

DRAFT
LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES
County Administration Building
304 E. Grand River Avenue
Howell, Michigan
DECEMBER 17, 2025
6:30 p.m.

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	Matt Ikle Bill Call Paul Funk	Margaret Burkholder Kevin Galbraith Chuck Wright
COMMISSIONERS ABSENT:	Dennis Bowdoin	
STAFF PRESENT:	Scott Barb Rob Stanford Martha Haglund Abby Carrigan	
OTHERS PRESENT:	Various members of the public spoke, and names have been attached on the sign in sheet.	

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Ikle at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** None.
4. **APPROVAL OF AGENDA:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO APPROVE THE **AMENDED AGENDA, DATED DECEMBER 17, 2026, SECONDED BY COMMISSIONER GALBRAITH.**

All in favor, motion passed 6-0

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES DATED NOVEMBER 19, 2025, SECONDED BY COMMISSIONER BURKHOLDER.

All in favor, Motion passed 6-0

6. **CALL TO THE PUBLIC:**

Kristen Dennison, Cohoctah Township: Commented on the Draft County Master Plan though the plan contradicts between its goals and projected growth. Stated the data center section needs revisions.

Dan Bonello, Howell Township: Commented on the Draft County Master Plan, had concerns about the secondary growth area on the proposed Future Land Use Map.

Lauren Prebenda, Oceola Township: Commented on the County Draft Master Plan, concerned about secondary growth area along Grand River and Fleming. Stated there should be an Agriculture Preservation Area on the proposed Future Land Use Map.

Breanne Green, Marion Township: Commented on the County Draft Master Plan, thanked the commission on their hard work on the plan. She had concerns about the high-impact data centers use on resources and there needs to be stronger language in the data center section of the draft plan.

Charles Smith, Howell Township: Commented on the County Draft Master Plan, had concerns about the loss of farmland and diminishing of quality of life.

Patricia Murphy, Howell Township: Commented on the County Draft Master Plan, had concerns about the data center in the draft plan, does not think the data center section belongs in the infrastructure categorization.

7. ZONING REVIEWS:

A. PA-02-25: HANDY TOWNSHIP PA 116 FARMLAND AND OPEN SPACE AGREEMENT SECTIONS 19 AND 28 R&D HAMLIN LLC.

Section: Handy Township: Sections 19 & 28

Acreage: 148 Acres

Applicant: R&D Hamlin

Staff Recommendation: Approval. This property complies with criteria established by PA 116 as a farm of 5 acres or more in one ownership, but less than 40 acres, with 51% or more of the land area devoted to an agricultural use and produces more than \$200 per year, per acre.

Public Comment: None

Commissioner Discussion: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed: 6-0

B. PA-03-25: HANDY TOWNSHIP PA 116 FARMLAND AND OPEN SPACE AGREEMENT SECTION 31 HAMLIN FARMS LLC

Section: Handy Township: Section 31

Acreage: 51 Acres

Applicant: Hamlin Farms LLC.

Staff Recommendation: Approval. This property complies with criteria established by PA 116 as a farm of 5 acres or more in one ownership, but less than 40 acres, with 51% or more of the land area devoted to an agricultural use and produces more than \$200 per year, per acre.

Public Comment: None

Commissioner Discussion: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed: 6-0

**C. Z-40-25: HOWELL TOWNSHIP REZONING
RSC REGIONAL SERVICE COMMERCIAL TO (IFZ) INDUSTRIAL FLEX ZONE
SECTION 22.**

Current Zoning: Regional Service Commercial (RSC)

Proposed Zoning: Industrial Flex Zone (IFZ)

Section: 22

Township Recommendation: Action on the proposed rezoning failed at the November 18, 2025, public hearing after a 2-2 tie, with 2 township commissioners abstaining from the vote. Comments for and against the proposed rezoning were heard at the public hearing.

Staff Recommendation: The proposed rezoning from RSC (Regional Service Commercial) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Comprehensive Plan. Future development of the parcel should include mitigation efforts due to the nearby residential land uses.

Commissioner Discussion: Commissioner Funk asked about the township planning commission vote.

Public Comments:

Bill McCririe (applicant) spoke on behalf of the proposed rezoning.

Raymond Randall, Howell Township: An adjacent landowner, and is concerned about water management and road maintenance.

Tonya Johnson, Howell Township: An adjacent landowner, concerned about increased cost with road maintenance and increase in impervious surfaces.

Paul Johnson, Howell Township: An adjacent landowner, concerned the project will decrease property values, safety and traffic issues should be considered, also concerned with environmental pollution in the area.

Debbie Mannisto, Howell Township: An adjacent landowner, concerned about lack of transparency from applicants, past traffic issues, road maintenance, and concerned for surrounding landowners.

Matt Hall, Howell Township: An adjacent landowner, concerned about property values, he is opposed to rezoning, concerned about water management.

