
HOWELL TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES: FEBRUARY 25, 2020, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Andrew Sloan	Chairman
Martha Haglund	Vice-Chairwoman
Wayne Williams	Secretary
Jeff Smith	Board Rep. (Alternative)
Glen Miller	Commissioner

MEMBERS ABSENT:

Peter Manwiller	Commissioner
Carolyn Henry	Commissioner
Matthew Counts	Board Rep.

Also in attendance: Zoning Administrator, Joe Daus and Township Planner, Paul Montagno.

Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called. All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: *MOTION* by Haglund, seconded by Smith, ***“TO APPROVE THE FEBRUARY 25, 2020 PLANNING COMMISSION AGENDA AS PRESENTED.”*** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Williams, seconded by Haglund, ***“TO APPROVE THE JANUARY 28, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”*** Motion carried.

CORRESPONDENCE:

- Corrigan Oil, RE: Proposed Innovation Zone District – See ‘Unfinished Business, C’.

TOWNSHIP BOARD REPORT: (Township Board Representative, Jeff Smith, reported on the following)

- Discussion about upcoming road projects.
- Vice-Chairwoman Haglund asked Mr. Smith if the Township Board could discuss sidewalk bids when discussing road bids, pointing out the Non-Motorized Plan, approved by the Township Board in fall 2019, has areas of High Priority. Mr. Smith responded that there was a discussion on sidewalk bids, the consensus was that the project was more expensive than the budget would allow for, but that he would bring at the next regularly scheduled Board meeting.

ZONING BOARD OF APPEALS REPORT: (ZBA Vice-Chairman Sloan reported on the following)

- Briefed over the unique Zoning Board of Appeals request from the February 18, 2020 ZBA meeting.
- Mr. Chair spoke a few words about Tom Knight, who passed away at the age of 84 last week. Expressed gratitude for Mr. Knight who served the Township for decades, including positions on the ZBA and Planning Commission.

ZONING ADMINISTRATOR REPORT: (Zoning Administrator, Joe Daus, reported on the following)

- Monthly Permit List. Slow start to the month, already started to pick up.

HOWELL TOWNSHIP PARKS REPORT: (Vice-Chairwoman Martha Haglund reported on the following)

- Fillmore Park information/updates.
- Attended Livingston County Open Spaces, representing Howell Township.

UNFINISHED BUSINESS:

A. REVISED SPECIAL LAND USE REQUEST – DAN BRINKMAN (EINSTEIN DOG TRAINING). PARCEL #4706-20-100-027, FILE #PC-2019-15, 4640 W. GRAND RIVER AVE., HOWELL MI 48855.

- Mr. Chair briefed over January’s Planning Commission meeting in which the proposed Special Use Request #PC-2019-15 was postponed from action due to outstanding agency approvals. The Planning Commission agreed to wait for all outstanding items on the Planner’s/Engineer’s/Fire Marshal’s January reports before going forward.
- Township Planner, Paul Montagno, briefed over the Planner’s Report, revised date: 02.19.2020, going into details of the Special Use request. Recommended that the Planning Commission make a decision with conditions if they choose to recommend approval to the Township Board.
- Mr. Chair addressed applicant representative, Tim Zimmer from Livingston Engineering, and the modifications made on the revised site plan. Mr. Zimmer feels there’s a mutual understanding of the expectations required to go forward in this process. Hopes to seek approval for the special use request (#PC-2019-15) and the proposed site plan (#PC-2019-16, see ‘Unfinished Business, B’). Applicants, Dan and Rachael Brinkman were present and able to answer commissioner’s questions and concerns regarding the request. Further discussion among commissioners of conditions for approval took place.

- **MOTION** by Haglund, seconded by Smith, **“TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF THE SPECIAL LAND USE REQUEST (FILE #PC-2019-15, PARCEL #4706-20-100-027, DAN BRINKMAN/EINSTEIN DOG TRAINING, 4640 W. GRAND RIVER AVE.), CONDITIONAL THAT ITEMS THREE (3) AND FOUR (4) ON PAGE SEVEN (7) OF THE PLANNER’S REPORT (REVISED: 02.19.2020), HAVE BEEN ADDRESSED, ALSO IF CURRENT/FUTURE OWNER/OCCUPANT PLANS TO OVERNIGHT BOARD ANIMALS, IT WOULD REQUIRE COMING BEFORE THE PLANNING COMMISSION TO SEEK RECOMMENDED APPROVAL.”** Roll call was called.

