

**HANDY TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, SEPTEMBER 2, 2020**

The special meeting of the Handy Township Planning Commission was held electronically via Zoom pursuant to Executive Order 2020-154 and called to order at 7:00 P.M. by Chairman Redinger. Members present: Elliott, Towns, Eisele and Limonoff (arrived at 7:07 P.M.). Absent: None. Also present: Township Zoning Administrator- Call, Assistant Zoning Administrator- Flanery, Foster, Swift, Collins, and Smith PC- Township Attorney- Michael Homier, Carlisle Wortman Associates- Township Planner- John Enos, Township Supervisor- Alverson, Representative- Vaupel (joined meeting at 7:36 P.M.) and residents Becky Alverson, Roger Brady, Diane Brady, Donna Brady, and George Sr.

Approval of Agenda

MOTION ELLIOTT SUPPORT EISELE TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED.

OPEN PUBLIC HEARING:

7:00 P.M.

Re-Zoning of Properties

4705-22-100-004, 4705-22-100-006, 4705-22-400-005

From I-1, Prime Industrial to AR, Agricultural Residential

4705-22-200-005, 4705-22-200-003

From I-1, Prime Industrial and AC, Ancillary Commercial to MFR, Multiple Family Residential

4705-14-300-012

From I-1, Prime Industrial and AR, Agricultural Residential to AC, Ancillary Commercial

4705-22-200-014, 4705-22-200-015, 4705-22-200-010, 4705-22-200-009, 4705-23-100-002,
4705-14-300-005

From I-1, Prime Industrial to AC, Ancillary Commercial

MOTION ELLIOTT SUPPORT EISELE TO GO OUT OF REGULAR BUSINESS SESSION AND OPEN THE PUBLIC HEARING FOR PUBLIC COMMENT ON THE RE-ZONING OF PROPERTIES, 4705-22-100-004, 4705-22-100-006, 4705-22-400-005, FROM I-1, PRIME INDUSTRIAL TO AR, AGRICULTURAL RESIDENTIAL, 4705-22-200-005, 4705-22-200-003, FROM I-1 PRIME INDUSTRIAL AND AC, ANCILLARY COMMERCIAL TO MFR, MULTIPLE FAMILY RESIDENTIAL, 4705-14-300-012, FROM I-1, PRIME INDUSTRIAL AND AR, AGRICULTURAL RESIDENTIAL TO AC, ANCILLARY COMMERCIAL, 4705-22-200-014, 4705-22-200-015, 4705-22-200-010, 4705-22-200-009, 4705-23-100-002, 4705-14-300-005, FROM I-1, PRIME INDUSTRIAL TO AC, ANCILLARY COMMERCIAL AT 7:01 P.M. MOTION CARRIED.

Public Hearing, continued:

Donna Brady wanted to know if any of the properties being discussed tonight were on Hogback Rd. No they are not.

Township Supervisor, Ed Alverson, explained that the Township Board, by a split vote, requested the re-zoning of properties. This would be a more appropriate zoning for 2020 than when it was first zoned in 1999. He explained by doing this it will bring property in line with the current needs and uses of Handy Township. All property owners were contacted by phone and have all agreed on re-zoning.

Township Planner, John Enos, discussed the re-zoning would be growth and development for Handy Township and Fowlerville. The re-zoning of properties will promote and support commercial development and meets the Master Plan for Handy Township. He recommends approval of re-zoning of properties.