Charles Smith, Howell Township: Concerned about emergency services and navigation of private road in the development.

Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.

Motion passed: 4-2

COMMISSIONERS FUNK AND GALBRAITH OPPOSED

D. Z-41-25: HOWELL TOWNSHIP REZONING
AR AGRICULTURAL RESIDENTIAL TO (IFZ) INDUSTRIAL FLEX ZONE
SECTION 22.

Current Zoning: Agricultural Residential (AR)
Proposed Zoning: Industrial Flex Zone (IFZ)
Section: 22

Township Recommendation: Action on the proposed rezoning failed at the November 18, 2025, public hearing after a 2-2 tie, with 2 township commissioners abstaining from the vote. Comments for and against the proposed rezoning were heard at the public hearing.

Staff Recommendation: The proposed rezoning from AR (Agricultural Residential) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Comprehensive Plan. Howell Township should consider mitigating any potential land use conflicts of the proposed rezoning with the nearby residential land uses when development of the parcel is implemented.

Commissioner Discussion: Commissioner Funk asked about uses in the Agricultural district and Industrial Flex Zone.

Public Comments:

Mark Mastisto, Howell Township: An adjacent landowner, concerned about water management, concerned about the intended use of the property. He would prefer houses on the lot and is opposed to the rezoning.

Charles Smith, Howell Township: Had a question about the rezoning process.

Debbie Mannisto, Howell Township: An adjacent landowner, concerned about property values and transparency of the project, homeowners should be involved in rezoning process. She is opposed to the rezoning.

Ellen Swartz, Howell Township: An adjacent landowner, concerned about neighbor investment and their property values, light pollution and size of development.

Matt Hall, Howell Township: An adjacent landowner, concerned about destruction of rural neighborhood character, Does not believe this area is suited for industrial or residential buildings.

Kristen Dennison, Conway Township: Surrounding uses should be evaluated in the rezonings, concerned about neighborhood character and spot zoning, questioned the intended use.

Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.

Motion passed: 4-2

COMMISSIONERS FUNK AND GALBRAITH OPPOSED

E. Z-42-25: BRIGHTON CHARTER TOWNSHIP REZONING
R-2 RESIDENTIAL SINGLE FAMILY TO (RPUD) RESIDENTIAL PLANNED UNIT
DEVELOPMENT
SECTION 12.

Current Zoning: Residential Single Family (R-2)
Proposed Zoning: Residential Planned Unit Development (RPUD)
Section: 12

Township Recommendation: Approval. The Brighton Charter Township Planning Commission recommended Approval of this rezoning at its November 10, 2025, Regular Planning Commission Meeting. From the draft PC minutes provided for the November 10th PC meeting, there were a number of public comments noted regarding this proposed rezoning.

Staff Recommendation: Disapproval/ Denial As proposed, this rezoning to PUD does not enhance the quality of development to a satisfactory level of difference as compared to the current zoning designation, which should always be the result when utilizing this planning tool, as intended by the township PUD Ordinance.

Several deficiencies have been identified as to the areas of concern with the proposed rezoning, mainly focusing on the long-term viability and protection of the key existing natural feature associated with this development, that being the quality of the waters of Woodland Lake.

It is suggested and encouraged that the township reconsider the approval of this rezoning as proposed, and in turn, continue to with the applicant to revise the proposed development plan in a manner that both satisfies both the intended nature of the underlying zoning district (R-2) which is intended to provide predominantly for low-density, single family detached dwellings along with better alignment with the Charter Township's Future Land Use designation of Low-Density Residential development, while incorporating an improved site plan design which allows for more shoreline protection along Woodland Lake (greater buffering) and which significantly reduces impervious surface areas within the development to a level that does not contribute further to the degradation of Woodland Lake. As proposed, the level of planned impervious surface associated with the development counterbalances and nearly completely nullifies the expected beneficial result of any planned open space/natural feature set asides.

Commissioner Discussion: Commissioner Funk questioned the turnaround for emergency access that must service the neighborhood and requests fewer houses due to it being too intense.

Public Comments: Brent Lavanway and Mitch Harris (applicants) presented on the project.

Residents of Woodland Lake spoke in opposition to the project.

Katie Tierney: Concerned about wetlands and density of the project. Also, talked about declining water quality and lack of transparency from applicant.

Dean Guard: Has been HOA president for 31 years. Spoke about declining water quality and that he is not opposed to development but wants it limited to 16 houses like the 1990s plot

Kevin Holloway: Similar projects have been denied in the past. Concerned with traffic and lot sizes.

Kenneth Waite: Spoke about the woodland lake petition against the project-86% of residents opposed. Concerned about traffic and road conditions.

Jane Waite: Concerned about the changing character of the area.

