

**HANDY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JANUARY 25, 2018**

The regular meeting of the Handy Township Planning Commission was called to order in the Handy Township Boardroom at 7:30 P.M. by Chairman Hummel. Members present: Elliott, Krebs, Redinger and Eisele. Absent: None. Also present: Zoning Administrator – Call, Township Attorney – Kehoe, Township Supervisor- Alverson, Alysia Burgio and Corey Petee – WLNS, Matthew Van Dyk- Miller Johnson, Scott Barb – Livingston County Planning, Gary Towns-Handy Twp. ZBA member, State Representative Hank Vaupel, County Commissioner Doug Helzerman, State Senator Joe Hune, Marcia Gebarowski –SPARK, Jennifer Eberbach Timar –Livingston Press and Argus, Jen Villarreal and John Hafner-CPV and members of the public: Victor Jonckheere, Rick Krebs, Cindy Denby, Mark & Teresa Ridenour, Mark Hoornstra, Lucinda Krebs, Jerry Garland, Mark Krebs, Cindy & Bob Turke, Dave Nagel, P. Meadows, Larry Budd, Holly & Robert Goodfellow, Casserra Cutler, Kris Gibbons, Kathleen Ollyschlager, Jerry Peach, Shannan Mills, Willie Dubas, Timothy Maj, Dave Mast, Lucas & Rebecca Liedel, Brian Anderson, Tom Eastwood, Nancy Van Gilder, Frank Munsell, Wayne Molton, Conor Battle, Deb Muchmore, Steve Sullivan, Lesli Anderson, Ron Kardos and several others who did not sign in or did not print their names legibly.

Approval of Agenda

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

Commissioner Krebs recused himself from the public hearings and discussion on the public hearing topics as he has a conflict of interest and left the Planning Commission table to take a seat in the audience. He requested to be called to return to the meeting when Commissioners address New Business Item e.

OPEN PUBLIC HEARING:

**Master Plan Amendments: Research and Development
7:30 p.m.**

MOTION ELLIOTT SUPPORT REDINGER TO GO OUT OF REGULAR BUSINESS SESSION AND OPEN THE PUBLIC HEARING FOR THE MASTER PLAN AMENDMENTS: RESEARCH AND DEVELOPMENT AT 7:32 P.M. MOTION CARRIED.

Chairman Hummel indicated on the map where the area is located for proposed expansion of the R & D area. Properties are adjacent to other properties that are zoned R & D (Research and Development). The proposed expansion will slightly enlarge the area and “square off” the boundaries. Attorney Kehoe explained the legal requirements for notices and also later clarified that the proposed Master Plan amendments at this time are not based upon any specific project because none has been submitted.

Township Planner John Enos explained process of Master Plan and how zoning affects the Township. Master Plans and zoning cannot be exclusionary, the surrounding Townships and the County Planning Department all have opportunity to comment on changes to Master Plans.

During the Public Hearing the following concerns were expressed by the public:

- Reputation of the company that has an interest in the properties.
- Possible pollution (light, noise, groundwater, air, etc.) from the plant they have read about that has an interest in the property.
- Once the property is re-zoned, the company they have read about will come in with no further public input and no way to stop it.
- Process for notices for re-zoning and who receives them.
- Found out on Facebook about the proposed power plant project.
- Effects on health.
- Buffer areas between R & D and residential zoning areas.
- Reason for updating the Master Plan and using the R & D zoning for utilities.
- Smokestacks.
- Other uses for property in R & D zoning area.
- Responsible zoning decisions by the Commission.

CLOSE PUBLIC HEARING:

MOTION EISELE SUPPORT ELLIOTT TO CLOSE THE PUBLIC HEARING FOR THE MASTER PLAN AMENDMENT AND RETURN TO REGULAR BUSINESS SESSION AT 8:26 P.M. MOTION CARRIED.

OPEN PUBLIC HEARING:

**Zoning Text Amendment: chapters 1, 16 & 20, Research & Development
7:35 p.m.**

MOTION EISELE SUPPORT ELLIOTT TO GO OUT OF REGULAR BUSINESS SESSION AND OPEN THE PUBLIC HEARING FOR ZONING TEXT AMENDMENT: CHAPTERS 1, 16 & 20, RESEARCH & DEVELOPMENT AT 8:27 P.M. MOTION CARRIED.

Township Planner John Enos explained the purpose of the text amendments and the process of approval. Also, explained the process for projects that come to the Township and the various approvals required, i.e. the MDEQ, Drain Commission, etc. Townships need to have language in their zoning ordinance to allow all uses so as not to be exclusionary, this allows protection for the Township and its residents. He also stated that this proposed language is very strict, allows for good regulation and is what other municipalities use. This type of business requires emergency management plans and that is provided for.

County Commissioner Helzerman stated that Fowlerville has always been a forward looking community and new businesses and changes can be a benefit to the community.

Attorney Kehoe explained the legal requirements for zoning language, notice to the public and that those requirements were complied with. Also, stated the amendments at this time are not based upon any specific project because none has been submitted.

Members of the public expressed concern with companies not fulfilling requirements and how much acreage is currently zoned R & D.

Zoning Administrator Call showed the property on the map and gave the approximate acreage.

