

At-a-Glance

Planning Commission Summary

June, July, August 2024



Marion Township: *June:* Discussed: Ordinance for Automobile Dealership vs. Automobile Sales at Automobile Repairs Shops. Discussed: Sign Ordinance. *July:* Recommended Approval: Text Amendment for Family Child Care Homes and Group Child Care Homes. Recommended Approval: Motor Vehicle Repair Facilities. Discussed: Sign Ordinance.

August: Reviewed: Re-Approval of expired site plan for Tamarack Place. Located: South of West Oaks Dr. off of Peavy Rd. Discussed: Sign Ordinance. Discussed: The word "Lot" vs. "Parcel" used in the Zoning Ordinance.

Putnam Township: *June:* Discussed: Sign Ordinance. Discussed: Use of berms as fencing, privacy and boundary. Discussed: Short-Term Rentals. Discussed: the definition for "Qualified Agricultural Activity". *July:* Discussed: Sign Ordinance. Discussed: Short-Term Rentals and potential Zoning Ordinance Changes.

August: Recommended Approval: Rezoning from RR (Rural Residential) zoning district to RS-2 (Single-Family Residential) off of Hinchey Rd. (4714-17-100-018). Recommended Approval: Text Amendments that will add Short-Term Rentals as a Special Use in the Agricultural, Commercial and Industrial Districts. Set Public Hearing: Proposed Text Amendments for Sign Ordinance.

Iosco Township: *June:* Discussed: Accessory Dwelling Units (ADU). *July:* Discussed: Solar Energy System Ordinance. Discussed: Permanent Signs for Agriculture District and Planned Unit Development properties. Discussed: Kennel Ordinance Amendment.

August: Discussed: Updates to Article 8, Sign Ordinance. Discussed: Article 20-9, Review of Fences.

Handy Township: *June:* No Meeting. *July:* Recommended Approval: Amendments to Utility-Scale Solar Ordinance, Utility-Scale Wind Ordinance and Battery Storage Ordinance. *August:* Discussed: Accessory Structure Ordinance to review suggested revisions from Township Board.

Howell Township: *June:* Approved: Temporary Use-Fireworks tent at: Tanger Outlet Mall. Approved: Final Site Plan for Chestnut self storage at: Burkhart Rd, south of Grand River. Discussed: Storage Container Ordinance. Discussed: Accessory Dwelling Unit (ADU) Ordinance. *July:* Reviewed: Preliminary Site Plan for Storage Unit Development located near: Austin Ct. and Packard Dr. off of M-59.

August: Reviewed: Final Site Plan for Self-Storage off of Burkhart Rd. near Tanger Outlet Mall (4706-29-200-029). Reviewed: 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.

Cohoctah Township: *June:* Discussed: Recreation Plan Survey Questions. Discussed: Compatible Renewable Energy Ordinance. *Special Meeting:* Recommended Approval: Amend Utility Solar Ordinance in accordance with PA 233. [Approved by the Township Board in July]. Recommended Approval: Wind Energy System Ordinance. [Approved by the Township Board in July]. Recommended Approval: Utility-Scale Battery Storage. [Approved by the Township Board in July].

July: Discussed: Renewable Energy Overlay District. Reviewed: Temporary Trailer Permit.

August (1): Discussed: Recreation Plan Survey Results. Discussed: Renewable Energy Overlay District. Scheduled Public Hearing for Master Plan: September 5th at 7PM.

August (2): Recommended Approval: Renewable Energy Overlay District.

For a copy of the official agenda/minutes contact your local municipality or visit their website.

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Conway Township: *June (1):* Discussed: Master Plan Updates (Census & Maps). *Special Meeting:* Recommended Approval: Amend Utility Solar Ordinance and Utility Scale Wind Ordinance in accordance with PA 233. Recommended Approval: Utility Scale Battery Storage [Approved by Township Board in July].

July: Discussed: Master Plan Update. Scheduled: Master Plan Workshops for 9/7 from 2-4:00 PM and 9/18 from 6-8:00PM. Approved: six-month Special Use Permit for Elm Street Wholesale to continue operations.

