

**HANDY TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, OCTOBER 7, 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, Limonoff, Towns and Eisele. Absent: None. Also present: Zoning Administrator- Call, Zoning Administrator assistant- Bonnie Flanery, Foster, Swift, Collins, and Smith PC- Township Attorney- Michael Homier, Carlisle Wortman Associates- Township Planner- John Enos, Supervisor- Alverson, Doug Walters- Camper Trailer Repair/Parts and a few people who did not identify themselves but listened in.

Approval of Agenda

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

OPEN PUBLIC HEARING:

7:00 P.M.

Re-Zoning Request from Camper Trailer/Parts Parcel No. 4705-07-200-039, From NSC, Neighborhood Service Commercial and AR, Agricultural Residential to NSC

MOTION ELLIOTT SUPPORT TOWNS TO GO OUT OF REGULAR BUSINESS SESSION AND OPEN PUBLIC HEARING FOR RE-ZONING REQUEST FROM CAMPER TRAILER/PARTS PARCEL NO. 4705-07-200-039, FROM NSC, NEIGHBORHOOD SERVICE COMMERCIAL AND AR, AGRICULTURAL RESIDENTIAL TO NSC, AT 7:01 P.M. MOTION CARRIED.

Chairman Redinger publicly entered a letter received from Gary Bialke, a neighbor to Camper Trailer/Parts. No comments from the public.

CLOSE PUBLIC HEARING:

MOTION EISELE SUPPORT LIMONOFF TO CLOSE PUBLIC HEARING FOR RE-ZONING REQUEST FROM CAMPER TRAILER/PARTS PARCEL NO. 4705-07-200-039, FROM NSC, NEIGHBORHOOD SERVICE COMMERCIAL AND AR, AGRICULTURAL RESIDENTIAL TO NSC, AND RETURN TO REGULAR BUSINESS SESSION AT 7:04 P.M. MOTION CARRIED.

Public Hearing, continued:

OPEN PUBLIC HEARING:

7:05 P.M.

Re-Zoning Request of Property W. Grand River and Nicholson Rd.

Parcel No. 4705-08-400-033 From I-2, Industrial to NSC, Neighborhood Service Commercial,
Parcel Nos. 4705-08-400-034, 035, 036, 037 From I-2, Industrial to AR, Agricultural Residential

MOTION EISELE SUPPORT ELLIOTT TO GO OUT OF REGULAR BUSINESS SESSION AND OPEN PUBLIC HEARING FOR RE-ZONING REQUEST OF PROPERTY W. GRAND RIVER AND NICHOLSON RD., PARCEL NO. 4705-08-400-033 FROM I-2, INDUSTRIAL TO NSC, NEIGHBORHOOD SERVICE COMMERCIAL, PARCEL NOS. 4705-08-400-034, 035, 036, 037 FROM I-2, INDUSTRIAL TO AR, AGRICULTURAL RESIDENTIAL, AT 7:05 P.M. MOTION CARRIED.

Township Supervisor, Ed Alverson, discussed the history of properties:

- Parcel F is not part of this re-zoning request.
- Parcel 4705-08-400-033 used to be zoned business commercial, then from 1965-2013 property was zoned NSC and most recently zoned I-2.
- Re-zoning to NSC will be more compatible with the Grand River intersection.
- All REU's have been removed from the properties.
- Parcel 4705-08-400-034, 035, 036, 037 was zoned business commercial in 1965, then zoning became AR, then most recently zoned I-2.
- Re-zoning to AR will be more compatible with this neighborhood.

Township Planner, John Enos, recommends approval of the properties.

CLOSE PUBLIC HEARING:

MOTION TOWNS SUPPORT EISELE TO CLOSE PUBLIC HEARING FOR RE-ZONING REQUEST OF PROPERTY W. GRAND RIVER AND NICHOLSON RD., PARCEL NO. 4705-08-400-033 FROM I-2, INDUSTRIAL TO NSC, NEIGHBORHOOD SERVICE COMMERCIAL, PARCEL NOS. 4705-08-400-034, 035, 036, 037 FROM I-2, INDUSTRIAL TO AR, AGRICULTURAL RESIDENTIAL, AND RETURN TO REGULAR BUSINESS SESSION AT 7:16 P.M. MOTION CARRIED.

