

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

APPROVED – April 17, 2019

6:30 p.m.

304 E. Grand River Ave., Howell, Michigan

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA JAMES SPARKS CLAIRE STEVENS	LAURA ABRAMSON BILL ANDERSON MATT IKLE
COMMISSIONERS ABSENT:	JEANNE CLUM	
STAFF PRESENT:	ROB STANFORD SCOTT BARB	
STAFF ABSENT:	KATHLEEN KLINE-HUDSON	
OTHERS PRESENT:	BRUCE POWELSON, MARION TOWNSHIP PLANNING COMMISSION JIM HARTE BARB HARTE	KELLIE PROKUDA MATHEW PROKUDA JACOB CORTICHTO

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO APPROVE THE AMENDED AGENDA DATED APRIL 17, 2019, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

4. **APPROVAL OF PLANNING COMMISSION PARKS AND OPEN SPACE PLAN PUBLIC HEARING MINUTES**

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE MINUTES OF THE PLANNING COMMISSION PARKS AND OPEN SPACE PLAN PUBLIC HEARING DATED MARCH 20, 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 MARCH 20, 2019, SECONDED BY COMMISSIONER ABRAMSON.

All in favor, motion passed.

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

7. **ZONING REVIEWS:**

A. Z-12-19: PUTNAM TOWNSHIP – REZONING

Current Zoning: RBR: Resource-Based Recreation

Proposed Zoning: RS-1: Single Family Residential (5-acre minimum)

Section / Proponents: Section 34 / Big Camp Silver LLC

Township Master Plan:

Putnam Township last updated their master plan and future land use map in 2012 and designates the subject parcel as **Rural Preservation (5 to 10 acres)**. The 2012 master plan update states on pages 44 and 45:

The RP classification accommodates low density single family development in a rural environment, while preserving and protecting visual character and natural features such as wetlands, stream corridors, steep slopes, and woodlots. This designation is supportive of agricultural areas and farm settings.

The rezoning request is consistent with the Future Land Use Map of Putnam Township as the future land use designation of Rural Preservation is compatible with the RS-1 zoning district. The proposed zoning district has a 5 acre minimum that corresponds to anticipated densities in the RP future land use classification of 5 to 10 acres per unit.

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, but focuses on a more comprehensive approach to master planning by identifying current trends and best management practices that can help achieve orderly growth by utilizing best land management strategies.

Based upon the land use management and best practices found in the county plan, we believe that the proposed rezoning is consistent with the 2018 Livingston County Master Plan. The rezoning is consistent with the intent to preserve large areas of the township with parcels that are a minimum of 5 acres in size and larger. Agriculture, large lot residential, and conservation related designations are all within the immediate range of the proposed rezoning.

Township Planning Commission Recommendation: The Putnam Township Planning Commission recommended **Approval** of this request at its March 13, 2019 public hearing. There were no comments at the public hearing on the proposed rezoning.

Staff Recommendation: Approval. The request to rezone from Resource Based Recreation (RBR) to Single Family Residential (RS-1) is compatible with the Putnam Township Master Plan and the 2018 Livingston County Master Plan.

Commission Discussion: None.

Commission Action:

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

Motion passed: 6-0

B. Z-13-19: GREEN OAK CHARTER TOWNSHIP, ZONING ORDINANCE AMENDMENTS - ARTICLE III WELLHEAD PROTECTION, SECTION 38-139, WELLHEAD PROTECTION OVERLAY DISTRICT.

The Michigan Department of Environmental Quality (MDEQ) provides numerous guidance materials for local communities wishing to develop a Wellhead Protection Program. Wellhead protection programs can be submitted to MDEQ for review and approval. MDEQ has developed a checklist of components that should be included in a Wellhead Protection Program, and one of them is a local management program for wellhead protection, such as zoning ordinance provisions for wellhead protection.

The Green Oak Charter Township Planning Commission proposes such zoning ordinance provisions by amending the Green Oak Charter Township Zoning Ordinance to add new sections to Article III. in order to establish regulations for a Wellhead Protection Overlay District.

Township Planning Commission Recommendation: Approval. The Green Oak Charter Township Planning Commission recommended Approval of the Zoning Ordinance Text amendment to Article III at their March 21, 2019 meeting. Meeting minutes were not available at the time of review.

