

To: Township Board

From: Amy Steffens, AICP

Date: June 6, 2023

RE: **Zoning Map Amendment 23-001** to change the zoning of the parcel commonly known as 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002) from Waterfront Residential (WFR) to Public and Private Recreation Facilities (PPRF) (Zoning Ordinance Section 36-185).

## PROJECT HISTORY:

The subject sites (4715-14-400-008 and 4715-23-100-002) total approximately 92 acres on the south side of Winans Lake Road and north of the Huron River. The subject property is zoned in the Waterfront Residential (WFR) district; the portion of the site along Huron River will remain in the Natural Rivers (NR) district. The site is vacant of residential development but has been used historically for agricultural purposes. In the [2020 Master Plan](#) the subject site has a Future Land Use Designation of medium density residential but the Master Plan should be revised to reflect a zoning map amendment.

On March 13, 2023, the applicant/owner Freedom River submitted a request to change the zoning district on this site from the WFR district to the Public and Private Recreational Facilities district. The map amendment was requested to allow for a private camp and recreational facility serving United States military veterans and their families. Planning staff duly provided public notice of the zoning map amendment pursuant to MCL 125.3103.

On April 19, 2023, the Planning Commission held a public hearing to consider the zoning map amendment; minutes and staff report materials are attached to this memo. After consideration of comments by the public, the applicants, and staff, the Planning Commission recommended approval of the zoning map amendment.

Staff forwarded the zoning map amendment to the Livingston County Planning Commission for review (MCL 125.3307). At the May 17, 2023 LCPC meeting, the map amendment received a favorable recommendation; draft LCPC meeting minutes and staff report are attached to this memo. LCPC found that *the proposed rezoning from WFR to PPRF agrees with the Hamburg Township Master Plan and the Livingston County Master Plan.*

MCL 125.3401 requires that a map amendment be approved by the legislative body. A public hearing by the legislative body is not required, unless the body considers it necessary.

Staff recommends that the Township Board review the April 19, 2023 staff report for further analysis of the proposed map amendment, paying particular attention to the list of permitted and special uses allowable in the PPRF district. It is important to note that changing the zoning district would permit any of the permitted uses in the PPRF district, as well as open up the possibility of an application for special use review for any of the special uses. However, Section 36-71 specifies that the Planning Commission would have site plan review responsibility over every permitted use except for general and specialized farming activities.

**RECOMMENDATION:**

Staff suggests that the Township Board discuss and review the April 17, 2023 Planning Commission Staff report and the recommendations by the Livingston County Planning Commission. The Board should make a determination on the zoning map amendment in terms of its own judgment on particular factors related to the individual proposal.

Example Approval Motion

A zoning map amendment must be adopted by resolution. A resolution to adopt the zoning map amendment is attached to this memo.

**ATTACHMENTS:**

- Attachment A:** April 19, 2023 Planning Commission meeting minutes
- Attachment B:** April 19, 2023 Planning Commission Staff Report and Exhibits
- Attachment C:** May 17, 2023 Livingston County Planning review documents
- Attachment D:** Resolution to adopt zoning map amendment



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**Supervisor** Pat Hohl **Clerk** Mike Dolan **Treasurer** Jason Negri **Trustees** Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

## **PLANNING COMMISSION MEETING**

**Wednesday, April 19 at 7:00 PM**  
**Hamburg Township Hall Board Room**

### **MINUTES**

#### **CALL TO ORDER**

Commissioner Muck called the meeting to order at 7:00 pm.

#### **PLEDGE TO THE FLAG**

#### **ROLL CALL OF THE BOARD:**

**1) PRESENT:**

John Hamlin  
Patricia Hughes  
Deborah Mariani  
Ron Muir  
Jeff Muck, Chair  
Joyce Priebe

**2) ABSENT:**

Victor Leabu Jr

#### **APPROVAL OF MEETING AGENDA for tonight.**

Motion made by Commissioner Mariani, seconded by Commissioner Hamlin to approve the agenda as presented.

**VOTE: MOTION CARRIED UNANIMOUSLY**

#### **APPROVAL OF THE MEETING MINUTES**

Motion made by Commissioner Hamlin, seconded by Commissioner Muir to approve the March 15, 2023, Planning Commission Meeting Minutes, with corrections.

**VOTE: MOTION CARRIED UNANIMOUSLY**

#### **CALL TO THE PUBLIC (For old business)**

None

## OLD BUSINESS

- I. **Final Site Plan Review (SPA 22-0006}** for a second-story addition over an existing commercial building to accommodate two residential units at 9704 Kress Road (TID 15-21- 405-016).

Chair Commissioner Muck opened the public meeting to Amy Steffens. On December 15, 2022, the applicant submitted a Special Use Permit (SUP) Application to consider the construction of two residential units as a second story addition to an existing commercial building on the corner of Kress Rd and Sha Gri La. On January 18, 2023, the Planning Commission held a hearing for this SUP application, and a motion to approve this SUP failed on a 3 to 1 vote, thereby tabling the SUP hearing and the site plan review. At the March 15, 2023, PC meeting, the PC approved the SUP permit and reviewed the site plan review application. The PC required the applicant to pave the parking area and to work with staff to create a landscaping plan for consideration at the final site plan approval. The PC approved the preliminary site plan with 6 conditions. The application was then forwarded on April 4, 2023, to the Hamburg Township Board as conditioned by the PC. The staff and applicant's landscape plan presented here will provide some of the landscape that was stipulated by the PC at the March 15 meeting.

Chair Commissioner Muck opened the meeting to the commissioners for comments and questions. Commissioner Muir asked about the photometric plan. Amy said the applicant can submit that with the land use permit later. He asked about the delineation of the four guest parking spots. Amy said he can submit that at the time of his site improvement permit. Some discussion about what shrubbery could be used on the front, that would survive cold winters and road salt. Boxwood shrubs were mentioned.

Commissioner Hamlin asked for clarification regarding the fencing on the property. Amy said those conditions had already been approved.

**Approval motion** by Commissioner Hamlin, seconded by Commissioner Priebe, that the Planning Commission recommends approval of the final site plan SPA 22-002 to the Township Board with the following conditions; because as conditioned the project meets the site plan review standards A-Lin Section 36-73 (7) and the additional approval standards of the Neighborhood Service District under Section 36-187 as discussed at tonight's meeting and as presented in the staff report.

**Condition 1:** Prior to issuance of a land use permit that applicant shall submit a photometric plan that shows that the intensity of light within a site does not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residential used or zoned site whereby a maximum of 0.5 footcandles is permitted.

**Condition 2:** All lighting shall be turned off between 11:00PM and Sunrise except when used for commercial and industrial uses, such as in sales, assembly, and repair areas, where such use is open for business after 11 p.m. but only for so long as such use open for business. Lighting used for security between 11:00 p.m. and sunrise shall be controlled by a motion sensor.

**Condition 3:** Four parking spaces shall be delineated on the site plan and on-site using permanent signage as dedicated to the residents of the second-story dwelling units.

**Condition 4:** Prior to issuance of a land use permit for either site improvements or construction of the residential units the applicant shall receive approval from all required agencies including but not limited



to, Hamburg Township Fire, Engineering and Public Work Departments, Livingston County Drain Commissioner, Livingston County Road Commission, and Health Department.

**Condition 5:** All signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.

**Roll Call Vote:**        **Ayes:6**        **Nays: 0**

**VOTE: MOTION CARRIED UNANIMOUSLY**

#### **CURRENT BUSINESS**

1. **ZMA #23-001 -Zoning Map Amendment** to change the zoning of the parcel commonly known as 6716 Winans Lake Rd (TID#4715-14-400-008 and 4715-23-100-002) from Water Front Residential (WFR) to Public and Private Recreation Facilities (PPRF) in (Zoning Ordinance Section 36-185).

Chair Commissioner Muck opened the public hearing to Amy Steffens to present her staff report. Applicant submitted a request to change the zoning district on this site from WFR to PPRF district on March 13, 2023. The portion along the Huron River that is in the Natural Rivers District (NR) will remain as NR zoning. The 2020 Master Plan identifies this parcel as medium density residential for future use plan. Each zoning district has a list of permitted uses that are permitted by right, that only requires a land use permit without Planning Commission Approval. Also, each zoning district has a list of special uses that are permitted, subject to PC approval and companion site plan review and approval. The Zoning Ordinance does not provide standards by which a map amendment needs to be considered. Staff offer the following for consideration by the PC.

- (1) The Zoning map amendment should be compatible with the goals, policies, and future land use map of the Master Plan. The 2020 master plan envisions this area as medium-density residential and natural river to the south by the Huron River. This rezoning would support goals 2, 7, and 8 of the Master Plan. The change in zoning district would allow for the permitted uses in the PPRF district and allow for the special use application for the special uses listed for this district. Section 36-71 specifies that the PC would have site plan review responsibility over permitted uses except for general and specialized farming activities.
- (2) Compatibility of the site's physical, hydrological, and other environmental features all uses permitted in the proposed zoning district compared to uses permitted under current zoning. The uses permitted in the PPRF district would be less impactful than single-family residential uses permitted in the WFR district. Single-family residential would require greater infrastructure whereas PPRF would keep a larger portion of this site undeveloped.
- (3) If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use. The applicant has indicated that the zoning map amendment is in support of a proposed "recreational facility dedicated and designed for veterans and their families as a place of relaxation and reflection." Approval of the zoning map amendment does not imply that every special use in the PPRF district would be appropriate at this site, as the

Commission would have discretion to approve or disapprove a special use that does not comply with Section 36-36 of the Ordinance.

