



Outlook

Written comment to proposed request

From Allison Brittain [REDACTED]

Date Mon 11/17/2025 2:01 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

 1 attachment (171 KB)

Letter regarding zoning change proposal.pdf;

Hello,

Please find attached a letter of written comment in regard to the proposed zone change for two parcels on Tooley Road, Howell MI.

We would ask that the planning commission deny the request to rezone the parcels numbered 4706-22-300-042 and 4706-22-300-003 located on Tooley Road, Howell as it would place an undue burden on the residents of Howell township, specifically those adjacent to these properties.

Thank you,
Allison Brittain

Allison and Stephen Brittain
2821 Popple Lane
Howell, MI 48855

[REDACTED]
[REDACTED]

November 17, 2025

Howell Township Planning Commission
3525 Byron Road
Howell, MI 48855

**Re: Strong Opposition to Proposed Industrial Flex Zoning Changes
Parcels #4706-22-300-042 and #4706-22-300-003 (Tooley Road)**

Dear Members of the Howell Township Planning Commission,

I am writing not only as a homeowner, but as a parent who chose Howell Township because it offered the safe, peaceful, rural environment I wanted for my children. The open spaces, quiet evenings, and sense of security are central to the life we have built here. I am urgently asking the Planning Commission to deny the proposed rezoning of parcels #4706-22-300-042 and #4706-22-300-003 on Tooley Road to Industrial Flex zoning.

The Howell Township Master Plan states that *“Preservation of open space and community character is of primary importance to the quality of life in Howell Township.”* This vision is the foundation on which my family built our lives. My children play in our yard, explore the surrounding natural areas, and grow up in an environment that feels safe and stable. These are not luxuries. They are essential to their well-being and development.

The Master Plan describes the northern part of the township as a pastoral rural countryside of rolling farm fields, woodlands, and wetlands, and identifies this as the primary reason families are drawn here. This description is not just accurate. It is personal. It describes the world my children know and trust.

Rezoning these parcels to Industrial Flex would place incompatible industrial activity directly against our homes and yards. My children would no longer play next to quiet natural areas. Instead, they could be exposed to noise, industrial traffic, lights, and operations that we would have no control over. The simple act of letting them play outside, ride their bikes, or walk near our home would become something I would have to think twice about every day.

An even greater concern is the ambiguity of Industrial Flex zoning. Because it allows a wide and loosely defined range of commercial and industrial uses, we have no way of knowing what could eventually be placed behind our property. My children could grow up next to anything from warehousing and distribution operations to workshops, truck facilities, late-night businesses, or uses that create fumes, noise, or safety hazards. Once the zoning is approved, we lose nearly all

ability to protect our children's environment. That uncertainty alone is frightening and extremely distressing for any parent.

It is also important to recognize that Howell Township already has areas specifically designated and built to support industrial and commercial development. There are existing corridors, business parks, and infrastructure-ready sites where these uses are appropriate and where industrial growth can take place without threatening residential stability. Responsible planning means directing industrial uses to those established zones, not forcing them into quiet residential neighborhoods where they do not belong. There is no justification for expanding industrial activity into an area surrounded by homes when suitable industrial land is already available elsewhere in the township. Doing so undermines both the Master Plan and the trust that residents place in thoughtful, predictable land-use decisions.

Beyond these deep personal impacts, data consistently shows that industrial encroachment reduces residential property values. Studies across many regions have documented the impact:

- Homes located adjacent to or within close proximity to industrial zoning typically experience **property value declines between 5% and 22%**, depending on the intensity of the use.
- Properties exposed to industrial noise, truck traffic, or 24-hour operations are consistently shown to lose market appeal, especially for families.
- Even the *perception* of future industrial development can depress home values before construction ever begins, because buyers are hesitant to invest where the long-term surroundings are uncertain.

These financial consequences matter deeply to families. For most of us, our home is our largest investment. The proposed zoning change would place that investment at unnecessary risk, with no clear, direct benefit to neighboring residents.

The impacts of Industrial Flex zoning on adjacent homes would be immediate and unavoidable:

- Constant industrial noise disturbing children's sleep and outdoor play.
- Increased heavy vehicle traffic introducing safety risks for families and school bus routes.
- Harsh commercial lighting disrupting rural nights and invading bedroom windows.
- Loss of natural habitat where local wildlife currently thrives and where children learn to appreciate nature.
- Long-term uncertainty about future industrial uses, making it impossible to know what our neighborhood will look or feel like in the years to come.

The Master Plan states that the quality of rural housing is what builds our community's sense of belonging and inspires families to invest in Howell Township. Approving this rezoning would

put that at risk. It would erode the character, safety, and stability that drew families like mine here in the first place.

I understand the importance of responsible development. However, this proposal does not represent responsible or balanced growth. It places the burdens of industrial expansion on the families who already live here and offers no clear benefit to the surrounding community. It undermines the principles the Master Plan was designed to protect.

For the sake of my children, my neighbors, and the long-term future of Howell Township, I strongly urge the Planning Commission to reject the rezoning request. Please protect the rural character, safety, and quality of life that make this community a place we are proud to call home.

Thank you for your time, your service, and your thoughtful consideration. I respectfully request that this letter be included in the official record.

Sincerely,
Allison Brittain



Outlook

Parcel Nos. 4706-22-300-042 and 4706-22-300-003

From Vivian Williams [REDACTED]

Date Mon 11/17/2025 2:10 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Mr. Hohenstein,

I received notifications regarding the requests to rezone the above-referenced parcels.

I wanted to bring it to your attention that one parcel abuts the length of my property to the west and the other abuts the length of my property to the south.

I will attend the meeting tomorrow regarding the petitions that have been submitted requesting rezoning to IFZ.

When considering these requests, please take into account the proximity of the parcels to my home as well as the close proximity to the area where the school bus picks up and drops off schoolchildren.

Vivian Williams
[REDACTED]

2929 Popple Ln, Howell, MI 48855