

**HOWELL TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
Howell Township Hall  
November 27, 2018  
6:30 p.m.

**MEMBERS PRESENT:**

Andrew Sloan    Chairman  
Mark Freude    Vice Chairman  
Wayne Williams    Secretary  
Matthew Counts    Board Rep  
Martha Haglund    Commissioner  
Carolyn Henry    Commissioner  
Peter Manwiller    Commissioner

**MEMBERS ABSENT:**

Also in attendance: Zoning Administrator Joe Daus  
Township Planner Paul Montagno  
Township Attorney, William Fahey

Chairman Sloan called the meeting to order at 6:31 p.m. The roll was called.

All rose for the Pledge of Allegiance.

**APPROVAL OF THE AGENDA:**

**MOTION** by Henry, seconded by Freude, **“TO APPROVE THE NOVEMBER 27, 2018 AGENDA AS AMENDED: MOVE ITEM 11B - PATHWAYS DISCUSSION TO 11C AND MOVE ITEM 11C – AMERICAN LEGION TO ITEM 11B.”**  
Discussion followed. Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Henry, seconded by Haglund **“TO APPROVE THE OCTOBER 23, 2018 PLANNING COMMISSION MINUTES AS PRESENTED.”** Motion carried.

**CORRESPONDENCE:**

No additional correspondence.

**TOWNSHIP BOARD REPORT:**

(Commissioner Counts reported on the following items)

- See Synopsis.

**ZONING BOARD OF APPEALS REPORT**

(Chairman Sloan reported on the following items)

- There were no October or November ZBA Meetings.

**ZONING REPORT:**

(Zoning Administrator Daus reported on the following items)

- Reminder that the December Planning Commission Meeting will be a week earlier (December 18<sup>th</sup>) instead of the normal scheduled date which is on Christmas Day.
- Received application from TLS to amend their Site Plan to now show the destruction of the house that is on the site and add an office to the structure that is already on the plans. This will come to the Planning Commission next month.

**HOWELL TOWNSHIP PARK'S REPORT:**

(Commissioner Haglund reported on the following items)

- The Parks Site Plan is out to the public for review until December 1st. There has only been 1 comment from the public: to have a Splash Pad to bring in revenue to the Township. The Site Plan will go to the Board for approval.

**UNFINISHED BUSINESS:**

A. PUBLIC HEARING, LACASA, PARCEL #4706-27-100-003, FILE #2018-26

- Township Planner Montagno introduced the application for rezoning of the roughly 20 acre property located at 1920 Tooley Road. The applicant is requesting to rezone from "SFR" Single Family Residential to "RSC" Regional Service Commercial. The current development is a single family home. The proposed development is for LACASA's new facility. The surrounding area is primarily rural area properties with the EMS building located across the street next to the airport. Planner Montagno indicates the proposed use for the property is appropriate within the future use of the Township Master Plan. LACASA activities will include office use, counseling use and shelter services.
- **MOTION** by Freude, seconded by Henry, "**TO OPEN THE PUBLIC HEARING FOR LACASA.**" Discussion followed. Motion carried.
- Questions and concerns were taken from the Commissioners.
- Bobette Schrandt from LACASA explained what LACASA does. Administrative as well as counseling and emergency shelter for domestic and sexual assault victims for Livingston County and surrounding areas. They collaborate with the court and law systems. There also is area for medical set up for exams from assaults. There is a Children's Center which services all of Livingston County. LACASA is non-profit. LACASA likes this location because it is right across from the EMS and use their services frequently and is not too far from the courts and sheriff departments.
- More questions and concerns were taken from the Commissioners.
- There were no comments from the public.
- **MOTION** by Henry, seconded by Manwiller, "**TO CLOSE THE PUBLIC HEARING FOR LACASA.**" Motion carried.
- Comments and further discussion was taken from the Commissioners and the Township Planner.
- **MOTION** Counts, seconded by Henry, "**TO RECOMMEND APPROVAL OF LACASA, PARCEL #4706-27-100-003, FILE #2018-26 TO REZONE PARCEL FROM "SFR" TO "RSC" TO THE TOWNSHIP BOARD, SIGHTING THE PLANNER'S REPORT DATED NOVEMBER 20, 2018.**" Discussion followed. A roll-call vote was taken: Matthew Counts – yes, Haglund – yes, Henry – yes, Williams – no, Manwiller – yes, Sloan – yes, Freude – yes. Motion carried 6 to 1.

B. AMERICAN LEGION, PARCEL #4706-28-100-010, FILE #PC 2018-17

- Chairman Sloan stated that the sign application for American Legion was tabled in March due to a moratorium placed on all sign application. The moratorium has now been removed.
- Township attorney Fahey stated there is a change in plan due to the fact that the applicant has filed a law suit against the Township in Federal Court. He recommends that the Planning Commission go into Closed Session to discuss strategic issues in respect about the law suit with the attorney.
- Tara Pearson from Parker and Parker questioned about the item being placed on the agenda when the American Legion did not request to be on the agenda. Ms. Pearson stated she is the attorney only as local counsel and not the attorney in the federal law suit.
- Township attorney Fahey stated this was added to the agenda only for the purpose to discuss, in a closed session, the law suit with the Commissioners. There will not be any action taken tonight. It will remain tabled.
- **MOTION** by Henry, seconded by Williams, "**TO ENTER INTO CLOSED SESSION AT 7:30 P.M. TO DISCUSS STRATEGY IN CONNECTION WITH CROSSROADS LITIGATION.**" Discussion followed. A roll-call vote was taken: Freude – yes, Williams – yes, Manwiller – yes, Henry – yes, Counts – yes, Haglund – yes, Sloan – yes. Motion carried 7 to 0.
- Returned to Regular Session at 8:20 P.M.

C. PATHWAYS DISCUSSION

- **MOTION** by Manwiller, seconded by Counts, "**TO TABLE PATHWAYS DISCUSSION UNTIL NEXT MEETING.**" Discussion followed. Motion carried.

**NEW BUSINESS:**

None.

**OTHER BUSINESS:**

- Commissioner Henry proposed a future discussion topic of recreational marijuana.

**CALL TO THE PUBLIC:**

No response.

**ADJOURNMENT:**

**MOTION** by Manwiller, seconded by Haglund, **“TO ADJOURN.”** Motion carried and meeting adjourned at 8:25 P.M.

Approved: \_\_\_\_\_ X \_\_\_\_\_

\_\_\_\_\_  
Andrew Sloan, Chairman

As Presented: \_\_\_\_\_

As Amended: \_\_\_\_\_ X \_\_\_\_\_

\_\_\_\_\_  
Wayne Williams, Secretary

As Corrected: \_\_\_\_\_

Dated: \_\_\_\_\_ 12.18.2018 \_\_\_\_\_

\_\_\_\_\_  
Debby Johnson, Recording Secretary