

**HANDY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, FEBRUARY 25, 2021**

The regular meeting of the Handy Township Planning Commission was held electronically via Zoom pursuant to the Open Meetings Act and called to order at 7:00 P.M. by Chairman Redinger.

Roll Call:

Chairman Redinger announced he was attending the meeting virtually from Handy Township.

Members present: Members Elliott, Towns, Roddy and Limonoff announced each were attending the meeting virtually and all stated they were located in Handy Township.

Chairman Redinger welcomed Township Board liaison Dave Roddy to the Planning Commission.

Members- Absent: None.

Also present: Township Zoning Administrator- Flanery, Foster, Swift, Collins, and Smith PC- Township Attorney- Michael Homier, Carlisle Wortman Associates- Township Planner- John Enos, Township Supervisor- Alverson, Livingston County Planner- Scott Barb, and residents or members of the public John Belcher, Ichav and Mike Kelly.

Approval of Agenda

**MOTION ELLIOTT SUPPORT LIMONOFF TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED.**

OPEN PUBLIC HEARING:

7:00 P.M.

Re-zoning of Properties located NE & SE Corners of Section 11, From RB, Residential B District to RA, Residential A District and SP, Special Purpose District

Re-zoning of Properties NE Corner of Section 14, From RB, Residential B District to RA, Residential A District

Zoning Amendment: 2020-8, Chapter 22, SP- Special Purpose District, Sections 22.1, 22.2, 22.3, 22.4, Intent, Permitted Uses, Special Uses and Site Development Requirements

Public Hearing, continued:

**MOTION ELLIOTT SUPPORT TOWNS TO GO OUT OF REGULAR BUSINESS SESSION AND OPEN THE PUBLIC HEARING FOR PUBLIC COMMENT ON THE RE-ZONING OF PROPERTIES LOCATED NE AND SE CORNERS OF SECTION 11, FROM RB, RESIDENTIAL B DISTRICT TO RA, RESIDENTIAL A DISTRICT AND SP, SPECIAL PURPOSE DISTRICT, RE-ZONING OF PROPERTIES NE CORNER OF SECTION 14, FROM RB, RESIDENTIAL B DISTRICT TO RA, RESIDENTIAL A DISTRICT AND ZONING AMENDMENT NO. 2020-8, CHAPTER 22, SP- SPECIAL PURPOSE DISTRICT, SECTIONS 22.1, 22.2, 22.3, 22.4, INTENT, PERMITTED USES, SPECIAL USES AND SITE DEVELOPMENT REQUIREMENTS AT 7:01 P.M. MOTION CARRIED.**

Township Planner, John Enos, opened the public hearing with an overview of the re-zoning of properties. Discussed current zoning of RB, Residential B District, requires specifically that development can only be allowed if and when public water and wastewater sanitary sewer systems are available. With RA, Residential A District, it does not require public water and sewer and gives the option to the property owners.

Mike Kelly, property owner, expressed his concerns with the re-zoning.

Zoning Administrator Flanery introduced the Text Amendment SP- Special Purpose District. This Text Amendment will designate municipally/government owned properties. The title Special Purpose District does not define the intended use for these properties. A change from SP- Special Purpose District to MD- Municipal District would clearly identify properties.

CLOSE PUBLIC HEARING:

**MOTION TOWNS SUPPORT ELLIOTT TO CLOSE PUBLIC HEARING FOR THE PUBLIC COMMENT ON THE RE-ZONING OF PROPERTIES LOCATED NE AND SE CORNERS OF SECTION 11, FROM RB, RESIDENTIAL B DISTRICT TO RA, RESIDENTIAL A DISTRICT AND SP, SPECIAL PURPOSE DISTRICT, RE-ZONING OF PROPERTIES NE CORNER OF SECTION 14, FROM RB, RESIDENTIAL B DISTRICT TO RA, RESIDENTIAL A DISTRICT AND ZONING AMENDMENT NO. 2020-8, CHAPTER 22, SP- SPECIAL PURPOSE DISTRICT, SECTIONS 22.1, 22.2, 22.3, 22.4, INTENT, PERMITTED USES, SPECIAL USES, AND SITE DEVELOPMENT REQUIREMENTS AND RETURN TO REGULAR BUSINESS SESSION AT 7:24 P.M. MOTION CARRIED.**

Brief Public Comments  
None

**Matters Pertaining to the General Citizenry**

1. Business Session

A. Handy Township Planning Commission Meeting Minutes of 12-17-2020.

**MOTION ELLIOTT SUPPORT LIMONOFF TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF DECEMBER 17, 2020 AS PRESENTED. MOTION CARRIED.**

2. Old Business

A) Update: Capital Millworks, Bryan Halfman, Parcel ID 4705-08-200-001

Zoning Administrator Flanery informed the Commissioners of minor issues with original site plan for Capital Millworks. Mr. Halfman has submitted an amended site plan review to reduce the size of his original building. With this being a minor change, requested by the applicant, Zoning Administrator Flanery approved the amended site plan review. See attached copy of letter submitted to Planning Commission Members.

