

LIVINGSTON COUNTY
APPROVED - MEETING MINUTES

December 15, 2010
7:30 p.m.
304 E. Grand River Ave., Howell, Michigan,

PLANNING COMMISSION	
COMMISSIONERS PRESENT:	SYLVIA KENNEDY-CARRASCO BRIAN PROKUDA BILL ANDERSON JEANNE CLUM REID KRINOCK (CHAIR) JAMES SPARKS
COMMISSIONERS ABSENT:	BETHANY HAMMOND (VICE CHAIR)
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB
OTHERS PRESENT:	NONE

1. **CALL TO ORDER** Meeting was called to order by Commissioner Krinock at 7:35 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**

IT WAS MOVED BY COMMISSIONER SPARKS, SECONDED BY COMMISSIONER PROKUDA TO APPROVE THE AGENDA DATED DECEMBER 15, 2010, AS PRESENTED.
All in favor, motion passed.

4. **APPROVAL OF MINUTES DATED NOVEMBER 17, 2010**

IT WAS MOVED BY COMMISSIONER CLUM, SECONDED BY COMMISSIONER KENNEDY-CARRASCO TO APPROVE THE NOVEMBER 17, 2010 MINUTES, AS PRESENTED.
All in favor, motion passed.

5. **CALL TO THE PUBLIC** – None

6. **ZONING REVIEWS**

- A. **Z-52-10 BRIGHTON TOWNSHIP PROPOSED AMENDMENTS TO ZONING ORDINANCE SECTION 3-04 ACCESSORY BUILDINGS**

The Brighton Charter Township Planning Commission is proposing to amend Section 3-04: Accessory Buildings.

Township Planning Commission Recommendation: APPROVAL. There were no public comments regarding the amendments at the November 8, 2010 public hearing.

Staff Recommendation: APPROVAL. The proposed text amendment is reasonable and appropriate.

Commission Discussion: Commissioners asked how Brighton Charter Township defines accessory building. Various types and sizes of accessory buildings were discussed. Principal Planner Stanford stated that these standards would be applicable to the Township's 5 acre residential lots.

Public Comment: None

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON, TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER PROKUDA.
All in favor, motion passed. 6-0

B. MP-02-10 COHOCTAH TOWNSHIP MASTER PLAN

The Cohoctah Township Planning Commission is proposing to adopt a revised Master Plan in accordance with the requirements of the Michigan Planning Enabling Act

Staff Recommendation: APPROVAL. Staff finds that the proposed Cohoctah Township Master Plan is compatible with the Livingston County Comprehensive Plan and the plans of adjacent communities. The Township created a plan that had input from residents and Township Boards and Commissions and believes the document has been thoroughly constructed to provide thoughtful guidance and direction with respect to the future development trends and needs of the Township. The document should provide Cohoctah Township with sound land use policy for many years to come.

Commission Discussion: Commissioner Sparks stated that he'd like to commend Cohoctah Township on their efforts over the last several years to develop an outstanding master plan. Director Kline-Hudson added that this concludes our contract with Cohoctah Township. The last step in adopting the plan is Board of Trustees approval, which is likely to happen because they have been informed throughout the development of the plan.

Public Comment: None

Commissioner Action: IT WAS MOVED BY COMMISSIONER KENNEDY-CARRASCO, TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CLUM.
All in favor, motion passed. 6-0

C. Z-53-10 PUTNAM TOWNSHIP AMENDMENTS TO ZONING ORDINANCE: ARTICLE 31 DEVELOPMENT REGULATIONS, SECTION 2 PARKING AND LOADING GENERAL REQUIREMENTS

The Putnam Township Planning Commission is proposing to amend the Zoning Ordinance by regulating the parking and storage of commercial vehicles in the Agricultural/Open Space and Single Family Residential Districts.

Township Planning Commission Recommendation: DISAPPROVAL. The Putnam Township Planning Commission recommended disapproval of the text amendment at their November 10, 2010

meeting. The original public hearing date for the proposed text was May 12, 2010. At that time the motion for approval failed due to a lack of a quorum so the case was revisited at the November meeting.

Staff Recommendation: DISAPPROVAL. Staff agrees with the actions of the Township Planning Commission and recommends disapproval of the proposed amendment.

Commission Discussion: Commissioner Sparks commented that this case represents an age old problem; people move to the country but expect it to be regulated in the same way as a city or village.

Public Comment: None

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS, TO RECOMMEND **DISAPPROVAL**, SECONDED BY COMMISSIONER KENNEDY-CARRASCO.
All in favor, motion passed. 6-0

D. Z-54-10 COHOCTAH TOWNSHIP AMENDMENT TO ARTICLE XXII ZONING BOARD OF APPEALS, SECTION 22.09 A.

The Cohoctah Township Planning Commission proposes to delete the current language of Section 22.09 A. *Appeals. How Taken.* and replace it with new text.

