

**LIVINGSTON COUNTY PLANNING COMMISSION
MINUTES
FEBRUARY 17, 2010
304 E. Grand River Ave., Howell, Michigan, 7:30 p.m.**

COMMISSIONERS PRESENT: Reid Krinock (Chair), James Sparks, Sylvia Kennedy-Carrasco, Bill Anderson
COMMISSIONERS ABSENT: Bethany Hammond (Vice-Chair), Jeanne Clum, Brian Prokuda
STAFF PRESENT: Kathleen Kline-Hudson, Rob Stanford, Scott Barb, Nancy Vorhoff
OTHERS PRESENT: None

1. **CALL TO ORDER** Meeting was called to order by Commissioner Krinock at 7:33 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**

IT WAS MOVED BY COMMISSIONER SPARKS, SECONDED BY COMMISSIONER ANDERSON TO APPROVE THE AGENDA DATED FEBRUARY 17, 2010, AS PRESENTED. All in favor, motion passed.
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4. **APPROVAL OF MINUTES DATED JANUARY 20, 2010**

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER KENNEDY-CARRASSO TO APPROVE THE JANUARY 20, 2010 MINUTES, AS PRESENTED. All in favor, motion passed.
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5. **CALL TO THE PUBLIC** –None
6. **ZONING REVIEWS**

A. Z-12-10 GREEN OAK CHARTER TOWNSHIP, AMENDMENTS TO ARTICLE III DISTRICT REGULATIONS, SECTION 38-138 VILLAGE MIXED USE DISTRICTS

Green Oak Charter Township is proposing two separate zoning districts be established for Village Mixed Use: Village Mixed Use -1; and Village Mixed Use – 2. The Village Mixed Use – 1 zoning district is mapped on the Township’s future land use map in the Rickett/Winans Lake/Whitmore Lake Road area, and properties zoned Village Mixed Use-1 are not eligible for consideration as an Open Space Planned Unit Development. The Village Mixed Use -2 zoning district is reserved for future planned or zoned areas within the Township which are not part of the Village Mixed Use-1 area. Village Mixed Use – 2 zoned areas are subject to design requirements established by the Planning Commission and Township Board as part of an Open Space Planned Unit Development.

Township Planning Commission Recommendation: APPROVAL. There were several public comments of disapproval at the December 3, 2009, public hearing regarding this proposed text amendment.

Staff Recommendation: APPROVAL. Green Oak Charter Township incorporated most of the comments that County Planning Staff provided in the November, 2009, courtesy review and they have not made any substantial additions to the language since the courtesy review. The proposed language is

comprehensive and mixed use zoning is widely used in Livingston County as a method of providing coordinated development and growth management.

Commission Discussion: None

Public Comment: No public comment.

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

All in favor, motion passed. 4-0

B. Z-13-10 PUTNAM TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE: CHAPTER 19 GENERAL PROVISIONS, SECTION 25 NONCONFORMING LOTS, USES OR STRUCTURES.

The Putnam Township Planning Commission is proposing to amend Chapter 19 of the Township Zoning Ordinance. The proposed amendment establishes setback reductions for significantly nonconforming lots and was originally reviewed by County Planning staff in September 2009. Staff reviewed the proposed amendments for accuracy and compatibility with the Township Zoning Ordinance.

Township Planning Commission Recommendation: APPROVAL. There were no comments at the January 27, 2010 public hearing on the proposed text amendments.

Staff Recommendation: APPROVAL. Staff believes the proposed text amendments to Section 25 allow flexibility in setback requirements while still allowing adequate building space on lots within the stated zoning districts.

Commission Discussion: None

Public Comment: No public comment.

Commissioner Action: IT WAS MOVED BY COMMISSIONER KENNEDY-CARRASCO, TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed. 4-0

7. OLD BUSINESS – None

8. REPORTS –

Master Plan Presentation

Principal Planner Barb presented to the Commissioners a slide presentation on the proposed amendments to the County Comprehensive Plan. He spoke of the six areas that changes are being made to on the plan. Commissioner Krinock asked how the census will affect the master plan. Director Kline-Hudson spoke of how we can make updates to the master plan at anytime to accommodate changes. Principal Planner Stanford passed out a packet to the Commissioners and spoke of the Capital Improvement Plan/Inventory that would be included in the plan. The CIP Inventory of Projects will be kept in separate chapter or annex so it can be updated yearly. Director Kline-Hudson recommended we wait until the March Planning Commission meeting to get the

boards authorization to distribute this document; the board was in agreement with that recommendation.

- **Winter 2010 “County Planning Connection” newsletter**
Director Kline-Hudson distributed the winter newsletter to the Commissioners.
- **Cohoctah Township Master Plan contract**
Director Kline-Hudson commented that the Cohoctah Township contract needs to go before the Board of Commissioners to be extended, it had expired in December, 2009.

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO EXTEND THE CONTRACT WITH COHOCTAH TOWNSHIP, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed. 4-0

- **Nancy Vorhoff’s retirement** – Director Kline-Hudson announced that Nancy will be retiring at the end of the month.

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO FILL THE VACANT FULL-TIME ADMINISTRATIVE SPECIALIST POSITION WITH A 20 HOUR PART-TIME POSTION FOR NANCY VORHOFF, SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed. 4-0

9. COMMISSIONERS HEARD AND CALL TO THE PUBLIC – No Public Comment.

10. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER SPARKS, TO **ADJOURN** THE MEETING AT 8:25 P.M., SECONDED BY COMMISSIONER KENNEDY-CARRASCO.

All in favor, motion passed. 4-0