Brief Public Comments

Township Attorney, Mike Homier, discussed the reason for zoom meetings at this time, during Covid-19, and when we will be able to return to in-person meetings.

Matters Pertaining to the General Citizenry

1. Business Session

- A. Handy Township Planning Commission Regular Meeting Minutes of 9-24-2020.

MOTION ELLIOTT SUPPORT EISELE TO ACCEPT THE REGULAR PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 24, 2020 AS PRESENTED. MOTION CARRIED.

2. Old Business

None

3. New Business

- A) Re-Zoning Request from Camper Trailer Repair/Parts Parcel No. 4705-07-200-039, From NSC & AR to NSC
Zoning Administrator Call presented the commissioners with a presentation of re-zoning Camper Trailer Repair/Parts property. Re-zoning of this property would allow for the owner to move campers to the back of the property away from Grand River Ave. and behind the building. Discussed buffer zone.
Discussed property owner already has approved site plan.

MOTION TOWNS SUPPORT EISELE TO APPROVE THE RE-ZONING REQUEST FROM CAMPER TRAILER REPAIR/PARTS, PARCEL NO. 4705-07-200-039, FROM NSC, NEIGHBORHOOD SERVICE COMMERCIAL AND AR, AGRICULTURAL RESIDENTIAL TO NSC, TO SEND TO THE LIVINGSTON COUNTY PLANNING COMMISSION FOR REVIEW AND COMMENTS, AND TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD. ROLL CALL VOTE. EISELE-AYE, TOWNS-AYE, LIMONOFF-AYE, ELLIOTT-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED

- B) Re-Zoning Request of Property W. Grand River and Nicholson Rd., Parcel No. 4705-08-400-033 From I-2, Industrial to NSC,
Parcel Nos. 4705-08-400-034, 035, 036, 037 From I-2, Industrial to AR
Township Planner, John Enos, recommends approval of all properties.
Zoning Administrator Call discussed with the commissioners that parcel E has no easement but will be purchased by Mr. Kassab, per township Board, so should not be an issue with re-zoning. Parcel F on the map shown will be left zoned I-2 because it will connect to the parcel west of it.
Supervisor Alverson clarified to the commissioners why the Board left parcel F I-2. He explained there is a sewer line running 30 feet under property and the last manhole to get to that line is located on this parcel.

MOTION ELLIOTT SUPPORT LIMONOFF TO APPROVE THE RE-ZONING REQUEST OF PROPERTY W. GRAND RIVER AND NICHOLSON RD., PARCEL NO. 4705-08-400-033 FROM I-2, INDUSTRIAL TO NSC, NEIGHBORHOOD SERVICE COMMERCIAL, PARCEL NOS. 4705-08-400-034, 035, 036, 037 FROM I-2, INDUSTRIAL TO AR, AGRICULTURAL RESIDENTIAL, TO SEND TO THE LIVINGSTON COUNTY PLANNING COMMISSION FOR REVIEW AND COMMENTS, AND TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD. ROLL CALL VOTE. REDINGER-AYE, ELLIOTT-AYE, TOWNS-AYE, EISELE- NAY, LIMONOFF-AYE. AYES-4, NAYS-1, ABSTAIN-0, ABSENT-0. MOTION CARRIED.

4. Communications

Zoning Administrator Call reported that there will be a Planning Commission meeting on October 22, 2020 for a Site Plan Review for Morrison Landscape Nursery. Also will have further review on Zoning Text Amendment #2020-2, Waste Mgmt., Transfer Stations and Processing Facilities that the Board is referring back to the Planning Commission.

5. Reports

None

Adjournment

**MOTION TOWNS SUPPORT EISELE TO ADJOURN AT 7:55 P.M.
MOTION CARRIED.**

Respectfully Submitted,

Rebecca Morris
Recording Secretary