area.

Township Planning Commission Recommendation: Approval. The Hamburg Township Planning Commission recommended Approval of the amendments to Article 8.00, Section 8.15.3 at their August 21, 2019 meeting. Minutes of the meeting and public hearing were not available at the time of review.

Staff Recommendation: Approval. The proposed text amendments update the Township regulations for fences by reducing the maximum height of a fence located outside of a front yard, requiring certain types of fencing materials, and clarifying the location and height of permitted fences on properties that abut a lake, river, or wetland area. The proposed amendments are reasonable and appropriate.

Commission Discussion: Commissioner Prokuda asked for clarification on the height restriction of wire fences. Scott Pacheco, Hamburg Township Planning & Zoning Director, answered that the height restriction is 5 ft.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

**I. Z-45-19: HAMBURG TOWNSHIP, ZONING ORDINANCE AMENDMENTS -
ARTICLE 13, 14, 15, 16, 17 RE: PLANNED UNIT DEVELOPMENTS.**

Hamburg Township Planning Commission proposes to consolidate all of the current five (5) PUD articles in the ordinance into Article 14.00 Planned Unit Development (PUD). Four chapters proposed within this article reflect a various type of PUD as follows: Chapter 14.1 Open Space Community Planned Unit

Development (OSPUD) (formerly the entirety of Article 14); Chapter 14.2 Elderly Cottage Housing Opportunity (ECHO) Planned Unit Development (formerly Article 15); Chapter 14.3 Cottage Housing Planned Unit Development (CHPUD) (all new text); Chapter 14.4 General Planned Unit Development (GPUD) (formerly Article 17 Commercial Planned Unit Development). A fifth chapter regards review procedures that are consolidated from the previous PUD articles. The current text of Article 13 Planned Unit Development and Article 16 Hardship Planned Unit Development is proposed to be eliminated as part of this new consolidated Article 14.00.

Township Planning Commission Recommendation: Approval. The Hamburg Township Planning Commission recommended Approval of the amendments at their August 21, 2019 meeting. Minutes of the meeting and public hearing were not available at the time of review.

Staff Recommendation: Approval. Hamburg Township has long been a leader in Livingston County regarding innovative PUD's such as Open Space Communities and Elder Cottage Housing Opportunities (ECHO). With more than twenty-five years of experience implementing innovative PUD's, they are uniquely qualified to move forward with additional innovations to these development tools.

The proposed additional density bonuses for open space communities are set at a high bar; developments must be served by public sanitary sewer and have a minimum 60% open space before qualifying for an initial density bonus (this is 20% more than the standard requirement for 40% open space). The exemplary elements that must be included in an OSPUD for an additional density bonus include a mixture of housing including accessible and affordable housing and other measures that are good for the environment; all of which is supported by the 2018 Livingston County Master Plan. The ECHO and Cottage Housing PUD's both require a number of community-building features in exchange for small footprint homes which are needed to accommodate our burgeoning senior population with lower maintenance dwellings, and enable new homebuyers in the high-priced Livingston County market.

Commission Discussion: Commissioner Ikle referred to page 13 of the staff review and asked about the maximum building width of 12 feet. Scott Pacheco from the Township answered that the minimum width is 12 feet deep, not maximum. Commissioner Abramson stated that she appreciates the opportunity for affordable housing. Commissioner Clum said she is excited to see these PUD uses that are best practices within the current Livingston County Master Plan.

Public Comment: Scott Pacheco from the Township commented this will allow for alternative uses at the same density. He stated that the Township is working with municipal utilities on these changes, and the recently approved Regency Village subdivision required 19 properties with a house smaller than 1200 sq. ft. There is a desire for seniors to be able to obtain smaller homes. A Senior housing complex was also recently approved in Hamburg Township.

Commissioner Action:

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

Motion passed: 7-0

J. Z-46-19: HAMBURG TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE 6.00 ZONING BOARD OF APPEALS, SECTION 6.8 MISCELLANEOUS.

In a memorandum to the Hamburg Township Planning Commission, the Hamburg Township Planner stated that planning staff has realized that approved variance applicants have been inconvenienced by the approval timeframe because it has not been long enough for applicants to obtain the proper required materials for the permit and begin construction.

Therefore, this text amendment proposes to extend the approval timeframe from six months to twelve months (one year). This provides enough time for approved variance applicants to obtain the proper required materials for the permit and begin construction up to one year following variance approval. Other items that are also valid for up to one year include Land Use Permits and Site Plan Approvals.

Township Planning Commission Recommendation: Approval. The Hamburg Township Planning Commission recommended Approval of the amendments to Article 6.00 at their August 21, 2019 meeting. Minutes of the meeting and public hearing were not available at the time of review.

Staff Recommendation: Approval. The proposed text amendment solves a timing issue in the ZBA process, and the proposed extension of the approval timeframe from 6 months to 12 months is consistent with the 12 month timeframe for Land Use Permits and Site Plan Approvals.