Township Planning Commission Recommendation: APPROVAL. The Cohoctah Township Planning Commission recommended approval of the text amendment at their November 4, 2010 meeting. There were no comments from the public at the public hearing.

Staff Recommendation: APPROVAL. The proposed text amendment complies with the Michigan Zoning Enabling Act and should enhance the language of the Cohoctah Township Zoning Ordinance.

Commission Discussion: Commissioner Sparks commented that this is a smart way to amend text, because if the community refers to the law and the law is amended, their zoning ordinance text is never dated.

Public Comment: None

Commissioner Action: IT WAS MOVED BY COMMISSIONER PROKUDA, TO RECOMMEND **APPROVAL**, SECONDED BY COMMISSIONER CLUM.
All in favor, motion passed. 6-0

7. OLD BUSINESS –

- **CIP Resolution** - Principal Planner Stanford noted that he tabbed the projects in the CIP based on County Planning Commission feedback. He also inserted a new project from Ocoola Township. Stanford stated that he had replacement books to trade with any Commissioner who brought in their old copy.

Commissioner Sparks questioned the Planning Department project page that notes a \$740,400 Energy Efficiency & Conservation Block Grant. Director Kline-Hudson and Principal Planner Barb explained the Planning Department's role in this process.

Stanford said that the CIP was transmitted to Commissioner Steve Williams via Google docs and the CIP Committee is likely to meet in January 2011 depending on Commissioner Williams availability. Commissioner Sparks congratulated Stanford on a job well done.

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS, TO RECOMMEND **APPROVAL** OF TRANSMITTING THE ANNUAL LIVINGSTON COUNTY CAPITAL IMPROVEMENT PLAN/INVENTORY TO THE LIVINGSTON COUNTY BOARD OF COMMISSIONERS, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed. 6-0

- **Recommendation on Work Program** - Director Kline-Hudson noted that the work program business item is a carry-over from November when the program was included in the Planning Commission packet. She asked if Commissioners noticed any corrections that should be made to the document or had any additional comments or questions. Kline-Hudson stated that Commissioner Maggie Jones and County Administrator Peters have reviewed the product with her and have indicated their approval. She said that projects in the work program will commence in January 2011.

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS, TO RECOMMEND **APPROVAL** OF THE 2011 LIVINGSTON COUNTY PLANNING WORK PROGRAM, SECONDED BY COMMISSIONER KENNEDY-CARRASCO.

All in favor, motion passed. 6-0

- **Vice-Chair Nominations & LCPC Composition**

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS, TO NOMINATE JEANNE CLUM AS VICE-CHAIR OF THE LIVINGSTON COUNTY PLANNING COMMISSION, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed. 6-0

Director Kline-Hudson distributed a table that represents our current County Planning Commission composition including representation (residential, commerce, etc.) by each Commissioner. The Michigan Planning Enabling Act provides direction regarding this representation, and the Livingston County Board of Commissioners keeps track of the representation and term of each Commissioner. Kline-Hudson distributed the letter that was e-mailed to all local public school boards and stated that she received phone calls or e-mails from ten (10) persons, but only five (5) had followed up by sending a resume. She stated that she would like to send an e-mail to the ten persons she had spoke with, to tell them that resumes would only be accepted until the end of the month (because the original memo did not state an ending date). Kline-Hudson stated that in January LCPC Chair Krinock and County Planning Staff will sit down with each applicant to determine who could best fill the vacancy on the Commission. The Livingston County Board of Commissioners Certificate of Recognition to Beth Hammond was also distributed.

8. REPORTS –

- **Green Oak Text Amendment & Rezoning** – Based on questions at the November 2010 County Planning Commission meeting, Director Kline-Hudson reviewed the development of the Green Oak Charter Township Village Mixed Use Districts. She reminded Commissioners that their November 2010 recommendation on the Green Oak rezoning of approximately 50 properties

included a statement that the Township Planning Commission should re-examine the permitted and specially permitted uses of the RE zoning district to explore whether or not agricultural activities should be permitted by right. Since that time, she has received correspondence from the Township indicating that they have already modified the language of the RE zoning district to ensure that agricultural pursuits can continue.

- **Municipal Contracts** – Director Kline-Hudson reiterated that the Cohoctah Township Master Plan contract is now complete and that the Township Planning Commission was a real pleasure to work with. She stated that another county community has approached her about the provision of department services such as site plan review. A meeting with this community may soon occur and she will keep the LCPC informed.

9. COMMISSIONERS HEARD AND CALL TO THE PUBLIC

10. ADJOURNMENT

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

All in favor, motion passed. 6-0