

At-a-Glance

Planning Commission Summary

September, October, November 2024



Genoa Charter Township:

September (1): Recommended Approval: Site Plan and Environmental Impact Assessment for 56-space parking lot addition for Community Bible Church. Located at: 7372 Grand River Ave. Recommended Approval: Rezoning at: 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public and Recreation Facilities (PRF). [Township Approved in November].

September (2): Tabled: Request to amend Planned Unit Development Agreement. For the removal of 4711-09-300-040 (5.74 acres) from existing Innovation Interchange PUD (CAPUD) and add it to the Commercial Interchange PUD (ICPUD). Tabled: Rezoning at 4711-09-300-046 (7.44 acres) from Country Estates (CE) to ICPUD. Located on the east side of Latson, between Beck Rd. and the Railroad Tracks.

October (1): Tabled: Rezoning for 4 parcels (127 acres) from Agriculture (AG) to Residential Planning Unit Development (RPUD). Located near: Baur and Challis Rd. Recommended Approval: Special land use for a contractor's yard with outdoor storage equipment, machinery, and fuel tank storage on a previously developed property. Located at: 3080 Toddiem Dr. Howell, MI (4711-08-100-009). Recommended Approval: Site plan for Drip Car Wash for site improvements located at: 3200 E. Grand River. Recommended Approval: Site Plan to add 5 vacuum stations, relocate vacuum stations located at: 1415 Lawson Drive Howell.

November: Recommended Approval: Rezoning from Public Recreation Facilities (PRF) to Suburban Residential (SR) located at: 410 Hughes Road (4711-03-300-011) (9.76 acres). Reviewed: Site plan for private road to phase two of the Misty Meadows Subdivision located on: the west side of Latson south of Crooked Lake Rd.

Green Oak Charter Township:

September (1): Postponed Action: Special Use for Amerco Real Estate Company, U-Haul located at: (4716-08-100-022). Approved: Special Use to allow a drive-through facility as part of a remodeled convenience store restaurant. Mugg & Bopps located near: Whitmore/M36. (4716-32-100-008 and 4716-32-100-097). Approved: Site Plan for Mugg & Bopp's, located at: 9782 E M-36. (4716-32-100-008 and 4716-32-100-097). Approved: Amendment to the Planned Unit Agreement for Costco Gas Station Relocation located near Whitmore Lake and Lee Rd. (4716-05-300-074).

September (2): Postponed Action: Site Plan for Zander Industrial Plaza. Located at: M36 and Plaza Dr. (4716-29-300-036).

October: Reviewed: Text amendment to reduce the minimum floor area per dwelling to 950 square feet.

November: Reviewed: Site Plan for Zander Industrial Plaza. Located at: M36 and Plaza Dr. (4716-29-300-036).



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Marion Township: *September:* Postponed Action: Preliminary Site Plan for Meadow North, a 172 multiple-family condominium project. Located at: Peavy & Mason Rds. (4710-02-400-016).
Discussed: Sign Ordinance. Discussed: Fee structure and escrow. Discussed: Livingston County Planning Commission review of text amendments for motor vehicles repair facilities. Discussed: Family and Group Childcare Homes Ordinances.

October: Discussed: Sign Ordinance. Discussed: The word "Lots" in zoning ordinance.
Discussed: Fee structure and escrow. Discussed: Livingston County Planning Commission review of text amendments for motor vehicles repair facilities.

November: Reviewed: Preliminary Site Plan for Meadows North, 167 residential units, located near Peavy/Mason Rd. Reviewed: Text Amendments for a Renewable Energy Ordinances for Solar, Wind, and Battery Storage in Accordance with PA 233.

Putnam Township: *September:* Recommended Approval: To rezone 10 acres from Agricultural/Open Space to Single Family Residential. Located at: 8640 Farley Rd. (4714-13-400-012).
Recommended Approval: Amendments to Sign Ordinance.

October: Approved: Preliminary and Final Site Plan for Livingston County EMS Substation located at: 3280 W M-36, Pinkney.
November: No Meeting

Iosco Township: *September:* Discussed: Permanent Sign Ordinance, Article 8.