• Miller – yes, Williams – yes, Manwiller – N/A, Henry – N/A, Smith – yes, Haglund – yes, Sloan – yes. Motion carried.

B. PRELIMINARY/FINAL SITE PLAN REVIEW – DAN BRINKMAN (EINSTEIN DOG TRAINING), PARCEL #4706-20-100-027, FILE #PC-2019-16, 4640 W. GRAND RIVER AVE., HOWELL MI 48855:

• Township Planner, Paul Montagno, briefed over Spicer’s Engineer’s Report (revised: 02.20.2020), as well as the items pertaining to site plan written on Planner’s Report (revised: 02.19.2020).

- **MOTION** by Haglund, seconded by Smith, **“TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF THE PRELIMINARY/FINAL SITE PLAN (FILE #PC-2019-16, PARCEL #4706-20-100-027, DAN BRINKMAN/EINSTEIN DOG TRAINING, 4640 W. GRAND RIVER AVE.), CONDITIONAL THAT THE REQUEST FOR A SPECIAL LAND USE PERMIT IS APPROVED, THAT THE BUILDING PLAN DEMONSTRATES ADEQUATE EXTERIOR LIGHTING ON PROPOSED ACCESSORY STRUCTURE, AND THAT THE ZONING ADMINISTRATOR APPROVES ALL OUTSTANDING ISSUES ON THE ENGINEER’S REPORT (REVISED: 02.20.2020) BEFORE BUILDING.”** The roll was called.

• Haglund – yes, Miller – yes, Sloan – yes, Manwiller – N/A, Henry – N/A, Williams – yes, Smith – yes. Motion carried.

C. PROPOSED INNOVATION ZONE DISTRICT/CHANGES TO THE HOWELL TOWNSHIP ZONING MAP:

- Proposed Innovation Zone Draft (revised: February 10, 2020). Mr. Montagno went on to discuss the revisions of the proposed ordinance. Continued discussion among commissioners on previous comments and concerns over ordinance language. More suggestions were made to the ordinance language.
- Discussion over the concerns from the landowners included in proposed district. Commissioners reviewed the correspondence from Corrigan Oil on the proposed ordinance. Mr. Montagno thanked Commissioners for their comments, and will send out a revised draft before next month’s meeting.

CALL TO THE PUBLIC:

- Mr. Cary Lyons, Precise Finishing, 1650 N. Burkhardt Road, Howell, MI 48855: Present concerning the Proposed Innovation Zone District, wants to be left as Industrial Zone and not re-zoned at all to Innovation Zone. Feels the use of the building is Industrial, and worries about becoming non-conforming or not being able to sell in the future.
- Mr. David Bittner, Barley and Bittner, 710 E. Grand River Ave., Howell, MI 48843: Present (on behalf of his client) concerning the Proposed Innovation Zone, client is landowner of parcels #4706-27-200-006 and #4706-27-200-010, abutting each other and located on Highland/M-59. Reason for comment is the landowner of the parcel’s listed, wishes to request the Proposed Zoning Map Changes either include both of the Highland/M-59 parcels or none of the parcels, not just parcel #4706-27-200-010 as specified in the proposed Innovation Zone District and Changes to the Zoning Map.

OTHER BUSINESS:

- Tiny Houses – Vice-Chair Haglund brought examples of ordinances for Mr. Smith to bring up at the Township Board.
- Recreational Marihuana – Mr. Smith was asked if the Board has revisited recreational marihuana since Opting-Out, Mr. Smith said he’d let the Board know it was brought up at the PC meeting.

Approved: _____ x _____

Andrew Sloan, Chairman

As Presented: _____ x _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 04.28.2020 _____

Josie Modrack, Recording Secretary