

**APPROVED
LIVINGSTON COUNTY
PLANNING COMMISSION
MEETING MINUTES**

April 17, 2024

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>**

PLANNING COMMISSION			
COMMISSIONERS PRESENT:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Bill Anderson Matt Ikle Dennis Bowdoin Margaret Burkholder </td> <td style="width: 50%; border: none;"> Jason Schrock Bill Call Paul Funk </td> </tr> </table>	Bill Anderson Matt Ikle Dennis Bowdoin Margaret Burkholder	Jason Schrock Bill Call Paul Funk
Bill Anderson Matt Ikle Dennis Bowdoin Margaret Burkholder	Jason Schrock Bill Call Paul Funk		
COMMISSIONERS ABSENT:			
STAFF PRESENT:	Scott Barb Rob Stanford Martha Haglund		
OTHERS PRESENT:	Bruce Powellson, Marion Township; Brian Prokuda, Deerfield Township; Brian Moore, Oceola Township; Patrice Shriver, Oceola Township		

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 APRIL 17, 2024, SECONDED BY COMMISSIONER FUNK.

All in favor, motion passed 7-0.

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES, DATED MARCH 20, 2024, SECONDED BY COMMISSIONER CALL.

All in favor, motion passed 7-0

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

7. ZONING REVIEWS:

**A. Z-07-24: HAMBURG TOWNSHIP, REZONING:
RA MEDIUM DENSITY RESIDENTIAL TO NS NEIGHBORHOOD SERVICE, SECTION 24.**

Current Zoning: RA Medium Density Residential District
Proposed Zoning: NS Neighborhood Service District
Section 24

Township Master Plan: Hamburg Township Master Plan Designates the site as Neighborhood Commercial. Below is an excerpt from the Township Master Plan:

Neighborhood Commercial: Neighborhood commercial includes all land and buildings where products, goods or services are provided to serve the residents of the immediate neighborhood areas. These uses are smaller, low traffic generating commercial services. This land use designation is for the maintenance of the existing commercial clusters located along M-36.

Neighborhood commercial includes two areas that are located on the chain-of-lakes and one small area along Hamburg Road. These waterfront and neighborhood commercial areas are intended to develop for low intensity uses that serve the immediate neighborhood and boaters. Uses would include restaurants, bait shops or small neighborhood grocery stores. Developments in these areas are encouraged to take advantage of the Township's planned unit development provisions.

Township Planning Commission Recommendation: Approval. The Hamburg Planning Commission held a public hearing March 20, 2024, regarding the proposed rezoning. Public Comments: one individual spoke in favor of the rezoning, and another spoke against the proposed rezoning. Applicant Comments: discussed background about the site, it was used to house Advanced Countertops (no longer in business). Currently, the applicant uses the site for personal storage and does not currently propose another use. Commissioner Discussion: reviewed the process for zoning amendment, compatibility with Master Plan and uses that would be allowed in the proposed zoning.

Staff Recommendation: Approval. The proposed rezoning from Medium Density Residential (RA) to Neighborhood Service (NS) is compatible with the Hamburg Township Master Plan.

Commission Discussion: Commissioner Call asked how far the site is away from other commercial districts. Commissioner Funk asked if they could continue the current use.

Public Comment: None.

Commission Action:

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

Motion passed: 7-0

**B. Z-08-24: OCEOLA TOWNSHIP AMENDMENTS TO THE ZONING ORDINANCE:
ARTICLE 4: USES AND DIMENSION TABLES, ARTICLE 5: STANDARDS FOR USE,
ARTICLE 12: GENERAL PROVISIONS, AND ARTICLE 19: DEFINITIONS; ANIMAL RESCUE
AND SANCTUARY OPERATIONS.**

The Oceola Township Planning Commission proposes amendments to Article 4: Uses and Dimension Tables, Article 5: Standards for Use, Article 12: General Provisions, and Article 19: Definitions of the Oceola Township Zoning Ordinance, related to the Keeping of Animals; and more specifically Animal Rescue and Sanctuary Operations.

