

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

APPROVED – January 16, 2019

6:30 p.m.

304 E. Grand River Ave., Howell, Michigan

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA JEANNE CLUM JAMES SPARKS MATT IKLE	LAURA ABRAMSON BILL ANDERSON CLAIRE STEVENS
COMMISSIONERS ABSENT:		
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	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**

3. **ROLL AND INTRODUCTION OF GUESTS:** None.

4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA DATED JANUARY 16, 2019, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING DATED DECEMBER 19, 2018, SECONDED BY COMMISSIONER CLUM.

All in favor, motion passed.

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

7. ZONING REVIEWS:

A. Z-01-19: HOWELL TOWNSHIP – REZONING

Current Zoning: SFR: Single Family Residential

Proposed Zoning: RSC: Regional Service Commercial

Section / Proponents: Section 27 / LACASA

Township Master Plan:

The 2016 Howell Township Master Plan designates the subject parcel as **Airport Commercial**. The Future Land Use Map and Strategy recognizes and encourages the continued use of agricultural residential zoning patterns in most of the Township while focusing higher density residential, commercial, and industrial development around M-59, Grand River, the Airport, and I-96.

The proposed rezoning to RSC (Regional Service Commercial) is appropriate for this parcel due to its location near M-59 and the airport. Other parcels in the area are zoned RSC with the same future land use designation. Additionally, parcels to the north are currently zoned RSC that lend support to the proposed rezoning of land.

It was also noted in the Township Planner's report that the uses of administrative offices, counseling, and shelter facilities most closely resemble those uses found in the RSC zoning district.

County Comprehensive Plan:

The 2018 Livingston County Master Plan does not direct future land use patterns or dictate development within the Township or surrounding area. A wider approach is evaluated when consideration is given to a potential rezoning and how it will affect land use from a county perspective based on current planning trends and best management practices.

Due to the proximity of the parcel to the airport and other commercially zone properties along Tooley Road, there are no anticipated land use conflicts foreseen. The subject parcel is part of a larger commercially zoned part of the Township near M-59 and Grand River that has been master planned to accommodate a wide variety of commercial uses.

Township Planning Commission Recommendation:

The Howell Township Planning Commission recommended approval of the proposed rezoning from SFR 'Single Family Residential' to RSC 'Regional Service Commercial' at the November 27, 2018 public hearing. The minutes reflect that there were no comments from the general public on the proposed rezoning.

Staff Recommendation: Approval. The request to rezone from Single Family Residential to Regional Service Commercial is compatible with the Howell Township Master Plan and the 2018 Livingston County Master Plan.

Commission Discussion: Commissioner Clum asked if the wetlands on site were regulated. Principal Planner Barb said that there are hydric soils on site and a country drain runs through the property. The more buildable portions of the site are near Tooley Road. The Township Planner wouldn't recommend any building around the wetlands during site plan review. Commissioner Stevens is also concerned about encroachment of any potential development into the wetlands. Commissioner Abramson said that development of the site will likely only take up a small portion of the parcel, so much of the parcel will remain natural. Commissioner Prokuda stated that all uses under the proposed rezoning district must be considered. Commissioner Ikle stated that in developing the plan for the airport, the proposed rezoning request is in line with the plan for the immediate areas surrounding the airport.

Commission Action:

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

Motion passed: 7-0

B. Z-02-19: PUTNAM TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE X: COMMERCIAL AND INDUSTRIAL DISTRICTS, SECTION 340.85 TABLE OF USES.

The Putnam Township Planning Commission is proposing to amend the Township Zoning Ordinance by modifying the table of uses for commercial and industrial districts.

Township Planning Commission Recommendation: Approval. There were no comments at the December 12, 2018 public hearing on the proposed amendments.

Staff Recommendation: Approval. The proposed amendments clarify differences between varying sizes of retail establishments and the districts they are permitted in.

Commission Discussion: Commissioner Prokuda asked if the manner in which they are breaking things out by size is standard practice. Principal Planner Barb stated that this does closely align with industry standards.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

C. Z-03-19: GREEN OAK CHARTER TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE IV SUPPLEMENTARY REGULATIONS REGARDING WIRELESS COMMUNICATION FACILITIES.

This proposed text amendment is related to a July 2018 case #Z-24-18, regarding regulating the use of utility poles, structures and wireless equipment in a public right-of-way. On the advice of their Township Attorney, the Green Oak Township Planning Commission proposes to delete one requirement of the former 2018 text amendment. This amendment was approved by the Livingston County Planning Commission, but was never passed by the Township Board in 2018.

Township Planning Commission Recommendation: Approval. The Green Oak Charter Township Planning Commission recommended Approval of the Zoning Ordinance Text amendment to Article IV at their November 15, 2018 meeting. There were no public comments at the November 15, 2018 public hearing for the proposed text amendment.

Staff Recommendation: Approval. The proposed text amendment related to regulating the use of utility poles, structures and wireless equipment in a public right-of-way, is 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 IKLE.

Motion passed: 7-0

D. Z-04-19: GREEN OAK CHARTER TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE VII OFF-STREET PARKING AND LOADING.

The Green Oak Township Planning Commission is proposing to amend the Township Zoning Ordinance by modifying the location and setbacks for specific zoning districts.