August: Tabled: Site Plan for Kreeger Gas Station at: Folwerville Rd. and Mohrle Rd. Discussed: hiring a Planning Consultant to review proposed site plans. Tabled: Site Plan for the Lujak Development.

Tyrone Township: *June:* Approved: Application to Request an increase accessory structure size. Approved: Consumers Energy Site Plan to include a safety feature on the gas line on Faussett Rd. Scheduled Public Hearing: Utility-Scale Solar and Wind Energy Ordinances. Discussed: Overlay districts for solar, wind, and battery storage.

July: Approved: Application to Request to increase accessory structure size. Recommended Approval: Application to Request temporary housing during construction.

August: Recommended Approval: Utility-Scale Solar, Wind and Battery Storage Zoning Amendments. Recommended Approval: of Master Plan and suggested changes from the Planning Commission Subcommittee.

Hartland Township:

June: Recommend Approval with Conditions: Preliminary Site Plan for Planned Development Redwood Living Planned Unit Development. Near Hartland Glen Golf Course. [Approved by Township Board in July].

July: Recommended Approval with Conditions: Final Site Plan for Highland Reserve Planned Development located south of Highland Road and east of Hartland Glen Lane/Hartland Glen Golf Club. [Approved by Township Board in July].

August: Reviewed: Site Plan with Special Land Use Application: Establish a Landscape Nursery at 5239 Fenton Rd.

Oceola Township: *June:* Discussed: Accessory Dwelling Unit (ADU) regulations. Discussed: Final Zoning Inspection Procedures. Discussed: Vendor & Food Trucks. Discussed: Capital Improvement Plan (CIP) process & projects. *July:* No Meeting.

August: Discussed: Accessory Dwelling Units (ADU) Regulations. Discussed: Final Zoning Inspection procedures. Discussed: Vendor & Food Trucks. Discussed: Performance Standards: Noise. Reviewed: Site Plan, Oceola Township Gazebo.

Brighton Charter Township: *June:* Approved: Site Plan for a non-profit restaurant called: Ivy Table Located at: 10180 E. Grand River. *July and August:* No Meetings.

Deerfield Township: *June:* No Meeting.

July: Recommended Approval: Rezone 34 acres from General Agricultural to Small Farms. *August:* No Meeting

Unadilla Township: *June:* Discussed: Solar Power Ordinance. Scheduled Public Hearing: Proposed Solar Ordinance. *July:* No Meeting

August: Public Hearing: Solar Ordinance

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Genoa Charter Township: *June:* Recommended Approval: Site Plan and Special Land Use Permit for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling at 5893 Sterling Dr. [Approved by Township Board in July]
Recommended Approval: Site Plan and Special Land Use Permit for sale of new and used trailers for AAA trailer Sales at: 4675 Grand River Ave. [Approved by Township Board in July]
Recommended Approval: Zoning Ordinance Amendment to Article 7 entitled "Commercial and Service Districts". To add Laundromat as a special use in the Office Service District. [Approved by Township Board in August].

July: Tabled: Amendments to Site Plan for Timber Green Planned Unit Development, near Chilson and Coon Lake. Recommended Approval: Zoning Text Amendments Article 16 "Sign Standards".
Recommended Approval: Ordinance Amendment to add a Cluster Option for housing in Residential Planned Unit Development (RPUD).

August: Recommended Approval: Amendment to Planned Unit Development Agreement for the Timber Green Development, near Chilson and Coon Lake Rd.
Recommended Approval: Site Plan and Environmental Impact Assessment for 56-space parking lot addition for Community Bible Church. Located at 7372 Grand River Ave.

Hamburg Township: *June:* Recommended Approval: to amend Elderly Cottage Housing Opportunity (ECHO) ordinance to Cottage Housing Opportunity. [Approved by Township Board in August]. Discussed: Planned Unit Development (PUD) flexibility standards.