- (4) The parcel can meet the requirements of the proposed zoning district since it is 92-acres and adequately sized to accommodate site improvements, structures and utility installation that is in compliance with our Zoning Ordinance setback requirements.

Chair Commission Muck opened the public hearing to the applicant. Adorno Piccinini, the project director of Freedom River Retreat and Recover Campground spoke to the commission. This private campground is for veterans to relax, recover and rejuvenate in a natural setting. By-laws for Freedom River stipulate that it will always be under the control of a veteran-related organization if Freedom River ceases to exist. This property will not become a public campground. The boat launches will be permitted and meet the requirements of EGLE and MDNR divisions and will be in full compliance of rules and regulations. There will be no equestrian facility as proposed, but that area has been replaced with a service dog facility. The solar farm field is not a part of the current project scope.

Jeff and Janna Yeakey, residents of Hamburg Township as well as neighbors to this project, 9305 Huron Rapids Dr. Jeff is a U.S. Army veteran and serves as President & Director of Operations for Freedom River's Board. Janna is the Executive Director for Freedom River. Beverly Conatser is the Vice Chair Women of Freedom River. Beverly is an Army veteran and retired chief of Voluntary & Chaplin Services at the V.A. in Ann Arbor. Erich Smith is with Wade Trim Associates, the project civil engineer. Todd Hallett is a resident of Hamburg Township and owns TK Designs, the project architect. Mike Halloran, not present, is Chairman of the Board of Freedom River and will be the contractor of Freedom River.

Chair Commissioner Muck opened the Public Comment to the audience.

- Charles Armour -6641 Winas Lake Rd is a 24-year retired veteran in support of the project.
- Michelle Ormanian- 9497 Huron Rapids Dr has been a Hamburg Township resident for 24 years; spoke in opposition to the project.
- Joshua Muns- is a Marine veteran and is a Hamburg resident. He works as a social worker that stated that 660 veterans die by suicide each month. He is in support of this project.
- Laszlo Szalay- 7867 Kilkenny Dr is a disabled Marine veteran who did 18 ½ deployments in 18 years and served in the CIA. He is in support of this project.
- Kevin Guthrie- 9421 Huron Rapids Dr is against this project due to the RV park.
- Kirt Lanam- is a 34-year Air Force veteran, 22 years of active combat and 38 deployments. He supports this project.
- Terran Frye- Howell resident, Marine veteran with 2 deployments to Iraq. This is a temporary campground not a permanent trailer park. He is in support of the project.
- Rick Beaudin- 9676 Zukey Lake Dr is a local Hamburg resident and a real estate agent. He is a member of the Putnam Pinckney Chamber of Commerce. He spoke about property values and sense of identity. He is supportive of this project.
- Carol Ann Wilson- 9253 Huron Rapids Drive, 45-year resident of Hamburg Township. Her husband who is a Vietnam veteran. She is not opposed to project but wonders if there is a better way to spend resources on helping veterans.

- Michael Bitondo -2020 Darwin Rd has lived in Hamburg Township since 1983 and has been served on government boards and a township Trustee off and on since 1986. He is in support of this project.
- Shawn Fitzgerald -9239 Silver Maple Rd is Carol Ann's neighbor. He is in support of this project. Is asking to relocate the RV park to the others side away from the neighborhood due to diesel fuel smells.
- Dale Brewer- 11548 East Shore Dr, Whitmore Lake is a Green Oaks resident but serves disabled American veterans every day. He is in support of this project.
- Candi Kutey- 7769 Athlone Dr is a caregiver for a veteran. She has witnessed other veteran parks and how the communities support the veterans. She is supportive of this project.
- Joanna Hardesty- 4277 E. M-36 has been a Hamburg resident since 1992. She served as Hamburg Township Clerk for 12 years. She has had many generations of veterans in her family, even two sons who served. She is serving as a director of Freedom River, and everyone working on this project are volunteers and the funding was gained through donations. She is in support of this project.
- Mark Kovach- a resident of Pinckney and serves as the command of the Livingston and Oakland County V.A. He is in support of this project.
- Christa Braun- 9489 Huron Rapids Dr is a concerned local resident. She is concerned by the sheer number of veterans that might show up on a given day. She is concerned by how close the park is to their neighborhood and there might be too many people on the land at one time.
- Anja Mackey- 8760 Tamarack Drive. She understands the concerns about the campground. She does not believe that Freedom River will have events that are loud and out of control. She is in support of this project.
- Ralph Pachinzi- Lake Kress Dr is a neighbor to this project. He raised concerns about setback violations, on-site stormwater, and use mature trees as a natural sound buffer rather than clearcutting them for more development. He is supportive of this project but wants it done tastefully.
- Commission received six letters from four people not in support of the project. Letters were placed in the file.

Chair Commissioner Muck closed the public meeting and opened it to the Commissioners. Commissioner Priebe thanked all the veterans for their service.

Commissioner Muir reminded the applicant that all site plan approvals need to go through the Planning Commission for review of campsites, stormwater, and engineering. We need to first approve the zoning map amendment to allow Freedom River to proceed.

Commissioner Hamlin felt that this project was much better than a subdivision with 78 homes. He indicated this is a straight rezoning request.

**Approval motion** by Commissioner Priebe, seconded by Commissioner Hamlin, that the Planning Commission recommend approval of the Zoning Map Amendment 23-001 to change the zoning of the parcel commonly known as 6716 Winans Lake Rd (TID#4715-14-400-008 and 4715-23-100-002) from Water Front Residential (WFR) to Public and Private Recreation Facilities (PPRF) in (Zoning Ordinance

Section 36-185) and directs staff to forward the request to the Livingston County Planning Commission for review and to draft an amendment to the Master Plan.

**Roll Call Vote:**                    **Ayes:6**            **Nays: 0**

**VOTE: MOTION CARRIED UNANIMOUSLY**

2.     **Special Use Permit (SUP 23-001)** to permit a public or private campground and lodge with associated private outdoor recreational areas and indoor recreational buildings for military veterans and their families at parcel commonly known as 6716 Winans Lake Road (TID#4715-14-400-008 and 4715-23-100-002).

Chair Commissioner Muck opened the public hearing to Amy Steffens to present her staff report. She addressed the Discretionary Review Standards 1-7 for the Special Use Permit (Section 36-36 (C)). The preliminary engineering review is not back yet. Approval from Livingston County Health Department is needed. Amy spoke with John Wilson of the LCHD on April 18, 2023. John believes that the existing wells will be adequate to serve these uses. There is a sewer line on Winas Lake Road. The site plan shows 5 slips on the Huron River. The Township Ordinance stipulates 4 or more docks is defined as a marina and would not be allowed in this district. Staff have requested this number of docks be reduced in number. Staff has also asked that these docks be reoriented to meet the ordinance for the Natural Rivers District (NR). She also addresses the PPRF district additional regulations from Section 36-185 (b). Staff report notes where zoning requirements are met and not met.

Chair Commission Muck opened the Public Meeting to the audience.

- Kevin Guthrie- 9421Huron Rapids Dr is against this project due to the RV park.
- Terran Frye - Howell; Marine veteran with two deployments to Iraq. This is a temporary campground not a permanent trailer park.
- Laszlo Szalay- 7867 Kilkenny Dr is a disabled, Marine veteran who did 18 ½ deployments in 18 years and served in the CIA. He is in support of this project.
- Nancy Hubble- 6039 Winas Lake Rd have family and friends that are veterans of Vietnam. Residents that live nearby have concerns with this project, especially traffic and safety. Concerned with the type of boating allowed on Gut Lake. She is supportive of this project.
- Joshua Muns- is a Marine veteran and is a Hamburg resident. He works as a social worker that stated that 660 veterans die by suicide each month. He is in support of this project.
- Joanna Hardesty- 4277 E. M-36. She was on the township Board when the lake was made a no-wake lake; no motors permitted.

Chair Commission Muck closed the public comment and opened the meeting to the Commissioners. Commissioner Muir asked the applicant if the RV spots will have electricity. The applicant said they will have electric hook-up. Muir asked how the RV spots will be rented out through organizational standards. Renters will need a reservation to rent an RV for overnight, and facility users will be vetted prior to arriving.

Commissioner Hamlin asked the applicant who owns the property. The applicant said it was Freedom River. Hamlin asked which veterans will be eligible to use this park. Will it be Livingston County veterans only or all veterans? Target is toward Livingston County veterans, but available to any veteran. Hamlin asked if manager will be onsite and Janna said there will be someone there all the time to supervise. This is a 501 c 3 organization. It has been funded by private donations. Hamlin stated that the special land use permit should reflect the ideals of this is a recreational facility that is dedicated and designed for the veterans and their families as a place of relaxation and reflection, and the approval goes with the land.

