

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

3525 Byron Road
Howell, MI 48855
May 27, 2025
6:30 pm

1. Call to Order
2. Roll Call:
 - () Wayne Williams - Chair
 - () Robert Spaulding – Vice Chair
 - () Mike Newstead – Secretary
 - () Tim Boal – Board Rep.
 - () Chuck Frantjeskos
 - () Matt Stanley
 - () Sharon Lollo
3. Pledge of Allegiance
4. Approval of the Agenda:
Planning Commission Regular Meeting: May 27, 2025
5. Approval of the Minutes:
 - A. Regular Meeting April 22, 2025
6. Call to the Public:
7. Zoning Board of Appeals Report:
Draft Meeting Minutes April 15, 2025
8. Township Board Report:
Draft Meeting Minutes April 14, 2025 and May 12, 2025
9. Ordinance Violation Report:
10. Scheduled Public Hearings:
 - A. Ron Bergman, PC2025-07, 4706-20-100-023, 4590 W. Grand River Ave., Request for text amendment to Section 9 NSC Zoning District – to be more permissive for contractor buildings including HVAC companies.
 - B. Douglas Parks, PC2024-08, 4706-35-300-009, 1356 Mason Rd., Request for text amendment to Section 9 NSC Zoning District – to include landscaping yards.
 - C. Mark Juett, PC2025-06, PC2025-10 4706-28-100-071, Vacant Hydraulic Dr., Special Land Use Request to Allow RV Storage and Preliminary Site Plan Review
11. Other Matters to be Reviewed by the Planning Commission:
12. Business Items
 - A. Old Business:
 1. Mitch Harris Building Co., PC2025-02, Parcel # 4706-27-300-030, Preliminary Site Plan Review
 2. Agape City Church, PC2025-11, Parcel # 4706-28-400-012, Final Site Plan Review
 3. Renewable Energy Ordinance
13. Call to the Public:
14. Adjournment

Public Hearings. All public hearings held by the Planning Commission must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes the procedures/rules to be followed during the hearing.
3. Township Planner/Engineer/other consultants present their report and recommendation.
4. Applicant presents the main points of the application.
5. Persons having comments on the application are recognized.
6. Chairperson closes the public hearing and returns to the regular/special meeting.
7. Planning Commission begins deliberation and arrives at a decision.

To ensure everyone has the opportunity to speak, the Chairperson may elect to limit the time permitted for each person to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of the request.