

At-a-Glance

Planning Commission Summary

December, January, February



Conway Township:

December: Reviewed: Special use permit for the sale of various pallet items for Elm Street Wholesale. Located at: 7350 Hayner Rd.

Reviewed: Kreeger Site Plan for a gas station Located at: Mohrle & Fowlerville Rd. (4701-10-300-020).

January: Discussed: Site plan for the Kreeger gas station. Located at Mohrle & Fowlerville Rd. (4701-10-300-020). Discussed: Special use permit for the sale of various pallet items for Elm Street Wholesale. Located at: 7350 Hayner Rd.

February: Discussed: Elm Street Wholesale and potential future request to rezone the property. Discussed: Township Master Plan update.

Cohoctah Township: *December:* Recommended Approval: Township Recreation Plan. *January:* No Meeting

February: Discussed: Draft Township Master Plan

Handy Township: *December:* Discussed: Setting public hearing date for Handy Storage located at: 4705-16-100-015 and 4705-16-100-016. Discussed: Revisions to the Sidewalk Ordinance.

January: Discussed: Amendment to the Township Sidewalk Ordinance.

February: Reviewed: Site plan and special use permit for Handy Storage. Located: off of Nicholson Rd. south of the railroad. (4705-16-100-015 and 4705-16-100-016)

Village of Fowlerville: *December:* No meeting

January: Reviewed: Special land use permit to operate a restaurant. Located at: 746 S. Grand Ave.

February: No Meeting

Howell Township:

December: Approved: Final site Plan for the Cornerstone Group, for a storage unit development. Located at: The Trans West Industrial Park near Austin Ct. and Packard Dr. (4706-26-301-034).

Recommended Approved: Wellhead Protection Ordinance Discussed: Accessory Dwelling Unit Ordinance. Discussed: Home Occupation Ordinance

January: Recommended Approval: The rezoning of 11 acres from Industrial to Industrial Flex Zone. Located at: Hydraulic Drive, vacant parcel, (4706-28-100-071).

Recommended to Deny: Accessory Dwelling Ordinance. Discussed: Renewable Energy/Solar Ordinances

February (1): Reviewed: Site plan amendment for Heritage Square, to increase density from 30% to 40%. Located at: the corner of Mason and Burkhart (4706-32-400-013).

February (2): Reviewed: Accessory Dwelling Unit Ordinance.

Reviewed: Preliminary site plan for Kory Leppek for a landscape and contractor supply business. Located at: 4640 W. Grand River Ave.

Discussed: Renewable Energy Ordinance.

City of Howell: *December:* No Meeting

January: Reviewed: Site plan extension for the construction of a three-story mixed use building also known as the Jadan Center. Located at: 303 E Grand River Ave.

February: No Meeting

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Deerfield Township: *December, January, February:* No Meetings

Tyrone Township: *December (1):* Discussed: Extractive Industrial District (EI).

December (2): Discussed: Extractive Industrial Zoning Ordinance Amendments.

Discussed: Utility-Scale Solar, Wind and Battery Storage Overlay Zoning District Map.

Discussed: Michigan Medical Marihuana Act Caregiver Regulations.

January: Discussed: Extractive Industrial Zoning Ordinance Amendments.

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February: Reviewed: Extractive Industrial Zoning Ordinance Amendments.

Reviewed: Utility-Scale Solar, Wind and Battery Storage Overlay Zoning District Map.

Reviewed: Michigan Medical Marihuana Act Caregiver Regulations.

Reviewed: Eby sight line evaluation request for a waterfront property on Silver Lake. Located at: 4704-05-203-121

Oceola Township: *December:* Reviewed: Renewal for the a special use to permit for a childcare center at Follow the Child Montessori. Located at: 985 N. Latson (4707-32-200-013). Reviewed: Site plan for Follow the Child Montessori.

Reviewed: Special use for an establishment to allow the repair, storage, sales and rentals of golf carts. Located at 5640 E. Highland Rd (4707-27-200-004 and -012).

Reviewed: Special Use for Child Care Center. Located at: 5202 E. Highland (4707-27-100-011).

Oceola Township Continued:

January: Reviewed: Special use and site plan for outdoor storage. Located at 5640 E. Highland Rd (4707-27-200-012).

February: No Meeting

Hartland Township: *December:* Joint work session meeting with township board to review examples of traffic studies and different uses.

January: Recommended Approval: Zoning amendment to permit in-ground swimming pools in front yard of waterfront lots.

February: No Meeting

Genoa Charter Township: *December (1):* Tabled: The rezoning of four parcels (127 acres), from Agriculture (AG) to Residential Planning Unit Development (RPUD). Located at: the intersection of Baur and Challis Rds. (4711-23-300-003, 4711-23-400-001, 4711-23-400-007, 4711-23-400-008).

Recommended Approval: Renewable Energy Ordinances in-line with PA 233.

December (2): Recommended to Deny: The rezoning request, a PUD Agreement, a Concept Plan, and an Environmental Impact Assessment of 7.44 acres from Country Estates (CE) to Interchange Commercial Planned Unit Development (ICPUD). Located at: the east side of Latson Road, between Beck Rd. and the CSX rail line. (4711-09-300-046).