Glad to hear there is no light and amplifications onsite and would like to keep this in the conditions for approval.

Commissioner Mariani asked about the solar farm. Janna indicated that DTE approached Freedom River about installing solar farm. The solar farm would require special use and is not a part of this application. The applicant said that the RV renters will have to fill up at the well, because each site will not have water hookup. The capacity of the site for campers, once built out, would be approximately 212.

Commissioner Hamlin mentioned that there are 169 parking spaces and asked if there would be a curfew for visitors to leave by if they were not staying overnight. Phase one is sun-up to sun-down since there is no lighting on the sports fields.

Chair Commissioner Muck asked Amy what process Freedom River would be required to follow to have large events on their site. Amy said she will have to review the Zoning Ordinance to see what that process would require. We would make it a condition of the site plan, to be reviewed for public safety and Livingston Road Commission. Muck said we need to include this requirement in the conditions of the Site Plan Review.

**Approval motion** by Commissioner Priebe, seconded by Commissioner Muir to approve Special Use permit (SUP23-003) to permit a private campground and lodge with associated private outdoor recreational areas and indoor recreational buildings for military veterans and their families dedicated and designed for veterans and their families for relaxation and reflection at parcel commonly known as 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002) (Zoning Ordinance Section 36-185) because as conditioned the project would comply with the standards of Sections 36-36 and 36-187 as presented at the April 19, 2023 hearing and in the staff report.

**Condition 1:** The Special Use Permit for the private camp use is only valid with approval of a final site plan from Hamburg Township.

**Condition 2:** Prior to issuance of a land use permit a driveway permit from the Livingston County Road Commission will be required.

**Condition 3:** Prior to issuance of a land use permit all approvals from the Livingston County Health Department will be required.

**Condition 4:** A landscaping buffer, which may include a berm, shall be provided along the north, east, and west property boundaries.

**Condition 5:** The docks on the Huron River shall be reoriented, sized, and reduced in number to meet the Ordinance requirements.

**Condition 6:** No public use of the docks shall be permitted.

**Condition 7:** All required state permits shall be obtained prior to the installation of any docks in the Huron River.

**Condition 8:** The special land use permit for the private camp use shall be null and void unless a land use permit for the private camp use on the site is granted within one year from the date of this approval.

**Condition 9:** No lighting or amplification will be permitted on this site.

**Condition 10:** Special event usage to be coordinated with Township public safety committee.

**Roll Call Vote:**            **Ayes:6**        **Nays:0**

**VOTE: MOTION CARRIED UNANIMOUSLY**

**Zoning Administrator's Report**

The Zoning Map Amendment will be forwarded to Livingston County Planning for consideration at their May 17, 2023 meeting, which is the same night as the next township Commission meeting. Staff will change the Township Commission meeting. Map amendment will go to Township Board of Trustees for consideration at their June 6, 2023 meeting.

**ADJOURNMENT**

**Motion by Hamlin**, support by Hughes to adjourn.

**VOTE: MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,


**Lisa Perschke**

*Planning/Zoning Coordinator & Recording Secretary*

**Amy Steffens**

*Planning & Zoning Director*

The minutes were approved as presented/corrected: **CORRECTED**

  
Commissioner **Jeff Muck**, Chairperson

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**To:** Planning Commissioners

**From:** Amy Steffens, AICP  
Planning and Zoning Director

**Date:** April 19, 2023

**Project address and Description:** Zoning Map Amendment 23-001 to change the zoning of the parcel commonly known as 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002) from Waterfront Residential (WFR) to Public and Private Recreation Facilities (PPRF) (Zoning Ordinance Section 36-185).

**Owner:** Freedom River



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The subject sites (4715-14-400-008 and 4715-23-100-002) total 92 acres on the south side of Winans Lake Road and north of the Huron River. The subject property is zoned in the Waterfront Residential (WFR) district; the portion of the site along Huron River will remain in the Natural Rivers (NR) district. The site is vacant of residential development but has been used historically for agricultural purposes. In the [2020 Master Plan](#) the subject site has a Future Land Use Designation of medium density residential but the Master Plan should be revised to reflect a zoning map amendment.



## **PROJECT DESCRIPTION**

On March 13, 2023, the applicant submitted a request to change the zoning district on this site from the WFR district to the Public and Private Recreational Facilities (PPRF) district.

The full list of permitted and special uses in the WFR district is as follows:

### **Sec. 36-174. Schedule of use regulations—WFR Waterfront Residential District.**

#### **(a) *Permitted uses.***

- (1) Single-family dwellings.
- (2) Home occupations subject to the provisions of section 36-213.
- (3) Signs subject to the provisions of article XIII of this chapter.
- (4) Accessory uses subject to the provisions of section 36-215.
- (5) Essential services subject to the provisions of section 36-216.
- (6) Raising and keeping of horses and other domestic animals, not for purposes of enumeration or sale, but as an incidental activity to the principal use of a single-family dwelling, subject to the provisions of section 36-187.
- (7) Raising and keeping of poultry subject to the provisions of section 36-187.
- (8) Family child homes, as provided in section 36-6, and state-licensed residential facilities, except for adult foster care facilities for care and treatment of persons released from or assigned to adult correctional facilities.
- (9) Accessory dwelling units subject to the provisions of section 36-239.

#### **(b) *Special uses.***

- (1) Churches and other buildings associated with religious worship, including housing for religious personnel associated with such uses.
- (2) Public buildings, fire stations, community centers, and maintenance buildings.
- (3) Public or private elementary, junior and senior high schools and institutions or higher education, subject to the provisions of section 36-218.
- (4) Group day care homes conducted in a residential dwelling, subject to the provisions of section 36-219.
- (5) Public or private golf courses, parks, recreation clubs and open spaces.
- (6) Bed and breakfast inn.
- (7) Adult foster care large and/or small group homes, subject to the provisions of section 36-237.

(Zoning Ord. 2020, § 7.5.1(F), 1-5-2021)



The requested zoning district is the PPRF district. Permitted and special uses are as follows:

**Sec. 36-185. Schedule of use regulations—PPRF Public and Private Recreational Facilities District.**

(a) *Permitted uses.*

- (1) Caretaker/camp administrator quarters, accessory to any permitted or special land use.
- (2) General and specialized farming and agricultural activities including raising and growing of crops, fruit, nursery stock, livestock, and other farm animals, subject to the provisions of section 36-187.
- (3) Raising and keeping of horses and other domestic animals, including stables, subject to the provisions of section 36-187.
- (4) Roadside stands for the display and sale of products raised on the premises.
- (5) Public parks, public open space, public recreation areas, fields and buildings; excluding campsites, off-road vehicle courses and trails, fun and archery ranges; and other similar more intense recreational uses as classified by the planning commission.
- (6) Signs subject to the provisions of article XIII of this chapter.
- (7) Essential services subject to the provisions of section 36-216.
- (8) Raising and keeping of poultry subject to the provisions of section 36-187.

(b) *Special uses.*

- (1) Private outdoor recreational areas and indoor recreational buildings, such as: recreational fields, rinks or courts, including football, baseball, batting cages, soccer, tennis, basketball, ice skating, swimming pools, animal racing and similar activities, and uses accessory to the above uses, such as refreshment stands, maintenance buildings, office for management functions, spectator seating, restrooms, and service areas. Such uses shall be subject to the following:
  - a. The site size shall be adequate to accommodate the intended uses, parking, and extensive buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust blowing debris, as determined by the planning commission. The applicant shall provide documentation the site size is adequate using national facility standards.
  - b. All ingress and egress shall be along a county road.
  - c. No building shall be located within 100 feet of a property line.
  - d. All buildings shall be setback 100 feet from the edge of any wetland or the shoreline of any lake, pond, river or stream.
- (2) Public or private campgrounds and lodges, including campgrounds for travel trailers, tent-campers, motor homes, tents, and cabins, subject to the following conditions:
  - a. Minimum lot size shall be 40 acres.