July: No Meeting. *August:* No Meeting

Green Oak Charter Township: *June (1):* Public Hearing: Text Amendment, to add clarity to the "front wall" facade requirements for Industrial and Construction Buildings.
Recommended Approval: Proposed Ordinance for Event Barns. Approved: Site Plan for Honeycrisp Ventures Mini Storage at Whitmore Lake Rd and M-36: (4716-29-400-011). Postponed Action: Site Plan for Zander Industrial Plaza at 10500 Whitmore Lake Rd. (4716-29-300-036).

June (2): Recommended Approval: Text Amendment, to add clarity to the "front wall" facade requirements for Industrial and Construction Buildings. Recommended Approval: Text Amendment to reduce minimum floor area per dwelling. Reviewed: proposed amendment to Planned Unit Agreement for Costco (4716-20-100-003).

July: Approved: Site Plan for Peaker Services, request to amend a previously approved site plan to add a cargo container for the storage of locomotive-starting batteries and the expansion, surfacing, and striping of a parking area located at: 8080 Kensington Ct. (4716-13-100-010).

Introduced Project: Request for Site Plan Approval for Mugg & Bopp's located at: 9782 E. M-36. (4716-32-100-008) and (4716-32-100-097). The site plan also includes the undeveloped Township-owned parcel directly south of the subject site (4716-32-100-098).

August: Reviewed: Site Plan for Jaws of Michigan, to construct a building addition onto the existing light industrial manufacturing building located off of Emerson Rd (4716-11-200-008).

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Village of Pinckney: *June:* Approved: Final Site Plan extension for Grant's Place at: 551 E. Hamburg. Scheduled Public Hearing: Special Land Use for Essence-Pinckney at 1268 E M-36. Scheduled Public Hearing: Gas Station & Fast Food Restaurant. Scheduled Public Hearing: Request for Land Division, at 306 Mill Street (Lots 1 & 2). Schedule Public Hearing: to Undo combination of lots 1& 2.

July: Approved: Request for Extension of contingencies of Special Land Use. "For Kids' Sake" at: 125 E Unadilla St. Approved: Request for Extension of 3 Special Land Uses. "The Means" at: 935 W. main Street. Tabled: Request for Special Land Use for Gas Station & Fast Food Restaurant at 1268 M-36. Approved: Request for Land Division, at 306 Mill Street (Lots 1 & 2) Schedule Public Hearing to Undo combination of lots 1& 2. Discussed: Temporary Sign Ordinance.

August: Approved: 60-day extension for Final Site Plan Approval for McFarland's Tree Service, Landscape & Nursery at 425 S. Dexter Rd. Approved: Re-Approval of expired Final Site Plan for The Means MAAB Partnership, LLC Location at: 935 W. Main (4714-22-300-003 & 4714-22-401-153) for a Marihuana Grower, Processor and Retailer. Approved: Preliminary Site Plan for Pinckney Development (Essence-Pinckney) Location: 1268 E. M-36 (4714-23-400-008) for a Class A Marihuana Microbusiness. Recommended: to Village Council no changes to the Sign Ordinance.

City of Howell: *June:* Approved: Site plan for Town Commons Phase 2A. located between Highland & Henderson Rd. (4717-26-200-005).

July: Approved: Special Land Use Approval to continue the existing transitional housing use for young adults. Requested by Community Catalysts. Approved: Request for addition of an outdoor storage space for three (3) portable units and a containment tank to capture runoff for DTE Energy located at: 727 North Street. Approved: Site Plan for Bark Town located at: 199 Lucy Rd. Reviewed: Planning Commission Bylaws.

August: No Meeting

City of Brighton: *June:* No Meetings.

July: Reviewed: Conceptual Site Plan review at: 125 Beaver Street. Discussed: Comprehensive Master Plan 5-year review. Discussed: The R5, Uptown Multi-Family District. *August:* No meeting.

Village of Fowlerville: *June & July:* No Meetings *August:* Discussed: The Keeping of Chickens in the Village.