Staff Recommendation: Approval. The proposed development regulations for a Wellhead Protection Overlay District should protect and preserve the surface and groundwater resources in the designated wellhead protection zone.

Commission Discussion: Commissioner Ikle provided some background on the possible reasoning for these amendments due to his past experience in Green Oak Township. Commissioner Abramson commented that the mapping doesn't coincide with the parcels. Principal Planner Stanford explained that this was an overlay for zoning districts and that the mapping doesn't always follow the parcel lines.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

C. Z-14-19: GENOA TOWNSHIP – REZONING

Current Zoning: GCD: General Commercial District

Proposed Zoning: IND: Industrial with PID: Planned Industrial District Overlay

Section / Proponents: Section 13 / James Pappas, Fusco, Shaffer & Pappas, Inc./ Birkenstock Enterprises, LLC.

Township Master Plan:

The Genoa Charter Township Master Plan designates the site as Office. The master plan defines this future land use category as follows:

Office: This use includes various forms of office development including professional offices, medical offices and banks.

Immediately surrounding the site is a Manufactured Housing designation for the Brighton Village Mobile Home Park.

The master plan also indicates that this site is within a Primary Growth Area of the Township along Grand River Avenue; this area is defined as follows:

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 sewer and water, 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 their March 11, 2019 meeting. The public hearing for this rezoning was also held on March 11, 2019. At the public hearing there were no comments from members of the public.

Staff Recommendation: Approval. The proposed rezoning to PID Planned Industrial District is partially consistent with the Genoa Township Future Land Use Plan in the Master Plan, because the PID overlay allows the same uses as an OSD Office Service District which is consistent with the Office category in the Master Plan. Overall, the requested PID zoning will create an office-park type of use with high-quality architecture and landscaping that will be more harmonious with adjacent manufactured housing use than the potential commercial uses allowed under the current GCD General Commercial District zoning.

Commission Discussion: Commissioner Sparks inquired as to the time and type of possible deliveries that may occur on the site. Jim Harte, petitioner, responded that all deliveries and storage onsite is required to be done completely indoors according to the PID agreement. In addition, he stated that there will be very few deliveries anticipated during the week to the site.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

D. Z-15-19: HOWELL TOWNSHIP – REZONING

Current Zoning: SFR: Single Family Residential

Proposed Zoning: NSC: Neighborhood Service Commercial District

Section / Proponents: Section 27 / John Mills

Township Master Plan:

The 2016 Howell Township Master Plan designates the subject parcel as Local 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 NSC (Neighborhood Service Commercial) is appropriate for this parcel due to its location with frontage on M-59. There are other parcels located to the west of the site that are already master planned as local commercial with office uses to the south of the parcel in the City of Howell. It should also be noted that various office uses are ideal for the NSC zoning district as they contribute to the local neighborhood populations in addition to the Township and region.

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 location of the parcel along M-59 and other commercially zoned properties near the subject site, there are no anticipated land use conflicts foreseen. The subject parcel is part of a larger locally planned area for commercial uses that corresponds to the NSC zoning district and are illustrated on the Township's Future Land Use Map.

Township Planning Commission Recommendation: Approval. The Howell Township Planning Commission recommended Approval of the proposed rezoning from SFR 'Single Family Residential' to NSC 'Neighborhood Service Commercial' at the March 26, 2019 public hearing. The minutes reflect that there were no conflicts or issues from the general public on the proposed rezoning.

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

Commission Discussion: None.

Public Comment: None.

Commissioner Action:

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

Motion passed: 6-0

7. OLD BUSINESS

A. Progress on visits to local Planning Commission meetings: Staff and Planning Commissioners discussed the following April 2019 meeting visits: Cohoctah Township, April 4 - Stanford and Clum; Iosco Township, April 9 - Kline-Hudson and Prokuda.

B. Schedule of Visits: Staff and Planning Commissioners agreed to visit the following May 2019 meetings: Village of Pinckney, May 6 - Stanford and Ikle.

8. **NEW BUSINESS:** None.

9. REPORTS

A. Staff Reports

- i. Principal Planner Stanford stated that the 2020 Capital Improvement Plan will be coming to the County Planning Commission for their annual review and approval at the May 2019 meeting.
- ii. Principal Planner Barb stated that the Livingston County Parks and Open Space Plan was officially approved by the Board of Commissioners at the April 9th meeting.

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

11. ADJOURNMENT

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:30 P.M., SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.