- b. All ingress and egress shall be along a county road.
  - c. Development features including the principal and accessory buildings and structures shall be located and related to minimize adverse effects on adjacent properties. Minimum setbacks for any buildings, structures or use areas shall be 200 feet from any property line abutting a residential district.
  - d. All buildings shall be setback 100 feet from the edge of any wetland or the shoreline of any lake, pond, river or stream.
  - e. Each campsite shall be at least 2,000 square feet in size.
  - f. Each camp site shall be provided with water and sanitary service approved by the health department or have convenient access to approved service buildings.
- (3) Common use or public water access sites provided such site shall comply with the standards contained in section 36-291.
- (4) Canoe and rowboat rental.
- (5) Off-road vehicle and go-cart courses, subject to the following conditions:
- a. Any such site shall be located in a predominantly undeveloped area so as to minimize any adverse effects on the adjacent properties due to reasons of dust, odor and noise. Any such site shall have a minimum area of at least 80 acres. All activity shall be setback a minimum of 125 feet from any lot line.
  - b. The hours of operation shall also be set by the planning commission to minimize any adverse effects on adjacent properties.
  - c. All ingress and egress shall be along a county road.
- (6) Gun and archery ranges, and hunt clubs, subject to the following conditions:
- a. Any such site shall be located in a predominantly undeveloped area so as to minimize any adverse noise effects on the adjacent properties. The hours of operation shall also be so regulated as to minimize any adverse effects on adjacent properties. Any such site shall have a minimum area of at least 80 acres.
  - b. All ingress and egress shall be along a county road.
- (7) Golf courses, driving ranges, miniature golf, including clubhouses and accessory structures.
- (8) Ski facilities, including lodges and accessory structures.
- (9) Public and private cemeteries, subject to the following conditions:
- a. Minimum lot size shall be 40 acres.
  - b. No building shall be located nearer than 100 feet from any property line.
- (10) Radio or television stations or transmitters occupying a site of no less than five acres.
- (11) Aircraft landing fields, subject to a specific duration of such use and further subject to such conditions as shall be deemed necessary and appropriate by the planning commission to protect the public health, safety, convenience and general welfare.

(Zoning Ord. 2020, § 7.5.1(Q), 1-5-2021)

## PROJECT ANALYSIS

The Hamburg Township Zoning Ordinance provides for a process, following [Public Act 110 of 2006](#), to change the zoning map but does not provide standards by which a map amendment should be considered. Staff offers the following for consideration by the Planning Commission.

### 1. The zoning map amendment should be compatible with the goals, policies, and future land use map of the Master Plan.

The 2020 Master Plan envisions medium-density residential to the north, east, and west, and natural river residential to the south.

Table 1:	Current Zoning Classification	Current Use of Property	Future Land Use Designation
Subject Site	WFR/NR April 19, 2023 ZMA to PPRF	Vacant residential / agricultural	Medium density residential
North	RA—medium density residential	Single-family residential	Medium density residential
South	NR—Natural Rivers	Vacant / single-family residential	Natural river residential
East	RA	Single-family residential	Medium density residential
West	WFR—medium density residential	Single-family residential	Medium density residential

### Future Land Use Map



This site is future planned to remain in the WFR district, which is primarily a single-family medium-density residential district; special uses include churches, public buildings, schools, and several outdoor related uses.

This site could accommodate 79 single-family dwellings under strict zoning compliance, which would comply with the WFR and NR district regulations. However, this site does have sensitive wetlands and abuts both Gut Lake and the Huron River. Staff finds that the proposed PPRF could further the following goals and objectives of the Master Plan:

***Goal 2:*** *Preserve the natural and historic character of Hamburg Township by accommodating a reasonable amount of development, but ensuring the development is in harmony with the natural features and the unique environmental requirements of the Township.*

*Objective A:* *Direct future development to areas most suited for that type of development.*

*Objective B:* *Consider the location of the natural features on a site during review of future development layouts.*

***Goal 7:*** *Preserve the rural appearance of the Township as viewed from the roadways when appropriate.*

***Goal 8:*** *Protect, preserve, and enhance whenever possible the unique and desirable natural amenities of Hamburg Township.*

*Objective A:* *Direct future development to areas most suited for that type of development.*

*Objective B:* *Consider the location of the natural features on a site during review of future development layouts.*

*Objective C:* *Encourage preservation of the existing landscaping, natural features, and rural/scenic quality of the Township.*

The Master Plan notes that in the PPRF district *these types of land uses will also limit the need for extensive public services such as public water, sanitary sewer, and additional schools.*

It is important to note that changing the zoning district would permit any of the permitted uses in the PPRF district, as well as open up the possibility of an application for special use review for any of the special uses. However, Section 36-71 specifies that the Planning Commission would have site plan review responsibility over every permitted use except for general and specialized farming activities.

#### **Section 36-71**

*A site plan approval shall be required prior to the issuance of a land use permit within all districts for the construction or expansion of any permitted or special use with the exception of individual single-family and two-family dwellings and general and specialized farming activities. A site plan approval shall also be required for all condominium projects as regulated under the Condominium Act. Site plan review shall be required for any of the following activities:*

- (1) Erection, moving, relocation, conversion or structural alteration to a building or structure to create additional floor space, other than a single-family dwelling.*
- (2) Any development which would, if approved, provide for the establishment of more than one principal use on a parcel, such as, for example, a single-family site condominium or similar project where a parcel is developed to include two or more sites for detached single-family dwellings.*

- (3) *Development of non-single-family residential uses in single-family districts.*
- (4) *Any change in use that could affect compliance with the standards set forth in this chapter.*
- (5) *Expansion or paving of off-street parking and/or a change in circulation or access for other than a single-family dwelling.*
- (6) *Any excavation, filling, soil removal, or mining or landfill, except as otherwise specified.*
- (7) *The development or construction of any accessory uses or structures, except for uses or structures that are accessory to a single-family dwelling.*
- (8) *Any use or development for which submission of a site plan is required by the provisions of this chapter.*

*(Zoning Ord. 2020, § 4.3, 1-5-2021)*

**2. Compatibility of the site’s physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.**

This site is uniquely situated with frontage on both Gill Lake and the Huron River, and is marked by pockets of wetlands. (The portion of the site zoned NR will remain in the NR district).

The uses permitted in the PPRF district would require less impactful development of the land compared to the single-family residential uses permitted in the WFR district. Previous plans submitted to the township for a residential development on this site indicated that the site could accommodate 79 dwelling units under current zoning. A residential development would necessitate greater infrastructure, whereas the uses in the PPRF lend themselves to keeping the site largely undeveloped. The Commission should consider the environmental features of the site, as well as the assumed environmental impact of uses in both the WFR and PPRF districts.

**3. If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.**

The applicant has indicated that the zoning map amendment is in support of a proposed “recreational facility dedicated and designed for veterans and their families as a place of relaxation and reflection.” The current zoning district’s permitted uses are single-family residential; special uses include schools, churches, or *Public or private golf courses, parks, recreation clubs and open spaces*. This special use would not allow for 29 RV spots or small tent camping area on the western portion of the site. Staff does not believe that amending a single-family residential district to include the proposed use would be appropriate in light of the PPRF allowing, with special use approval, the scope of uses under the proposal on a site that can adequately and appropriately accommodate PPRF district uses.

Approval of the zoning map amendment does not imply that every special use in the PPRF district would be appropriate at this site; the Commission would have discretion to approve or disapprove a special use that does not comply with [Section 36-36](#) of Ordinance.

#### **4. The parcel can meet the requirements of the proposed zoning district**

The parcel is 92 acres and is adequately sized to accommodate site improvements, structures, and utility installation that would comply with the Ordinance requirements for setbacks from property boundaries, wetlands, and waterbodies.

#### **RECOMMENDATIONS:**

Staff recommends the Planning Commission open the public hearing, take testimony from the applicant and staff as appropriate, discuss, and make a determination on zoning map amendment 23-001 to change the zoning of the parcel from WFR to PPRF.

#### **Example Denial Motion:**

The Planning Commission denies Zoning Map Amendment 23-001 to change the zoning of the parcel commonly known as 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002) from Waterfront Residential (WFR) to Public and Private Recreation Facilities (PPRF) (Zoning Ordinance Section 36-185) *for the following reasons*.

#### **Example Approval Motion:**

The Planning Commission recommends approval of Zoning Map Amendment 23-001 to change the zoning of the parcel commonly known as 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002) from Waterfront Residential (WFR) to Public and Private Recreation Facilities (PPRF) (Zoning Ordinance Section 36-185) *for the following reasons* and directs staff to forward the request to Livingston County Planning for review and to draft an amendment to the Master Plan.

#### **EXHIBITS:**

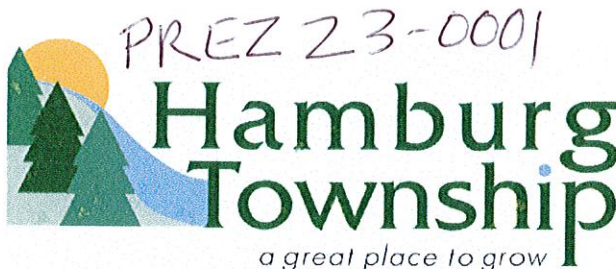
Application



RECEIVED

MAR 13 2023

Hamburg Township  
Planning Department  
FAX 810-231-4295  
PHONE 810-231-1000



PREZ 23-0001

\$1,000

P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139

## ZONING AMENDMENT APPLICATION

*Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Zoning Amendment Application.*

*Application fees and review fees are required at the time of application.*

*Zoning Amendments have application fees and review fees. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.*

The undersigned hereby makes application for a Zoning Amendment for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Zoning Text Amendment ☒ Zoning Map Amendment

2. **PROJECT NAME:** Freedom River Campground Submittal Date: 1/31/2023

3. **PROJECT ADDRESS:** 6716 Winans Lake Road Brighton, MI 48116

Tax Code Numbers: 15 - 14-400-008 15 - 23-100-002 15 - \_\_\_\_\_  
15 - \_\_\_\_\_ 15 - \_\_\_\_\_ 15 - \_\_\_\_\_

☐ Metes & Bounds Parcel ☐ Subdivision \_\_\_\_\_ Lot Numbers: \_\_\_\_\_

4. **ZONING MAP AMENDMENT:** (please attached the existing zoning map and a proposed zoning map as a separate document)  
Existing Zoning District Classification: Waterfront Residential Proposed Zoning District Classification Public and Private Recreational Facility  
Number of Lots Proposed: \_\_\_\_\_ Acreage of Project: 93.92

5. **ZONING TEXT AMENDMENT:** (please attached the existing zoning ordinance and the proposed revisions as a separate document)

Zoning Ordinance Section proposed to be amended \_\_\_\_\_

6. **PROJECT DESCRIPTION (reason for amendment):**

Recreational facility dedicated and designed for veterans and their families as a place of relaxation and reflection. Campground to include RV camping, tent camping, and short stay cabins to accommodate varying stay durations.