Cheryl Wasilesnki: Concerned about the compliance with the land division act and density of the project. Questioned the water quality reports and she would like to see more drainage studies performed.

Tim Fuller: Concerned about buildability of the project and compatibility with neighborhood.

Russ Hartman: Concerned about storm water discharge.

Cheryl Guard: Concerned about density; there should only be 16 REUs on the site (Residential Equivalent Units)

Lori Hayden: Concerned with water quality, emphasized regional environmental significance, also concerned with impervious surface drainage.

Doug Taylor: Project needs to be compliant with Land Division Act. He is concerned about water quality and storm water management. Environmental concerns with density of project.

Gary Miller: Concerned about water quality especially during the construction process. How will they mitigate wetland disturbance and runoff?

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND DISAPPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.

**Motion passed: 5-1,
COMMISSER IKLE OPPOSED**

**F. Z-43-25: TYRONE TOWNSHIP TEXT AMENDMENTS
SECTION 21.55 MEDICAL MARIJUANA CAREGIVER OPERATIONS**

The Tyrone Township Planning Commission proposes to revise Section 21.55 Medical Marijuana Caregiver Operations of the township zoning ordinance.

Township Recommendation: Approval. The Tyrone Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 11, 2025, Planning Commission Public Hearing.

Staff Recommendation: Disapproval. As noted, the proposed amendments have been thoroughly vetted by township special legal counsel. However, as highlighted in Staff's review, there are several provisions that warrant serious reexamination by the township before any formal approval by the Township Board. There are many questionable provisions that have been found to be largely inconsistent with the guidelines for regulating Medical Marijuana Caregiver Operations as set forth in the State of Michigan Cannabis Regulatory Agency (CRA) Municipal Guide and the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL 333.26421 et seq., as amended, as well as foundational State of Michigan case law as cited in the review, including DeRuiter v. Byron Twp (2020) and Ter Beek v. Wyoming (2014).

Commissioner Discussion: Commissioner Burkholder praised staff work on the ordinance review.

Public Comments: None.

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND DISAPPROVAL, SECONDED BY COMMISSIONER WRIGHT.

Motion passed: 6-0

**G. Z-44-25: HAMBURG TOWNSHIP REZONING
(RA) MEDIUM DENSITY RESIDENTIAL TO (PPRF) PUBLIC & PRIVATE RECREATIONAL
FACILITIES DISTRICT
SECTION 22.**

Current Zoning: Medium Density Residential (RA)

Proposed Zoning: Public & Private Recreational Facilities District (PPRF)

Section: 26

Township Recommendation: Approval. The Hamburg Township Planning Commission recommended approval at their November 19, 2025, meeting. There were no public comments.

Staff Recommendation: Approval. The rezoning has been thoroughly reviewed. The proposed rezoning from Single Family Medium-Density Residential to Public & Private Recreational Facilities District is consistent with Hamburg Township Master Plan.

Commissioner Discussion: Commissioner Funk asked if we were part of the Township's grant process for these parcels.

Public Comments: None.

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed 6-0

H. Z-45-25: CONWAY TOWNSHIP TEXT AMENDMENTS
SECTION 6.23 AIRPORTS: CAMPING AS AN ACCESSORY USE

The Conway Township Planning Commission proposes to add a new subsection to **Article 6 General and Supplementary Regulations, Section 6.23 Airport, Heliports and Related Uses, as Subsection (E) Accessory Uses**, which pertains to the regulation of short-term airport camping of the township zoning ordinance.

Township Recommendation: Approval. The Tyrone Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 11, 2025, Planning Commission Public Hearing.

Staff Recommendation: Approval with Conditions. regulatory control over aviation-related camping activities. It checks the necessary boxes related to ensuring public health, welfare and safety concerns.

However, as an alternative and for sake of consistency with the current organizational format of the township ordinance, it would be recommended that the township:

1) Allow “Aviation-Related Camping” as an accessory use in the Industrial District, to the permitted use of Airports, heliports, and related uses in this district (refer to Section 6.23), as well as a special use as proposed.

In addition, as a condition for County Planning Commission approval, and directly related to the special use aspect specifically:

2) Relocate this language within Article 13, “Special Land Uses”, Section 13.10 “Site Design Conditions” as a newly added use within this Section (Listed as Subitem “U” in this section).

Thus, not only does this require the potential applicant (in this case the airport/heliport owner/operator, rather than an individual pilot and their associates, as this text could be misinterpreted to mean as proposed) to comply with all provisions of Article 13 (most specifically Section 13.05 “Required Planning Standards and Findings” and Site Plan Review Standards of Article 14, which is required of all special uses), as well as providing the township the opportunity to regulate this unique and special land use activity with consistency as it does so with other unique and special land use activities currently listed in this section, such as “Ag Service Establishments”, “Bed and Breakfast Homestays”, “Home Occupations”, “Child Care Centers”, and “Commercial Recreation”, among others.