Township Recommendation: Approval. The Oceola Township Planning Commission recommended Approval of this zoning amendment at its March 27, 2024, public hearing. Township residents had questions regarding manure handling; minimum acreage per animal unit for livestock limits not pertaining to animal rescue, shelter, and sanctuary operations; and complaint-based enforcement.

Staff Recommendation: Approval. The proposed amendments related to the keeping of animals in Oceola Township appear to be comprehensive, suitable, and reasonable. Staff would encourage the township to consider applying the recommendations offered in this review.

Commission Discussion: Commissioner Bowdoin (page 3 and page 5 in review) stated they don't mention wild animals that would be rescued in addition to livestock in the proposed ordinance language and minimum acreage requirements should consider useable acreage instead of simple acreage. Commissioner Funk stated as a resident of Oceola he is concerned about the acreage requirements as well and questioned where a resident would put animals and livestock that are not mentioned in the ordinance language (i.e., emus). Rescue to rehab operations should be more comprehensive in the ordinance language as well. Commissioner Schrock asked for clarification of animal units and if the intention is to limit the type of animals. Commissioner Ikle would like these issues that have been brought up and discussed to be included as conditions for approval and noted in the official decision letter that goes out to the township.

Public Comment: Patrice Shriver, Oceola Township, noted the two new standards in the ordinance language are more relevant in recent years and some standards were omitted in the past ordinance language. Wildlife rehab is state licensed and not included in the proposed language but could be addressed. Biosecurity was not addressed in the ordinance language as well.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL WITH CONDITIONS TO BE NOTED IN TOWNSHIP LETTER, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 7-0

**C. Z-09-24: GREEN OAK CHARTER TOWNSHIP, REZONING:
GB GENERAL BUSINESS TO GB PUD GENERAL BUSINESS PLANNED UNIT DEVELOPMENT,
SECTION 5.**

Current Zoning: GB General Business District

Proposed Zoning: GB PUD General Business Planned Unit Development District
Section 5

Township Master Plan: Green Oak Charter Township Master Plan Designates the site as General Commercial. Below is an excerpt from the Township Master Plan:

***General Commercial:** Uses are larger in scale and cater to a regional market. These areas have a closer relationship with highway uses and could include automobile related services, restaurants, shopping centers, etc. The criteria for location of these uses include accessibility to water and sewers, direct access to paved roads and lands capable of supporting development. General Commercial is appropriate near US-23 and M-36, US-23 and Eight Mile, and US-23 and Lee Road, and at select locations along Grand River Avenue, as designated on the Future Land Use Plan.*

Township Planning Commission Recommendation: Approval. The Green Oak Planning Commission held a public hearing March 21, 2024, to review the proposed rezoning. No public comments were heard. The Planning Commission recommended approval to rezone 4 acres on parcel 4716-05-300-040 from General Business to Planning Unit Development.

Staff Recommendation: Approval. The proposed rezoning from Medium Density Residential (RA) to Neighborhood Service (NS) is compatible with the Hamburg Township Master Plan.

Commission Discussion: Commissioner Ikle asked about ingress and egress of the proposed development. Applicant will need to provide private access agreement to the Township for approval.

Public Comment: None.

Commission

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

Motion passed: 7-0

8. **OLD BUSINESS:** None.

9. **NEW BUSINESS:** None.

10. REPORTS:

A. 2025 Livingston County Master Plan Workshop: at LESA, May 1, 2024. 12PM - 1PM. Planning Staff and Commissioners discussed the upcoming County Planning 2025 Master Plan Workshop scheduled for May 1, 2024.

B. Master Plan Map Survey (Brief Discussion): Planning Staff presented some examples of data that will be utilized during the master planning process and discussed public participation results thus far in the master planning process.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: Commissioner Call stated that he has filed to fill the Handy Township Supervisor position. Commissioner Bowdoin suggested we hold an evening workshop for the 2025 Livingston County Master Plan to include those who can not make the May 1, 2024 workshop.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 7:40 PM, SECONDED BY COMMISSIONER IKLE.

Motion passed: 7-0