7. **OWNER/PROPRIETOR INFORMATION:**

Name: Freedom River, Inc. Phone Number(s): 734-231-2792  
Email: janna.yeakey@freedomriver.org Address: 9305 Huron Rapids Drive  
City: Whitmore Lake State: Michigan Zip: 48189

**8. APPLICANT:**

Name: Freedom River, Inc. Phone Number(s): 734-231-2792  
 Email: janna.yeakey@freedomriver.org Address: 9305 Huron Rapids Drive  
 City: Whitmore Lake State: Michigan Zip: 48189

**ZONING AMENDMENT PROCESS: (Zoning Ordinance, Article 12)**

1. Application. Petitions for amendments by individual property owners shall be submitted to the Zoning Administrator on a standard application form provided and shall be accompanied by a fee in accordance with the duly adopted schedule of fees, to cover administrative and publication costs. No part of such fee shall be returnable to the petitioner if the public hearing is held.
2. Referral to Planning Commission. All proposals for amendment shall be referred to the Planning Commission for their review and recommendation. The Planning Commission shall consider each proposal for amendment in terms of its own judgment on particular factors related to the individual proposal, the most likely effect on the community's physical development, and conformance with the Township Master Plan. The Planning Commission may recommend any additions or modifications to the original amendment proposal.
3. Public Hearing. Upon receipt of an application for an amendment, the Planning Commission shall hold a public hearing in accordance with the notification procedures described in Section 3.8.
4. Upon receipt of recommendation from the Planning Commission and the County Planning Commission, the Township Board shall consider the proposed amendment. The Township Board may hold additional hearings it deems necessary. Notice of a public hearing held by the Township Board shall be published in a newspaper of general circulation in the Township not more than fifteen (15) days nor less than five (5) days before the hearing.
5. If the Township Board shall deem any changes to the proposed amendment advisable, it shall refer the same to the Planning Commission for a report within a time specified by the Township Board. After receiving the report, the Township Board shall grant a hearing on the proposed amendment to a property owner who by certified mail addressed to the Township Clerk requests a hearing. The Township Board shall request the Planning Commission to attend the hearing.
6. Thereafter, the Township Board may adopt the amendment with or without changes by majority vote in accordance with procedures of Act 184 of 1943, as amended.
7. No application for a rezoning which has been denied by the Township Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Township Board to be valid.
8. Amendments adopted by the Township Board shall be filed with the Township Clerk and one notice of amendment adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. The notice of amendment adoption shall contain the following information: either a summary of the regulatory effect of the amendment, including the geographic area affected, or the text of the amendment; the effective date of the amendment; and, the time and place where a copy of the amendment may be purchased or inspected.

**APPLICANT CERTIFICATION:**

I hereby certify that all uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the zoning amendment application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the application submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

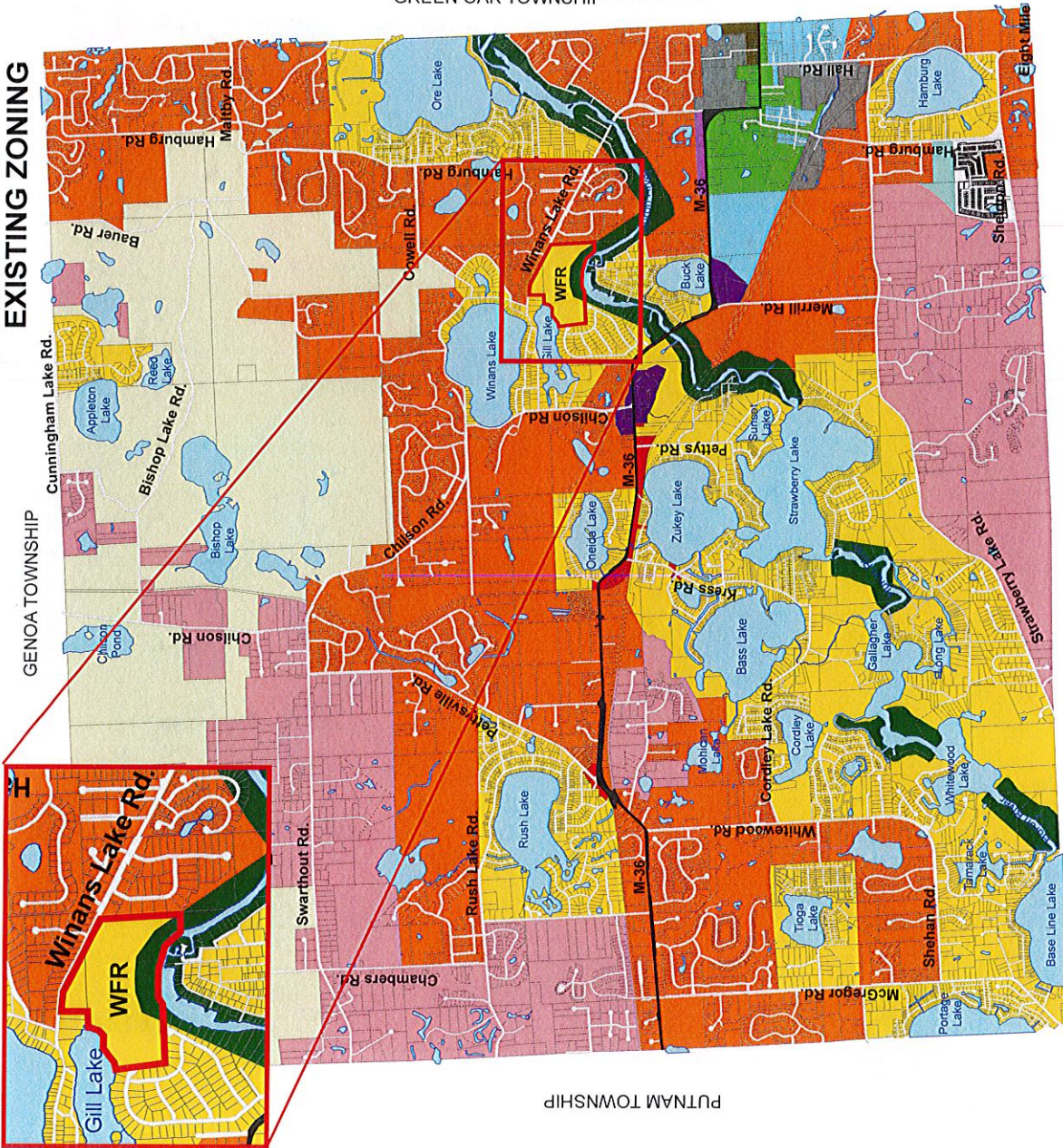
PROPERTY OWNERS SIGNATURE: \_\_\_\_\_

DATE: 2/13/2023

\*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.



# EXISTING ZONING



## Map 5 Zoning Map

Hamburg Township,  
Livingston County, Michigan

### Zoning District

	RAA - Low Density Residential
	RA - Medium Density Residential
	RB - High Density Residential
	WFR - Waterfront Residential
	NR - Natural River Residential
	MHP - Mobile Home Park Residential
	NS - Neighborhood Service
	CS - Community Service
	LI - Limited Industrial
	GI - General Industrial
	MD - Mixed Development
	VC - Village Center
	VR - Village Residential
	PPRF - Public and Private Recreational Facilities



Source: Hamburg Township, 2020 08/2020

GENOA TOWNSHIP

GREEN OAK TOWNSHIP

PUTNAM TOWNSHIP

WEBSTER TOWNSHIP, WASHTENAW COUNTY





# Livingston County Department of Planning

May 18, 2023

Scott Barb  
AICP, PEM  
Director

Robert A. Stanford  
AICP, PEM  
Principal Planner

Hamburg Township Board of Trustees  
c/o Mike Dolan, Clerk  
Hamburg Township Hall  
10405 Merrill Road  
Hamburg, MI 48139

**Re: County Planning Commission Review of Rezoning Z-19-23.**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, May 17, 2023, and reviewed the rezoning amendment referenced above. The County Planning Commission made the following recommendation:

**Z-19-23 Approval.** Staff finds that the proposed rezoning from WFR (Waterfront Residential) to PPRF (Public and Private Recreational Facilities) agrees with the Hamburg Township Master Plan and the Livingston County Master Plan.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county actions.