Tabled: Site plan for a 200-foot private road and entry signage for the Innovation Interchange Development. The proposed road and signage are located on the west side of S. Latson Road, between the CSX Rail line and Clover Bend Court (4711-08-400-020).

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Genoa Township Continued:

January: Recommended Approval: To rezone four parcels (127 acres) from Agriculture (AG) to Residential Planning Unit Development (RPUD). For 55 single family houses. Located near: Baur and Challis Rd.

Discussed: Ordinance amendment to Article 7: Commercial and Service Districts” in regards to drive-through restaurants.

February: Discussed: Article 7: Commercial and Service Districts. **Discussed:** Article 14: Parking and Loading-Unloading Standards.

Discussed: Article 18: Site Plan Review in regard for drive-through establishments.

City of Brighton: December and January: No Meetings

February: Discussed: Updating the City Master Plan.

Brighton Charter Township: December: Approved: Preliminary site plan for a commercial business called the 7 Pillars of Wealth. Located at: 5088 Old US 23 (4712-32-201-120).

Approved: Preliminary site plan for a multi-tenant warehouse building. Located at: 9895 Weber Rd.(4712-32-102-056).

January: Reviewed: Preliminary site plan for a 16 unit Town homes. Located at: south of Hilton Rd off of Old US 23 (4712-20-400-017).

Discussed: Pre-application review for a rezoning request from Residential Single Family to Residential Planned Unit Development for 35 Single Family Homes. The proposed development would be called the Cove at Woodland Lake. Located at: (4712-18-300-011 and 4712-18-400-027).

February: No Meeting

Iosco Township: December: Discussed: The Sign Ordinance. **Reviewed:** The Conditional Zoning Amendment request for a large solar development and the associated overlay district.

January: Tabled: The conditional rezoning request to place the Large Solar Energy System Overlay District upon all or portions of the following AR-zoned parcels located in the southeast portion of the township, approximately 950 acres.

Tabled: The conditional rezoning request for a Large Solar Energy System Overlay District to be put on all or portions of parcels in the Agricultural District (AR) located in the southeast portion of the township. Approximately 825 acres.

February: Discussed: Article 8: Permanent Signs. **Discussed:** Renewable Energy Ordinances. **Discussed:** Updating the Township Master Plan.

Marion Township: December (1): Discussed: Changes to the Renewable Energy Ordinance.

December (2): Recommended Approval: For a preliminary site plan for the Meadows North, a 167 residential unit development. Located: near Peavy/Mason Rds.

Recommended Approval: For text amendments to the Renewable Energy Ordinances for Solar, Wind, and Battery Storage in accordance with PA 233.

January: Recommended Approval: Renewable Energy Ordinances.

February: Discussed: General zoning ordinance updates.

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Unadilla Township: *December:* No meeting

January: Discussed: Updating zoning violation procedures. Discussed: Permitting “tiny homes” in the township. Discussed: Outdoor wood burners and associated regulations.

Discussed: Updating the Swimming Pool Ordinance.

February: No Meeting

Putnam Township: *December:* No Meeting

January: Discussed: Township Master Plan Updates. Discussed: Ordinances to review for 2025.

February: No Meeting

Hamburg Township: *December & January:* No Meetings

February: Discussed: Updating the Township Master Plan.

Village of Pinckney: *December:* Reviewed: Special land use for Commercial indoor and outdoor recreation. Located at: 183 E. Hamburg (4714-23-301-004).

January: Reviewed: Special Land Use for a restaurant located at: 746 S. Grand Ave. (4705-15-202-001).

February: No Meeting

Green Oak Charter Township:

December: Discussed: Text amendment to add a new section to the zoning ordinance: Supplementary Zoning Regulations for Wedding/Event Barns.

Discussed: Text amendment on Miscellaneous Regulations. Reducing the minimum floor area per dwelling.

January: Tabled: The rezoning of 3.24 acres from Local Business (LB) to Residential Single Family (R-2) for a single family home. Located at: 10983 Silver Lake Rd. (4716-21- 200-013).

Tabled: Rezoning of 4.52 acres from General Business to Limited Industrial for a recreation vehicle storage facility. Located at: near Grand River Ave. and S. Pleasant Valley Rd. (4716-03-201-013).

February (1): Recommended Approval: Of the rezoning of 3.24 acres from Local Business (LB) to Residential Single Family (R-2). To construct a single family home Located at: 10983 Silver Lake Rd. (4716-21- 200-013).

Recommended Approval: To rezone 4.52 acres from General Business (GB) to Limited Industrial (LI). For a recreation vehicle storage facility. Located at: near Grand River Ave. and S. Pleasant Valley Rd. (4716-03-201-013).

Denied: Site plan for a U-Haul location
Postponed: Special use permit for a U-Haul location. Located: south of Maltby Rd off of Whitmore Lake Rd. (4716-08-100-022).

Approved: Amendment to the Planned Unit Agreement for Costco to modify gas station location. Located at: Winans and Whitmore Lake (4716-20-100-003).

February (2): Discussed: Zoning ordinances and land uses. This was a joint workshop meeting with the Township Board.