October: Discussed: Permanent Sign Ordinance, Article 8.

November: Discussed: Sign Ordinance.
Reviewed: Solar Conditional Request.

Handy Township: *September:* Reviewed: An amendment for a conditional rezoning to allow self-storage use and eliminate the approved open air sales use. Located at: 4002 Nicholson Rd. (4705-16-100-002).
October & November: No Meetings.

Howell Township: *September (1):* Approved: Final Site Plan for Self storage off Burkhart Rd. near Tanger Outlet Mall (4706-29-200-029). Approved: Final Site Plan for Wrangler's Saloon Restaurant. Located at: Burkhart Rd. and Grand River Ave. Discussed: Storage Container Ordinance. Discussed: Accessory Dwelling Unit Ordinance.

September (2): Approved: Temporary use request for a haunted house and Christmas walk-through. Located at: Castaway Cafe (4706-28-100-012).

October: Postponed Action: Special Use Permit and Preliminary Site Plan for a campground located at: 4944 Mason Road, The Quarry R.V. Resort, Bedrock Ventures (4706-31-400-003, 4706-32-300-002, 4706-32-300-003).
Discussed: ADU Ordinance Discussed: Storage Container Ordinance. Discussed: Wellhead Protection Ordinance.

November: Reviewed: Final Site Plan for Heritage Square, a Residential Planned Unit Development. Located at: Mason and Burkhart (06-32-400-013).
Discussed: Storage Container Ordinance.
Discussed: Accessory Dwelling Ordinance.
Discussed: Wellhead Protection Ordinance.

Cohoctah Township: *September:* Reviewed: Extension of Temporary Mobile Home Permit. Located at: 3726 W. Allen Rd.

October: Discussed: Master Plan Update. Reviewed: Site Plan for Livingston County EMS substation. Located at: Chase Lake and Oak Grove Rd.

November: Discussed: Public Hearing date for EMS Building. Approved: Township Board adopted Renewable Energy Overlay.

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Hamburg Township: *September:* Tabled: Final Site Plan for The Crossing at Lakeland Trail, a 208-unit apartments complex with club house. Located at: Hamburg Rd. and M-36 (4715-25-400-048).

October: Approved: Final Site Plan for The Crossing at Lakelands Trail, a 208-unit apartments complex with club house. Located at: Hamburg Rd. and M-36. (4715-25-400-048).

Recommended Approval: To repeal Cottage Housing Planned Unit Development (CHPUD) ordinance.

Recommended Approval: Amendments Sign Ordinance.

November: No meeting

Oceola Township:

September: Discussed: Accessory dwelling units (ADU)

Discussed: Final Zoning Inspection Procedures.

Discussed: Vendor & Food Trucks.

Discussed: Performance Standards: Noise.

October: Discussed: Accessory dwelling units (ADU).

Discussed: Vendor & Food Trucks.

Discussed: Demolition of Principal Building/Timing of Accessory Building Construction.

November: Reviewed: Amendments to the Zoning Ordinance:

- Timing of Accessory Building Construction
- Accessory Dwelling Units (ADU's)
- Noise Ordinance
- Vendor Food Trucks (new section)
- Performance Guarantee
- Final Inspection

Reviewed: Special Use: To construct an accessory structure in front yard located at:3192 Brophy.

Reviewed: Special Use: For the repair, storage, sales and rentals of golf carts and various existing business tenants. Located at: 5640 E. Highland

Reviewed: Special Use: For a Child Care Center for approximately 65 children Located at 5202 E. Highland.

City of Howell: *September:* Approved: Site Plan for the Fire and Ice Depot District located off Walnut St. near Summit Gardens. *October & November:* No Meetings

City of Brighton: *September:* Approved: Special Land Use to permit a residential use within the first floor of the building. Located at: 305 E. Grand River.

(4718-31-104-017) Approved: Site plan for exterior facade alterations and change of use to include residential units. Located at: 110 E Grand River.