Township Planning Commission Recommendation: Approval. There were no comments at the September 6, 2018 public hearing on the proposed amendments.

Staff Recommendation: Approval. The proposed amendments clarify the off-street parking requirements found in Article 7.

Commission Discussion: None.

Public Comment: None.

Commissioner Action:

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

Motion passed: 7-0

E. Z-05-19: GREEN OAK CHARTER TOWNSHIP – CONDITIONAL REZONING

Current Zoning: RF: Residential Farming

Proposed Zoning: R3: Single Family Residential

Section / Proponents: Section 13 / Kenneth R. Soerries

Township Master Plan: The Green Oak Charter Township Master Plan adopted in 2014, designates the site and the parcels immediately to the east and west, as Very Low Density Single-Family Residential. The master plan defines this future land use category as follows:

Very Low Density Single-Family Residential

Very Low Density Single-Family Residential is planned for areas with existing and very low density development and certain lands in proximity to the Huron River and its tributaries, and is intended to provide for the following:

- Preservation of Rural Charter
- Consideration of Sensitive Natural Features

Very Low Density Residential areas are planned primarily for Sections 14 and 15 of the Township (and in select areas along the Huron River) where natural resource conditions, proximity to paved roads, and other factors, prevent higher density development or where the current pattern of large lots prevails. This designation will allow an overall density of one (1) dwelling unit for every five (5) acres. Presently, density in these areas may be reduced to one (1) unit for every two and one half (2½) acres if a proposed development is incorporated within a Planned Unit Development (PUD), Open Space Community or cluster option (this is an overall density calculation; actual building envelope areas shall not be less than one half (1/2) acre in size).

County Comprehensive Plan:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within the Township or surrounding area.

A county-wide land use perspective is considered when reviewing potential rezoning amendments. The County Master Plan notes land use opportunities and constraints for each quadrant of the county. The opportunities and constraints pertinent to this rezoning amendment include:

- The Huron River, its tributaries and the lakes that they connect, are noted as opportunities for a connected waterway trail.
- Possible Land Use Conflicts along much of the township boundary between Green Oak and Brighton Townships is noted as a potential land use constraint between commercial land uses and parks and recreational land use.
- The Fonda, Island & Briggs Lake Joint Water Authority has an established wellhead protection area at the border of Green Oak and Brighton Townships that is noted as an opportunity for water quality.

Township Planning Commission Recommendation: Approval. The Green Oak Charter Township Planning Commission recommended Approval of this rezoning at their December 6, 2018 meeting. The public hearing for this rezoning was held on November 15, 2018. At the public hearing there was one comment from a township resident in favor of the rezoning, and two public comments supporting a rezoning of just a portion of the site.

Staff Recommendation: Approval. The conditional R3 Single-Family Residential zoning of a single one (1) acre lot for the existing historic home located on-site is reasonable. The R3 conditional zoning is consistent with adjacent R3 zoning and 1 acre residential land use on the south side of 12 Mile Road. The subject site will not have a significant impact on existing land use nor future rezoning of land.

Commission Discussion: Commissioner Abramson had a question regarding the amount of acreage being rezoned on this parcel. She needed clarification on the amount being rezoned to R-3. Director Kline-Hudson stated that only a one acre parcel is being split and rezoned, the remaining portions of the parcel will still be RF: Residential Farming. Commissioner Prokuda asked if this rezoning is considered a legal document that goes with the property. Director Kline-Hudson stated yes it is.

Commission Action:

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

Motion passed: 6-1 (Sparks-Nay)

8. OLD BUSINESS

- A. Progress on visits to local Planning Commission meetings:** Planning staff and commissioners went over the schedule of visits. Pairings for visits to Handy Township (Jan 24: Scott and Laura), Cohoctah Township (Feb 7: Rob and Jeanne), Tyrone Township (Feb 12: Kathleen and Jim) and Hartland Township (Feb 28: Rob and Brian) were finalized. A Village of Pinckney visit on February 4th is still in need of a commissioner to accompany Rob. This leaves the communities of Iosco, Unadilla, the City of Howell and perhaps a possible new visit to Hamburg remaining for visits in 2019.
- B. Z-tabs Report:** There are several County Zoning Amendment forms which have not been finalized and returned to the planning department. Planning staff are in contact with these communities to request that the forms be returned as soon as possible. County Planning has already received a few back.

9. **NEW BUSINESS:** None.

10. **REPORTS**

A. **Livingston County Parks and Open Space Plan:** Draft Plan is almost complete. The Livingston County Parks & Open Space Advisory Committee (POSAC) gave the approval to proceed with a 30-day public review period in February. A public hearing on the plan will be set at the March 2019 POSAC meeting. Staff will present an overview of the plan to the County Planning Commission at a subsequent meeting.

B. **Livingston County Planning Department 2019 Work Program:** This document is presently about 50% complete, but it will be completed and distributed to commissioners at the February 2019 Planning Commission meeting.

C. **Livingston County Year End Report:** A handout was distributed to commissioners regarding this report.

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

12. **ADJOURNMENT**

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:10 P.M., SECONDED BY COMMISSIONER CLUM.

All in favor, motion passed.