Commission Discussion: None.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

K. Z-47-19: BRIGHTON CHARTER TOWNSHIP – CONDITIONAL REZONING

Current Zoning: COM-PUD: Commercial PUD

Proposed Zoning: I-1: Industrial (Conditional)

Section / Proponents: Sections 32 / 3V Properties LLC, Rovey Brighton Oceola LLC/Dream Kitchens

Township Master Plan:

The Future Land Use plan and map of Brighton Charter Township designates the site as General Business. The Township Master Plan describes this area in the following manner (p. 30):

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.

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 a COM-PUD: Commercial PUD zone to an I-1: Industrial zone, in which many of the immediately adjacent parcels, that either directly abut or are within

very close proximity to the subject parcel, are designated I-1: Industrial, is compatible with the Livingston County Master Plan.

Township Planning Commission Recommendation: Approval. The Brighton Charter Township Planning Commission recommended **Approval** of this Conditional Rezoning at its August 27, 2019 Special Meeting/Public Hearing. There were several agreed upon conditions tied to this conditional rezoning..

Staff Recommendation: Approval with Conditions. Conditions being that the township accept the Conditional 1-1: Industrial zoning and the associated conditions as proposed by the petitioner in the Conditional Zoning Agreement document drafted between the Charter Township of Brighton and 3V Properties, LLC (the "Parcel Owner"), as formally agreed to in principle at the Brighton Township Planning Commission meeting held on August 27, 2019.

Commission Discussion: Planning Commissioners discussed industrial sites abutting the subject parcel.

Public Comment: Amy Cyphert of Corrigan Construction represented the petitioner by explaining that this parcel is currently included with parcels zoned industrial, while parcels to the north are zoned business.

Commission Discussion: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL WITH CONDITIONS. SECONDED BY ANDERSON

Motion passed: 7-0

L. PA-02-19: MARION TOWNSHIP PA 116 FARMLAND AGREEMENT: Section 24, 206 ACRES, SALLY WITKOWSKI.

Commission Discussion: None.

Commission Comment: None.

Public Comment: No public comment.

Commissioner Action:

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

Motion passed: 7-0

8. OLD BUSINESS:

A. Planning Department Visits:

i. City of Howell visit.

ii. Scheduling of fall 2019 visits.

Planning Director Kathleen Kline-Hudson explained the local planning commission meetings that were attended in 2018 – 2019. Over the summer Rob Stanford and Matt Ikle went to the Village of Pinckney on July 1, Kathleen attended the City of Howell meeting on August 21, 2019, and the Unadilla Township Planning Commission meeting was not attended because they rarely meet. Kline-Hudson reviewed the

meetings proposed for October. Planning Commission Chair Prokuda explained to the new Planning Commissioners that County Planning Department Staff and Commissioner's local visits are an effort to improve relationships with the townships. Prokuda stated that he would like to continue this effort. Bowdoin said that their attendance was well received in Conway Township. Commissioner Call noted that the Handy Township Planning Commission meets on the 4th Thursday of the month. Commissioner Prokuda would like to attend Hartland on October 10th, or Commissioner Ikle if Commissioner Prokuda is not available. Commissioner Clum said that she can attend the Howell meeting on October 22nd. Next month the Commission will review November meeting dates.

9. NEW BUSINESS:

A. Planning Department Annual Report to the Board of Commissioners:

Kathleen explained that Commissioners may like this as a resource for local planning commission visits. Kathleen will send an electronic file of the report.

B. MAP Membership for PC Members:

Kathleen confirmed who would like to renew their MAP membership. She discussed membership benefits such as reduced rates to events and the monthly magazine. Jeanne, Laura, Matt, Brian, Bill A., and Dennis requested memberships.

10. REPORTS:

A. Staff Reports:

Kathleen reported that since the July 2019 Planning Commission meeting, there have been new community profiles placed on the website, the annual report has been presented to the Board of Commissioners, and interviews and appointments for new Planning Commissioners took place as well.

Kathleen distributed a copy of the MAP website notice regarding 2019 award recipients, and a flyer for the upcoming September 24 Brown Bag Lunch on Wedding Barns.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:

Bruce Powelson commented that he attended the July meeting that was cancelled. He also suggested that home buyers need to research property before purchasing, and commented that Planning Commissioners made a good catch on foot candle and building capacity text amendments.

Kathleen explained that cancellations are posted on the website. Commissioner Prokuda asked that a notice be sent to Bruce for cancellations as he attends every meeting.

Jeanne Clum commented that she appreciates attendance by all members this evening.

Dennis Bowdoin commented that he received an Ag and Rural Development notification that \$109M in grants is available and no one in Livingston County has applied nor received one. Dennis will send information to Kathleen.

Kathleen handed out some SEMCOG promotional items from their One Water campaign.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO ADJOURN THE MEETING AT 8:53 P.M., SECONDED BY COMMISSIONER CLUM

Motion passed: 7-0