Sincerely,

*Scott Barb*

Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

(517) 546-7555  
Fax (517) 552-2347

Web Site  
[co.livingston.mi.us](http://co.livingston.mi.us)

Scott Barb

Enclosures

c: Jeff Muck, Chair, Hamburg Township Planning Commission  
Amy Steffens, Hamburg Township Planning Director

Meeting minutes and agendas are available at:  
<https://www.livgov.com/plan/econdev/Pages/meetings.aspx>



# Livingston County Department of Planning

## LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, May 17, 2023 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers

304 East Grand River, Howell, MI 48843

***Please note that this is a hybrid meeting with County Planning Commissioners and staff meeting in-person. Audience participants are welcome to attend in-person or via Zoom by using the meeting link on Page 2 of the agenda.***

### Agenda

Robert A. Stanford  
AICP, PEM  
Principal Planner

Scott Barb  
AICP, PEM  
Principal Planner

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – May 17, 2023
5. Approval of Meeting Minutes – April 19, 2023
6. Call to the Public
7. Zoning Reviews
  - A. Z-19-23 Hamburg Township, Rezoning Sections 14 & 23, Waterfront Residential to Public Private Recreation Facilities
8. Old Business
9. New Business
  - A. Michigan Association of Planning Memberships for PC members.
  - B. Annual Capital Improvements Plan 2024-2029
10. Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

### Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

●  
(517) 546-7555  
Fax (517) 552-2347

●  
Web Site  
[co.livingston.mi.us](http://co.livingston.mi.us)

**Via Zoom (on-line**

**meetings):** <https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

Via the Zoom app

**Join a meeting**, with meeting number: **399 700 0062**

Enter the password: **LCBOC** (ensure there are no spaces before or after the password)

Meeting ID: **399 700 0062**

Password: **886752**

Meeting recordings may be made using a personal computer or laptop, after requesting ability from the meeting host.





**LIVINGSTON COUNTY PLANNING DEPARTMENT  
REZONING REQUEST - | STAFF REPORT**

**CASE NUMBER:  
Z-19-23**

<b>COUNTY CASE NUMBER:</b>	<b>Z-19-23</b>	<b>TOWNSHIP:</b>	<b>Hamburg Township</b>
<b>REPORT DATE:</b>	<b>May 10, 2023</b>	<b>SECTION NUMBER:</b>	<b>Sections 14 and 23</b>
<b>STAFF ANALYSIS BY:</b>	<b>Scott Barb</b>	<b>TOTAL ACREAGE:</b>	<b>92 acres</b>


<b>APPLICANT / OWNER:</b>	<b>Freedom River</b>
<b>LOCATION:</b>	<b>6716 Winans Lake Road</b>
<b>LAND USE:</b>	<b>Currently vacant and previously used for agricultural purposes</b>

<b>CURRENT ZONING:</b>	<b>REQUESTED ZONING:</b>
<b>WFR Waterfront Residential</b>	<b>PPRF Public Private Recreational Facilities</b>
<b>PERMITTED/SPECIAL USES (Not all inclusive):</b>	<b>PERMITTED/SPECIAL USES (Not all inclusive):</b>
<b>Permitted:</b>  <b>WFR:</b> Single family dwellings; Home occupations; Raising and keeping of poultry, horses, and other domesticated animals not for sale; Family child homes and state licensed residential facilities; Accessory dwelling units.	<b>Permitted:</b>  <b>PPRF:</b> Caretaker/camp administration quarters; Generalized and specialized farming and agricultural crops, fruit, nursery, stock animals; Roadside stands; Public parks, open spaces, recreation areas, off road vehicles and trails, archery ranges, other uses as determined by the Planning Commission.
<b>Special:</b>  <b>WFR:</b> Churches; Public buildings, fire stations, and community centers; Public or private cemeteries; Public or private golf courses, parks, and open spaces; Bed & breakfasts; Public and private elementary through high schools; Adult foster care in large/small group homes.	<b>Special:</b>  <b>PPRF:</b> Private outdoor recreation and associated uses; Public or private campgrounds for tents, motor homes, and cabins; Canoe and rowboat rental; Gun and archery ranges; Golf courses, driving ranges; Off-road vehicle and go cart trails; Common use and public water access; Ski facilities; Aircraft landing fields; Public and private cemeteries.
<b>Minimum Lot Areas: WFR: 1 acre; PPRF: 40 acres</b>	

<b>TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:</b>	<b>ESSENTIAL FACILITIES AND ACCESS:</b>
The proposed rezoning was <b>approved</b> at the April 19, 2023, public hearing. Comments from the public were included in the minutes and support for the proposed rezoning was an overwhelming majority of those in attendance.	<b>Water:</b> Well <b>Sewer:</b> Septic <b>Access:</b> Property may be accessed via Winans Lake Road.



**EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION: stopped here....**

		Land Use:	Zoning:	Master Plan:
	<b>Subject Site:</b>	Undeveloped	Waterfront Residential WFR Natural River NR	Medium Density Residential
	<b>To the North:</b>	Single family homes	Medium Density Residential RA	Medium Density Residential
	<b>To the East:</b>	Single family homes	Medium Density Residential RA	Medium Density Residential
	<b>To the South:</b>	Vacant/Single family homes	Natural Rivers NR	Natural River Residential
	<b>To the West:</b>	Single family homes	Waterfront Residential WFR	Medium Density Residential

**ENVIRONMENTAL CONDITIONS:**

<b>Soils / Topography:</b>	The vast majority of the site is composed of Fox sandy loams (FoA) and Fox-Boyer Complex (FrE) soils. These are all well drained and stable soils that will support the proposed use of the property.
<b>Wetlands:</b>	The site does have small areas of wetlands due to its proximity to the Huron River and Gut Lake that abut the property.
<b>Vegetation:</b>	The parcel is in an undeveloped state.
<b>County Priority Natural Areas:</b>	The site's southern and southeastern corner lies within a Priority 2 natural area as a result of sharing a boundary with the Huron River. Proposed uses of recreation should not adversely affect any of the natural area.

**TOWNSHIP MASTER PLAN DESIGNATION:**

The Hamburg Township Future Land Use Map designates the subject parcel as Medium Density Residential that includes most properties that are zoned in the Waterfront Residential (WFR) District. The Township Master Plan describes these areas in the following way:

*"Medium Density Residential is intended for areas that are characteristic of moderate density and undeveloped land areas, which are capable of supporting development in moderate densities. This designation applies to much of the land surrounding the lakes and in the center of the Township along M-36. Developments in these areas are encouraged to take advantage of the Township's open space provisions."*

*"The waterfront residential is located along major lakes within the Township and intended to regulate the small waterfront parcels, typically less than one acre. These parcels should maintain their existing character and setbacks from the lakes. Developments in this district are encouraged to take advantage of the Township's open space provisions."*

The proposed zoning designation of Public and Private Recreational Facilities (PPRF) has a minimum 40-acre requirement and is *"intended to protect valuable land within the Township from more intense suburban development that would otherwise detract from the natural amenities of the area"*. These areas of the Township are best suited for natural and recreational opportunities that limit the need for extensive public services in the form



**Township Master Plan Designation continued...**

of water, sewer, and infrastructure.

It is also noted that all land within 400 feet of the shoreline of the Huron River is also part of the Natural River Residential designation and is part of the Huron River Management Plan. This is intended to promote natural preservation of sensitive areas of the Township that abut the Huron River. When these factors are considered as part of the proposed rezoning, we believe that the rezoning of the property to PPRF is compatible with the overall goals and objectives of the Hamburg Township Master Plan.

**COUNTY COMPREHENSIVE PLAN:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

**COUNTY PLANNING STAFF COMMENTS:**

Hamburg Township follows the zoning map amendment process according to Public Act 110 of 2006, as amended. This process establishes the criteria for map amendments as follows:

