

**HANDY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, SEPTEMBER 24, 2020**

The regular meeting of the Handy Township Planning Commission was held electronically via Zoom pursuant to Executive Order 2020-154 and called to order at 7:01 P.M. by Chairman Redinger. Members present: Elliott, Towns, Eisele and Limonoff. 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, John Gormley- Gormley and Johnson Law Offices, PLC, Alchin Disposal- Cory Alchin and residents Connie Pratt, Dan Schaafsma and Sma.

Approval of Agenda

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

Brief Public Comments

Connie Pratt addressed the commissioners with her following concerns:

- There are several tracts of land that are currently zoned I-2 that are not being used.
- With a substantial amount of unused I-2 zoned property the creation of further I-2 hardly seems necessary.
- Alchin property is a pre-existing, lawfully non-conforming use as currently made.
- 58 residents have signed their names to a petition in opposition to the proposed re-zoning of these two parcels.
- Residents made an investment in their property with the expectation that their zoning and the surrounding zoning would persist.

**Matters Pertaining to the General Citizenry**

1. Business Session

A. Handy Township Planning Commission Meeting Minutes of 9-2-2020.

**MOTION ELLIOTT SUPPORT LIMONOFF TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 2, 2020 AS PRESENTED. MOTION CARRIED.**

2. Old Business

A) Re-Zoning/Proposed Conditional Re-Zoning Request from Alchin Disposal, Inc. From NSC & AR to I-2, Industrial Parcel No. 4705-09-300-065 & 4705-09-300-070

Township Planner, John Enos, reviewed his analysis report he submitted to the Planning Commission with the conditional re-zoning. He recommends denial of the proposed re-zoning of Alchin's Disposal based on the request not meeting factors as outlined in Section 18.5.F of the Handy Township Zoning Ordinance, not meeting Master Plan and does not meet compatibility to surrounding area uses.

Zoning Administrator, Bill Call, believes this re-zoning does not meet our Master Plan. Also the 58 residents that signed the petition in opposition to this re-zoning should be considered. The land is classified as mixed use property in the Master Plan and he believes we should follow that. He recommends denial. Commissioners discussed considering original re-zoning request or conditional re-zoning request. Clerk Eisele reported she had discussed the re-zoning request with the Livingston County Planning Department with regard to the properties located across the street being currently zoned I-2, Industrial and would it create spot zoning in the township. Outcome of the discussion was that it would not create spot zoning and was compatible with current surrounding zonings. She also addressed the petition submitted from the 58 neighbors stating they may have been misled into thinking that a dump or landfill was being proposed. They went on to discuss the conditional re-zoning at length, items number 1-5 of the letter dated 8-20-20 addressing conditional re-zoning as submitted by Alchin's attorney John Gormley. They also discussed the property kitty corner to Alchins that is currently zoned I-2, Industrial, and weather that land could be used for what Alchins is proposing in the future and needing the use of a class A road, like Grand River. Also talked about Section 18.5 in the Handy Township Zoning Ordinance and Master Plan. Surrounding area was also discussed.

**MOTION ELLIOTT SUPPORT EISELE TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF THE CONDITIONAL RE-ZONING APPLICATION OF ALCHIN DISPOSAL INC. PROPERTY PARCEL NOS. 4705-09-300-065 & 4705-09-300-070 FROM NSC & AR TO I-2, INDUSTRIAL, ON THE CONDITIONS OFFERED IN WRITING ON AUGUST 20, 2020 FROM JOHN GORMLEY ON BEHALF OF ALCHIN DISPOSAL INC. THAT: (1) THE PARCELS ZONED TO I-2 ARE LIMITED TO THE USE OF A SOLID WASTE TRANSFER STATION; (2) A DEED RESTRICTION IS PROVIDED TO THE TOWNSHIP PREVENTING THE TRANSFERABILITY OF THE SOLID WASTE TRANSFER STATION USE TO A SUBSEQUENT OWNER OF THE PARCELS OR BUSINESS; AND (3) THE OTHER CONDITIONS NUMBERED 2,3,4 AND 5 IN THE AUGUST 20,2020 LETTER ARE NOT ACCEPTED, AND TO FORWARD TO THE LIVINGSTON COUNTY PLANNING COMMISSION FOR REVIEW AND COMMENTS. ROLL CALL VOTE. EISELE-AYE, LIMONOFF-NAY, TOWNS-NAY, ELLIOTT-AYE, REDINGER-AYE. AYES-3, NAYS-2, ABSTAIN-0, ABSENT, 0. MOTION CARRIED.**

3. New Business  
None
4. Communications  
None

5. Reports

Clerk Eisele reported that there will be a Planning Commission Special meeting on October 7, 2020 for a Public Hearing on the re-zoning of property at the corner of W. Grand River Ave. and Nicholson Roads and Camper Trailer/Repair Parts also located on Grand River Ave. She also reported the Township Board is referring the Zoning Text Amendment #2020-2, Waste Mgmt., Transfer Stations, and Processing Facilities back to the Planning Commission for further review with regard to set-backs, hours of operation, and buffering.

Adjournment

**MOTION ELLIOTT SUPPORT EISELE TO ADJOURN AT 8:00 P.M.  
MOTION CARRIED.**

Respectfully Submitted,

Rebecca Morris  
Recording Secretary