**CLOSE PUBLIC HEARING:
MOTION EISELE SUPPORT ELLIOTT TO CLOSE THE PUBLIC HEARING
FOR THE ZONING TEXT AMENDMENT AND TO RETURN TO REGULAR
BUSINESS SESSION AT 8:25 P.M. MOTION CARRIED.**

OPEN PUBLIC HEARING:

**Re-Zoning of Property: From AR to RD, Section 36 of Handy Township
7:40 p.m.**

**MOTION EISELE SUPPORT REDINGER TO GO OUT OF REGULAR
BUSINESS AND OPEN THE PUBLIC HEARING FOR THE RE-ZONING OF
PROPERTY FROM AR TO RD, SECTION 36 OF HANDY TOWNSHIP AT
8:46 P.M. MOTION CARRIED.**

Zoning Administrator Call indicated the location of the properties being requested for re-zoning on the map, indicated where the pipelines and power lines are and where the Aisin Proving Ground is located in relation to the area requested to be re-zoned.

Various members of the public questioned where on the property the power plant was going and why the area being re-zoned was so large.

The public was informed that there is no specific project that is pending before the Township at this time.

There were no additional comments by the public.

**CLOSE PUBLIC HEARING:
MOTION REDINGER SUPPORT ELLIOTT TO CLOSE THE PUBLIC
HEARING ON THE RE-ZONING OF PROPERTY AND TO RETURN TO
REGULAR BUSINESS SESSION AT 8:53 P.M. MOTION CARRIED.**

Matters Pertaining to the General Citizenry

1. Business Session

A) Handy Township Special Planning Commission Meeting Minutes of 11-16-17
MOTION ELLIOTT SUPPORT EISELE TO APPROVE THE PLANNING COMMISSION SPECIAL MEETING MINUTES OF NOVEMBER 16, 2017 AS PRESENTED. MOTION CARRIED.

2. Old Business

3. New Business

Commissioner Redinger inquired if the Planning Commission could adjourn decision on the Public Hearings for further consideration and was told that was an option.

a. Master Plan Amendments: Research and Development
MOTION REDINGER SUPPORT EISELE TO POSTPONE DECISION ON THE MASTER PLAN AMENDMENTS: RESEARCH AND DEVELOPMENT UNTIL THE WEDNESDAY, FEBRUARY 14, 2018 MEETING. MOTION CARRIED.

b. Zoning Text Amendment: Chapters 1, 16 & 20, Research & Development
MOTION REDINGER SUPPORT ELLIOTT TO POSTPONE DECISION ON ZONING TEXT AMENDMENT: CHAPTERS 1, 16 & 20, RESEARCH AND DEVELOPMENT UNTIL THE WEDNESDAY, FEBRUARY 14, 2018 MEETING. MOTION CARRIED.

c. Re-Zoning of Property: From AR to RD, Section 36 of Handy Township
MOTION REDINGER SUPPORT ELLIOTT TO POSTPONE DECISION ON RE-ZONING OF PROPERTY: FROM AR TO RD, SECTION 36 OF HANDY TOWNSHIP UNTIL THE WEDNESDAY, FEBRUARY 14, 2018 MEETING. MOTION CARRIED.

A recess was called at 9:00 P.M.

Meeting reconvened at 9:08 P.M. Commissioner Krebs returned to meeting.

d. Election of Officers
MOTION EISELE SUPPORT KREBS TO OPEN THE NOMINATIONS FOR CHAIR OF THE HANDY TOWNSHIP PLANNING COMMISSION. MOTION CARRIED.

MOTION REDINGER SUPPORT ELLIOTT TO NOMINATE HUMMEL FOR CHAIRMAN. MOTION CARRIED.

MOTION KREBS SUPPORT ELLIOTT TO CLOSE THE NOMINATIONS FOR CHAIR OF THE HANDY TOWNSHIP PLANNING COMMISSION AND APPOINT HUMMEL AS PLANNING COMMISSION CHAIRMAN. MOTION CARRIED.

MOTION EISELE SUPPORT ELLIOTT TO OPEN THE NOMINATIONS FOR VICE-CHAIR OF THE HANDY TOWNSHIP PLANNING COMMISSION. MOTION CARRIED.

MOTION ELLIOTT SUPPORT EISELE TO NOMINATE REDINGER FOR VICE-CHAIRMAN. MOTION CARRIED.

MOTION KREBS SUPPORT ELLIOTT TO CLOSE THE NOMINATIONS FOR VICE-CHAIR OF THE HANDY TOWNSHIP PLANNING COMMISSION AND APPOINT REDINGER AS PLANNING COMMISSION VICE-CHAIRMAN. MOTION CARRIED.

MOTION EISELE SUPPORT REDINGER TO OPEN THE NOMINATIONS FOR SECRETARY OF THE HANDY TOWNSHIP PLANNING COMMISSION. MOTION CARRIED.

MOTION EISELE SUPPORT KREBS TO NOMINATE ELLIOTT FOR SECRETARY. MOTION CARRIED.

MOTION KREBS SUPPORT EISELE TO CLOSE THE NOMINATIONS FOR SECRETARY OF THE HANDY TOWNSHIP PLANNING COMMISSION AND APPOINT ELLIOTT AS PLANNING COMMISSION SECRETARY. MOTION CARRIED.

e. 2018-2019 Meeting Dates

Discussion of the conflicts for some of the regular dates on the calendar and also reviewed that the 2nd Wednesday of each month is also a regular meeting date if needed. (See attached with changes)

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

4. Reports

Zoning Administrator Call reported other site plans for billboard and Aisin and possibly 2 others for the February meeting.

5. Call to the Public

Supervisor Alverson thanked the Planning Commission members for their service.
A member of the public thanked them for postponing their decisions.

Adjournment

**MOTION EISELE SUPPORT REDINGER TO ADJOURN AT 9:20 P.M.
MOTION CARRIED.**

Respectfully Submitted,

Pamela J. Hibbard
Recording Secretary / Deputy Clerk