CLOSE PUBLIC HEARING:

MOTION ELLIOTT SUPPORT EISELE TO CLOSE THE PUBLIC HEARING FOR THE PUBLIC COMMENT ON THE RE- ZONING OF PROPERTIES, 4705-22-100-004, 4705-22-100-006, 4705-22-400-005, FROM I-1, PRIME INDUSTRIAL TO AR, AGRICULTURAL RESIDENTIAL, 4705-22-200-005, 4705-22-200-003, FROM I-1, PRIME INDUSTRIAL AND AC, ANCILLARY COMMERCIAL TO MFR, MULTIPLE FAMILY RESIDENTIAL, 4705-14-300-012, FROM I-1, PRIME INDUSTRIAL AND AR, AGRICULTURAL RESIDENTIAL TO AC, ANCILLARY COMMERCIAL, 4705-22-200-014, 4705-22-200-015, 4705-22-200-010, 4705-22-200-009, 4705-23-100-002, 4705-14-300-005, FROM I-1, PRIME INDUSTRIAL TO AC, ANCILLARY COMMERCIAL AND RETURN TO REGULAR BUSINESS SESSION AT 7:12 P.M. MOTION CARRIED.

Brief Public Comments

No further comments from the public.

Matters Pertaining to the General Citizenry

1. Business Session

- A. Handy Township Planning Commission Meeting Minutes of 8-6-2020. Public Hearing comment from Clerk Eisele) add the number 58 to last sentence to say "There were 58 signatures on the petition attached to the letter, signed by neighbors, who also opposed the re-zoning of the property. See attached.

MOTION EISELE SUPPORT TOWNS TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF AUGUST 6, 2020 AS AMENDED. MOTION CARRIED.

2. Old Business -None

3. New Business

A) Re-Zoning of Properties (located South of I-96, Handy Twp.) as described above under public hearing

Zoning Administrator Call presented the commissioners with a presentation of re-zoning of properties. Showed current zoning map and proposed re-zoning map and discussed where residents were located. Discussed with the commissioners a letter that was received from Henry Vaupel on September 2, 2020 requesting they leave the front 363 feet of his property as AC, Ancillary Commercial, and re-zoning the remaining parcel to MFR, Multiple Family Residential. Suggest to then do the same with Handy Township property just south of Vaupel's to match. Also explained that each property owner was notified by phone of re-zoning and did not have an issue. Surrounding property owners came in to Handy Township office and looked over maps and were all in favor.

A letter dated August 31, 2020, received from Mr. Henry Vaupel, was read to the Commissioner's. See attached.

MOTION ELLIOTT SUPPORT EISELE TO RECOMMEND APPROVAL OF RE-ZONING OF PROPERTIES, 4705-22-100-004, 4705-22-100-006, 4705-22-400-005, FROM I-1, PRIME INDUSTRIAL TO AR, AGRICULTURAL RESIDENTIAL, 4705-22-200-005, 4705-22-200-003, FROM I-1, PRIME INDUSTRIAL AND AC, ANCILLARY COMMERCIAL TO MFR, MULTIPLE FAMILY RESIDENTIAL, 4705-14-300-012, FROM I-1, PRIME INDUSTRIAL AND AR, AGRICULTURAL RESIDENTIAL TO AC, ANCILLARY COMMERCIAL, 4705-22-200-014, 4705-22-200-015, 4705-22-200-010, 4705-22-200-009, 4705-23-100-002, 4705-14-300-005, FROM I-1, PRIME INDUSTRIAL TO AC, ANCILLARY COMMERCIAL, TO ADD PARCEL 10 & 11 FIRST 363 FEET OF PROPERTIES TO BE AC, ANCILLARY COMMERCIAL AND REAR TO BE MFR, MULTIPLE FAMILY RESIDENTIAL, AS AMENDED, TO SEND TO THE LIVINGSTON COUNTY PLANNING COMMISSION FOR REVIEW AND COMMENTS, AND TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD. ROLL CALL VOTE. TOWNS-AYE, ELLIOTT-AYE, EISELE-AYE, LIMONOFF-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.

4. Communications

Zoning Administrator Call reported that there will be a public hearing for re-zoning of property on the corner of W. Grand River and Nicholson Rd and re-zoning of property for Camper Trailer Repair/Parts on October 7, 2020. Also will be receiving a site plan for Morrison Prop.

5. Reports

None

Adjournment

**MOTION ELLIOTT SUPPORT TOWNS TO ADJOURN AT 7:44 P.M.
MOTION CARRIED.**

Respectfully Submitted,

Rebecca Morris
Recording Secretary