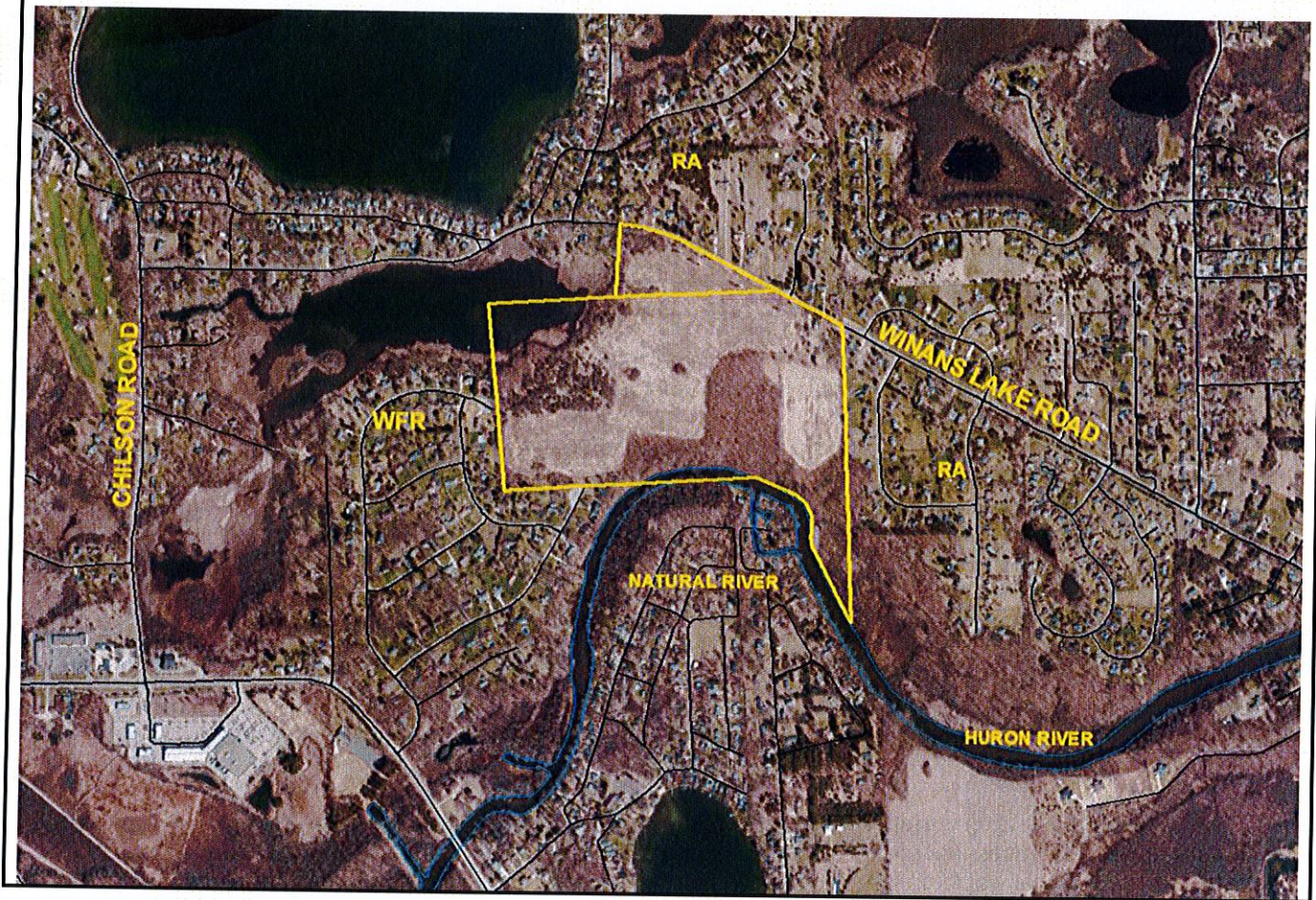
- 1. The zoning map amendment should be compatible with the goals, policies, and future land use map of the Township Master Plan:** The PPRF District intention is to preserve the natural character of Hamburg Township by allowing for a reasonable amount of development that remains in harmony with the natural features and unique requirements of this area. From a rezoning viewpoint, the property could be used for recreational purposes while maintaining these goals.
- 2. Compatibility of the site's physical, geological, hydrological, and other sensitive environmental features with all uses permitted in the current zoning district compared to the proposed zoning district:** The proposed uses in the PPRF district would permit less intensive land uses than those compared with the current WFR zoning that includes and allows for medium density residential. Larger, more complex developments could be achieved under the current zoning designation while the proposed PPBR district would allow the site to remain largely undeveloped.
- 3. If the proposed use appropriate for the current zoning district:** The current zoning district is primarily a residential district with uses that are residential in nature. A rezoning to PPRF would allow a variety of potential recreational venues that would be more compatible for the undeveloped site. The rezoning is intended to provide a recreational venue for veterans and their families to enjoy opportunities to relax and recreate. We believe the proposal to rezone is consistent with surrounding uses and appropriate for use for the existing zoning designation.
- 4. Can the parcel meet the requirements of the proposed zoning district?** The subject property is approximately 92 acres in size and is adequate for any improvements, structures, and infrastructure while maintaining the district regulations.

The proposed rezoning is part of the "Freedom River" development that is intended to serve veterans and their families and provide a relaxing atmosphere to recreate. The parcels are currently zoned WFR, which is part of and essentially a medium density residential zoning district. The PPRF zoning designation will allow for more recreational opportunities while also limiting intense residential development that would promote additional development in the nearby area. We believe the rezoning is compatible with both the Hamburg Township Master Plan and the Livingston County Master Plan and will lend support to overall goals and objectives of maintaining the natural character for this area of the Township.



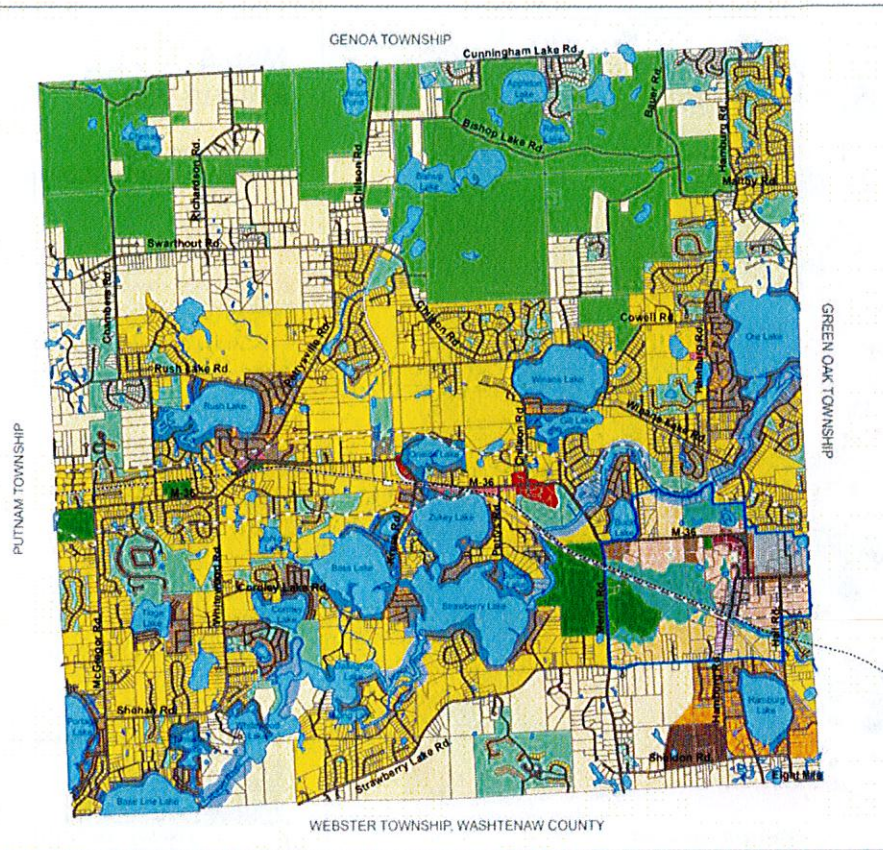
**COUNTY PLANNING STAFF RECOMMENDATION:**

**APPROVAL.** Staff finds that the proposed rezoning from WFR (Waterfront Residential) to PPRF (Public and Private Recreational Facilities) agrees with the Hamburg Township Master Plan and the Livingston County Master Plan.

**EXISTING LAND USE MAP WITH SURROUNDING ZONING**



## FUTURE LAND USE MAP:



**Map 4**  
**Future Land Use**  
**Hamburg Township,**  
**Livingston County, Michigan**

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multiple Family Residential
- Waterfront Residential
- Natural River Residential
- Neighborhood Commercial
- General Commercial
- Conserved Open Space
- Public and Private Recreational Facilities
- Public/Quasi-Public
- Water Bodies
- M-36 Corridor
- Trail

**Village Center Area**

- Village Residential-2
- Village Residential-10
- Village Core
- Village Gateway
- Village Historic
- Village Transition
- Industrial
- Conservation District
- Parkland
- Village Boundary