3. New Business

A) Re-zoning of Properties located NE & SE Corners of Section 11, From RB to RA & SP. Re-zoning of Properties NE Corner of Section 14, From RB to RA.

**MOTION TOWNS SUPPORT ELLIOTT TO APPROVE THE RE-ZONING OF PROPERTIES LOCATED NE AND SE CORNERS OF SECTION 11, FROM RB, RESIDENTIAL B DISTRICT TO RA, RESIDENTIAL A DISTRICT AND MD, MUNICIPAL DISTRICT AND RE-ZONING OF PROPERTIES NE CORNER OF SECTION 14, FROM RB, RESIDENTIAL B DISTRICT TO RA, RESIDENTIAL A DISTRICT, TO SEND TO THE LIVINGSTON COUNTY PLANNING COMMISSION FOR REVIEW AND COMMENTS AND TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD. MOTION CARRIED.**

B) Zoning Amendment: 2020-8, Chapter 22, SP- Special Purpose District, Sections 22.1, 22.2, 22.3, 22.4, Intent, Permitted Uses, Special Uses and Site Development Requirements

Text Amendment name will be changed from SP- Special Purpose District to MD- Municipal District. Discussed the cemeteries located in the Municipal District will be legally non-conforming uses and if need expansion in the future will need a variance.

**MOTION ELLIOTT SUPPORT LIMONOFF TO RECOMMEND ADOPTION OF ZONING AMENDMENT NO. 2020-8, CHAPTER 22, MD- MUNICIPAL DISTRICT, SECTIONS 22.1, 22.2, 22.3, 22.4, INTENT, PERMITTED USES, SPECIAL USES AND SITE DEVELOPMENT REQUIREMENTS, TO SEND TO THE LIVINGSTON COUNTY PLANNING COMMISSION FOR REVIEW AND COMMENTS AND TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD. MOTION CARRIED.**

C) Election of Officers (Chairman, Vice-Chairman, Secretary)

Chairman:

**MOTION LIMONOFF SUPPORT REDINGER TO NOMINATE GARY TOWNS TO FILL THE POSITION OF CHAIRMAN FOR THE HANDY TOWNSHIP PLANNING COMMISSION FOR THE YEAR 2021-2022. MOTION CARRIED.**

**MOTION LIMONOFF SUPPORT REDINGER TO CLOSE THE NOMINATIONS FOR THE HANDY TOWNSHIP PLANNING COMMISSION CHAIRMAN AND APPOINT GARY TOWNS AS CHAIRMAN FOR THE YEAR 2021-2022. MOTION CARRIED.**

Vice- Chairman:

**MOTION TOWNS SUPPORT LIMONOFF TO NOMINATE ROBERT REDINGER TO FILL THE POSITION OF VICE-CHAIRMAN FOR THE HANDY TOWNSHIP PLANNING COMMISSION FOR THE YEAR 2021-2022. MOTION CARRIED.**

**MOTION TOWNS SUPPORT LIMONOFF TO CLOSE NOMINATIONS FOR THE HANDY TOWNSHIP PLANNING COMMISSION VICE-CHAIRMAN AND APPOINT ROBERT REDINGER AS VICE-CHAIRMAN FOR THE YEAR 2021-2022. MOTION CARRIED.**

Secretary:

**MOTION LIMONOFF SUPPORT REDINGER TO NOMINATE CATHY ELLIOTT TO FILL THE POSITION OF SECRETARY FOR THE HANDY TOWNSHIP PLANNING COMMISSION FOR THE YEAR 2021-2022. MOTION CARRIED.**

**MOTION LIMONOFF SUPPORT REDINGER TO CLOSE NOMINATIONS FOR THE HANDY TOWNSHIP PLANNING COMMISSION SECRETARY AND APPOINT CATHY ELLIOTT AS SECRETARY FOR THE YEAR 2021-2022. MOTION CARRIED.**

D) 2021-2022 Planning Commission Meeting Dates

Discussion of the conflicts for some of the regular dates on the calendar.  
(See attached with changes)

**MOTION ELLIOTT SUPPORT TOWNS TO ACCEPT THE MEETING DATES AS AMENDED. MOTION CARRIED.**

4. Communications

None

5. Reports

- a. Zoning Administrator Flanery reported that Mica Crafters has decided to not go forward with their project. There have been two inquiries on the property, and she will keep Commissioners updated.
- b. She also reported she will be reviewing the Wind Energy Ordinance with Mike Homier and John Enos. Will be presenting a draft to the Commissioners at a future date.
- c. The Master Plan is up for renewal in April of 2022. Zoning Administrator Flanery will be working on updates and discuss at future meetings.
- d. FT Techno of America test track site plan is scheduled for review at the March 25, 2021 Planning Commission meeting.
- e. Zoning Administrator Flanery is still waiting for road maintenance and easement agreement from Joe Raica for Copper Ridge Drive.

Adjournment

**MOTION RODDY SUPPORT TOWNS TO ADJOURN AT 8:03 P.M.  
MOTION CARRIED.**

Respectfully Submitted,

Rebecca Morris  
Recording Secretary