Discussed: proposed ordinance amendment for seasonal outdoor storage in the Community Shopping Center and Office Research Districts.

October: Reviewed: Preliminary Planned Unit Development Site Plan for a bank located at Murphy & Movie Dr. (4718-24-400-028).

November: Reviewed: Text amendments for the Uptown Multiple-Family Zoning District.

Reviewed: Text Amendments to Building Types in the Uptown Multiple-Family Zoning District.

Reviewed: Text Amendments for Nonconforming Uses and Structures.

Village of Fowlerville:

September, October & November: No meetings

Village of Pinckney:

September and October: No meetings

November: Reviewed: Extension for Special Land Use. "For Kids' Sake", a childcare center. Located at: 125 E Unadilla St.

Reviewed: Special Land Use for Indoor/Outdoor Recreation Facility-Kril Sports Complex-in Secondary Business District. Located at: 183 E. Hamburg Rd. (4714-23-301-004) Recreation amenities in application: Rock climbing, indoor sports training, and indoor exercise.

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Conway Township:

September: Discussed: Master Plan updates. Tabled: Kreeger Site Plan Discussion Discussed: Planning Consultant Tabled: Lujak land split update.

October: Discussed: Township Master Plan Discussed: Kreeger Site Plan Discussion for a gas station near Fowlerville and Chase Lake Rd.

Discussed: Planner Discussion
Discussed: Lujak land split update.

November: Reviewed: Kreeger Site Plan for a gas station near Fowlerville and Chase Lake Rd.

Tyrone Township: *September:* No Meeting

October: Reviewed: Special Land Use and site plan extension for Liberty House Recovery House. Located at: White Lake and Foley Rd.

Recommended Approval: Renewable Energy Overlay.

November: Reviewed: Draft Extractive Industry District to allow Concrete Crushing as a Special Land Use.

Reviewed: Amendments to Irish Hills PUD for a boundary realignment to combine an adjacent parcel to lot 31. Located at: Old US-23 and Dublin Dr. (4704-29-201-031 and 4704-29-201-079).

Deerfield Township: *September:* No Meeting.

October: Discussed: Renewable Energy ordinance amendments in accordance with PA 233 (Renewable Energy Legislation).

November: Reviewed: Renewable Energy ordinance amendments in accordance with PA 233 (Renewable Energy Legislation).

Unadilla Township:

September: Recommended Approval: Text Amendments for Large Solar Energy Systems Special Land Use Standards.

October & November: No Meetings

Hartland Township: *September:* Work Session:

Compatible Renewable Energy Ordinance.

October (1): Reviewed: Site Plan for restaurant with drive-through service (Chick-fil-A) Located at: 10382 Highland Road.

October (2): Tabled: Concept Plan for a Planned Development (PD) for apartments (duplexes) and detached single-family condominium units.

Located: south of Highland Rd. and west of Pleasant Valley Rd. (4708-26-200-007).

November: Reviewed: Concept Plan for a Planned Development (PD) for apartments (duplexes) and detached single-family condominium units.

Located: south of Highland Rd and west of Pleasant Valley Rd. (4708-26-200-007).

November (2): Reviewed: Site Plan with Special Land Use Application for a car wash. Located at: 10587 Highland Rd.

Brighton Charter Township:

September: Recommended Approval: Rezoning from Special Business to Conditional Rezoning based on Residential Multi-Family Designation. (4712-20-400-017).

Tabled: Special Use Permit for outdoor storage and outdoor display bins for Stormy's Outdoor Services located near Hyne and Taylor Rd. intersection. (4712-09-100-019). Tabled: Preliminary Site Plan for Stormy's Outdoor Services(4712-09-100-019). Tabled: Preliminary Site Plan for KE Electric located at 8180 W. Grand River. (4712-19-100-050).

October: Reviewed: Preliminary Site Plan for Stormy's Outdoor Services(4712-09-100-019). Reviewed: Preliminary Site Plan for KE Electric located at 8180 W. Grand River. (4712-19-100-050).

November: No Meeting