0 0.25 0.5 1 1.5 2 Miles



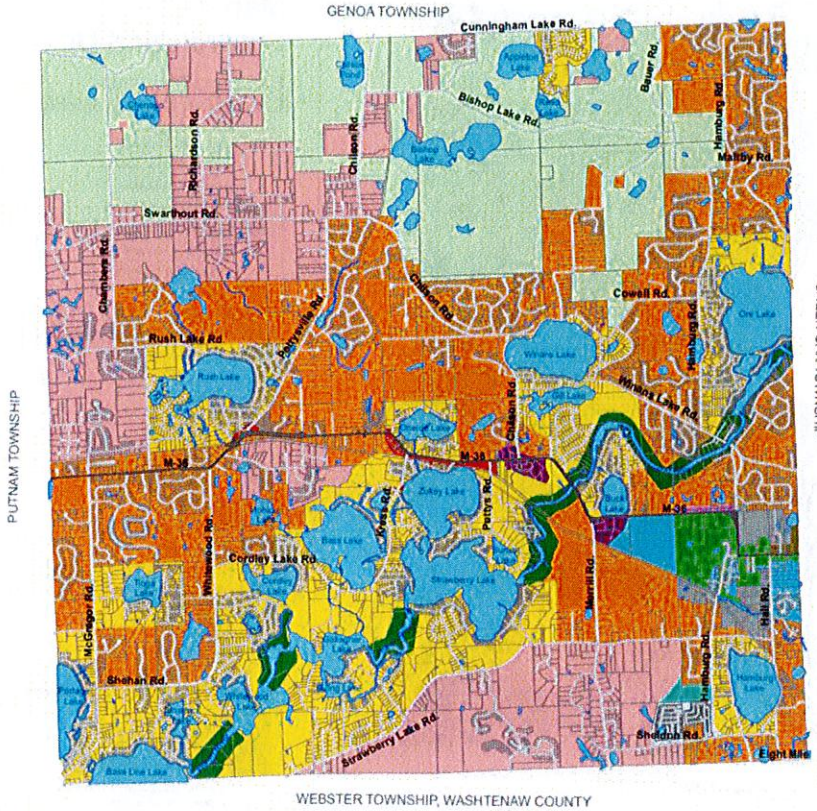
Source: Hamburg Township, 2020



08/2020



## TOWNSHIP ZONING MAP:

**Map 5  
Zoning Map****Hamburg Township,  
Livingston County, Michigan****Zoning District**

- RAA - Low Density Residential
- RA - Medium Density Residential
- RB - High Density Residential
- WFR - Waterfront Residential
- NR - Natural River Residential
- MHP - Mobile Home Park Residential
- NS - Neighborhood Service
- CS - Community Service
- LI - Limited Industrial
- GI - General Industrial
- MD - Mixed Development
- VC - Village Center
- VR - Village Residential
- PPRF - Public and Private Recreational Facilities

0 0.25 0.5 1 1.5 2 Miles



Source: Hamburg Township, 2020



08/2020



## AERIAL VIEW OF SUBJECT PROPERTY





**VIEW OF PROPERTY FROM WINANS LAKE ROAD**





**DRAFT**  
**LIVINGSTON COUNTY PLANNING**  
**COMMISSION MEETING MINUTES**

**May 17, 2023**

**6:30 p.m.**

**Hybrid In-Person and Virtual Zoom Meeting**

<b>Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC</b> <b><a href="https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09">https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09</a></b>
---

PLANNING COMMISSION	
COMMISSIONERS PRESENT:	BILL ANDERSON MATT IKLE DENNIS BOWDOIN MARGARET BURKHOLDER  JASON SCHROCK
COMMISSIONERS ABSENT:	PAUL FUNK BILL CALL
STAFF PRESENT:	SCOTT BARB ROB STANFORD
OTHERS PRESENT:	MARTHA HAGLUND SARA PORTER – CONWAY TOWNSHIP ERIN HARMON – IOSCO TOWNSHIP ZOOM ONLINE – AMY STEFFENS – HAMBURG TOWNSHIP

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

<b>Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA, DATED MAY 17, 2023, SECONDED BY COMMISSIONER SCHROCK.</b>
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**All in favor, motion passed 5-0.**

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

<b>Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, DATED APRIL 19, 2023, SECONDED BY COMMISSIONER SCHROCK.</b>
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**All in favor, motion passed 5-0.**

6. **CALL TO THE PUBLIC:** None.



## 7. ZONING REVIEWS:

### A. Z-19-23 HAMBURG TOWNSHIP: REZONING, WFR WATERFRONT RESIDENTIAL DISTRICT TO PPRF PUBLIC PRIVATE RECREATIONAL FACILITIES DISTRICT, SECTIONS 14 AND 23.

**Current Zoning:** WFR Waterfront Residential District

**Proposed Zoning:** PPRF Public Private Recreational Facilities District  
Sections 14 and 23

**Township Master Plan:** The Hamburg Township Future Land Use Map designates the subject parcel as Medium Density Residential that includes most properties that are zoned in the Waterfront Residential (WFR) District. The Township Master Plan describes these areas in the following way:

*Medium Density Residential is intended for areas that are characteristic of moderate density and undeveloped land areas, which are capable of supporting development in moderate densities. This designation applies to much of the land surrounding the lakes and in the center of the Township along M-36. Developments in these areas are encouraged to take advantage of the Township's open space provisions.*

*The waterfront residential is located along major lakes within the Township and intended to regulate the small waterfront parcels, typically less than one acre. These parcels should maintain their existing character and setbacks from the lakes. Developments in this district are encouraged to take advantage of the Township's open space provisions.*

The proposed zoning designation of Public and Private Recreational Facilities (PPRF) has a minimum 40-acre requirement and is "intended to protect valuable land within the Township from more intense suburban development that would otherwise detract from the natural amenities of the area". These areas of the Township are best suited for natural and recreational opportunities that limit the need for extensive public services in the form of water, sewer, and infrastructure.

It is also noted that all land within four hundred (400) feet of the shoreline of the Huron River is also part of the Natural River Residential designation and is part of the Huron River Management Plan. This is intended to promote natural preservation of sensitive areas of the Township that abut the Huron River. When these factors are considered as part of the proposed rezoning, we believe that the rezoning of the property to PPRF is compatible with the overall goals and objectives of the Hamburg Township Master Plan.

**Township Planning Commission Recommendation: Approval.** The proposed rezoning was approved at the April 19, 2023, public hearing. Comments from the public were included in the minutes and support for the proposed rezoning was an overwhelming majority of those in attendance.

**Staff Recommendation: Approval.** Staff finds that the proposed rezoning from WFR (Waterfront Residential) to PPRF (Public and Private Recreational Facilities) agrees with the Hamburg Township Master Plan and the Livingston County Master Plan.

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER SCHROCK.**

**Motion passed: 5-0**



**8. OLD BUSINESS:** None.

**9. NEW BUSINESS:**

- A. MICHIGAN ASSOCIATION OF PLANNING MEMBERSHIPS FOR PC MEMBERS:** Director Barb briefly discussed the MAP membership for PC members and possible planned training opportunities for PC members for this year.
- B. ANNUAL CAPITAL IMPROVEMENTS PLAN 2024-2029:** Principal Planner Stanford briefly outlined the Capital Improvement process and the timeline for completion of the 2024-2029 CIP.

**10. REPORTS:** Martha Haglund was introduced to the Planning Commission as the new Principal Planner with the County Planning Department.

**11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC.**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO PERMANENTLY REMOVE THE "COMMISSIONERS HEARD" ITEM BUT TO RETAIN THE SECOND "CALL TO THE PUBLIC ITEM" FROM ALL FUTURE AGENDAS, SECONDED BY COMMISSIONER BURKHOLDER.**

**Motion passed: 5-0**

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO ADJOURN THE MEETING AT 6:54 P.M., SECONDED BY COMMISSIONER SCHROCK.**

**Motion passed: 5-0**





**RESOLUTION# XXXXXX**  
**TOWNSHIP OF HAMBURG, LIVINGSTON COUNTY**

**Title of Resolution**

At a regular meeting of the Board of Trustees of the Township of Hamburg, Livingston County, State of Michigan, held at the Hamburg Township Hall on June 6, 2023, beginning at 02:30 PM, there were:

PRESENT:

ABSENT:

and the following preamble and resolution were moved for adoption by  
supported by :

WHEREAS, Freedom River has initiated the zoning map amendment of the property commonly known 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002) from Waterfront Residential (WFR) to Public and Private Recreation Facilities (PPRF) (Zoning Ordinance Section 36-185); and

WHEREAS, the Planning Commission held a public hearing and discussed the zoning map amendment at its meeting on April 19, 2023 and recommended approval of the request; and

WHEREAS, the Livingston County Planning Commission reviewed and discussed the zoning map amendment at its meeting on May 17, 2023 and recommended approval of the request; and

WHEREAS, the Hamburg Township Board of Trustees reviewed and discussed the zoning map amendment at its June 6, 2023 meeting and has reviewed the materials from the Hamburg Township Planning Commission and Livingston County Planning Commission forwarded under a cover memorandum dated June 6, 2023; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed PPRF zoning district; and

WHEREAS, the proposed zoning map amendment supports the Master Plan objectives of preserving the natural and historic character of Hamburg Township, the rural appearance of the Township as viewed from roadways, and directing development to areas most suitable for residential development.

NOW THEREFORE, BE IT RESOLVED, the Hamburg Board of Trustees hereby Introduces for Publication and Subsequent Adoption zoning map amendment 23-001 to rezone the property commonly known 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002) from Waterfront Residential (WFR) to Public and Private Recreation Facilities (PPRF)

Upon a roll call vote of the Board, the following voted:

AYES:

NAYS:

ABSENT:

Resolution Declared .

### **CERTIFICATION**

I, Michael H. Dolan, being the duly elected Clerk of the Township of Hamburg, Livingston County, Michigan, hereby certify that 1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board, and the vote taken thereon, at the meeting described in the introductory paragraph, at which time a quorum was present and remained throughout; 2) the original of such resolution is on file in the Clerk's office; 3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and 4) minutes of such meeting were kept and have been or will be made available as required thereby.

June 6, 2023

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Michael H. Dolan  
Hamburg Township Clerk