This would be a much more logical location for this language and would be more consistent with the process of special use application, review, and decision making in accordance with the current organizational format of the entire township zoning ordinance.

Commissioner Discussion: None.

Public Comments: None.

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER BURKHOLDER.

Motion passed: 6-0

I. Z-46-25: MARION TOWNSHIP TEXT AMENDMENTS VARIOUS SECTIONS PRIVATE ROADS

The Tyrone Township Planning Commission proposes to revise the above referenced sections of the township zoning ordinance, regarding private roads, special use permits and special land uses.

Township Recommendation: Approval. The Marion Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 25, 2025, Planning Commission Public Hearing.

Staff Recommendation: Approval with Conditions.

There are a number of key elements highlighted in the review that need to be fully addressed before the township Board considers final approval. In general, the proposed amendments appear to be reasonable and appropriate. Staff has reviewed the draft standards and confirms the following:

- Requirements align with LCRC and AASHTO best practices.
- The section provides clear applicability rules, reducing interpretation disputes.
- Emergency access requirements are strengthened.
- Drainage, slope, and structural requirements reflect current engineering practice.

In particular, it appears that the newly proposed Section 6.20 Private Roads amendments are consistent with the Livingston County Road Commission (LCRC) private road standards, where applicable. Livingston County Road Commission (LCRC) private road standards focus on safety, emergency access, and proper identification, requiring specific sign posts at intersections with public roads, reflective lettering, and adherence to county-wide address/naming policies. While LCRC sets rules for signs and intersections, local townships (are permitted to develop their own individual specific construction standards (width, drainage, etc.) and maintenance agreements, as private roads usually aren't accepted into public maintenance. Staff would encourage the township to consider implementing all suggested recommendations prior to final approval by the Township Board. Additionally, if this hasn't occurred already, Staff would encourage and recommend that the township provide these amendments to the Township Engineer for their review and recommendation prior to final approval by the Township Board.

Commissioner Discussion: None.

Public Comments: Jim Anderson Marion Twp Planning Commission: Spoke on the background of the proposed amendments and commended staff on the thorough review.

Public Comments: None.

Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed: 6-0

8. OLD BUSINESS:

9. NEW BUSINESS:

- A.** Department Presentation: Recognition of Principal Planner, Rob Stanford for 25 years working with at Livingston County and has been instrumental numerous planning initiatives and is an outstanding Planning Professional.

10. REPORTS:

- 11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Laura Prebenda and Breanne Green spoke about data centers and would like to meet with staff regarding the Draft 2026 Master Plan.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 10:02 PM, SECONDED BY COMMISSIONER BURKOLDER.

Motion passed: 6-0

DRAFT

Livingston County Planning Commission: SIGN-IN

Please note that signing this attendance sheet is strictly voluntary, but you may be asked to identify yourself should you desire to speak at the meeting.



Name	Township/City/Village	Agenda Item of Interest
Aoby Harvey	Howell	
Tim Agnew	Brighton Twp.	
GARY MITTER SR	Brighton Twp.	
Breanne Green	Marion Twp	
Tim Anderson	Marion Twp	
Rodney Bower	Howell Twp	
Andre Torfeh	Brighton Twp	
Donna McMill	Howell Twp	
Sandra Martwick	Howell Twp	
Denie Percola	Howell Twp	
Paul Johnson	Howell Twp	
Connie Johnson	Howell Twp	
Tony Laubach	Brighton Twp	
Vaylene Laubach	Brighton Twp	
Tim Fuller	" "	
CHARLES SMITH	Howell Twp	
Lorie Hayden	Bright Twp	
Ely Melle	Howell Twp	

Livingston County Planning Commission: SIGN-IN

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Name	Township/City/Village	Agenda Item of Interest
DARLENE ADAS	HOWELL/HOWELL	
Pam Adas	Howell	NO DATA centers
Bill McGinley	Brighton	
Kenneth White	Brighton	REZONING OF R-2 TO PUD
Kristin Dennison	Cohoctah	public comment
Katie Terry	Brighton	REZONING OF R-2 TO PUD
Jonel Wasjenski	Brighton	11
Cheryl Wasjenski	Brighton	11
DAN BONELLO	HOWELL	REZONING MASTER PLAN
Janice Bonello	Howell	proposed rezoning of master plan
CHRIS WETZEL	Howell	Master Plan
Tim Borel	Howell Twp	-
Eric Heard	Brighton Twp	PUD WOOD LAKE LAKE
Dean Guard	Brighton Twp	PUD woodland lake
Cheryl Guard	11	11
Brent L. Vanway	Boss Eng.	Woodland Lk PUD
Kevin Holloway	Brighton Twp	PUD
Bruce Pawelson	MARSH	11
Lauren Prebenda	Occola Township	Master Plan Feedback

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