
HOWELL TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES: NOVEMBER 24, 2020, 6:30 P.M. ZOOM
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Andrew Sloan Chairman
Martha Haglund Vice-Chairwoman
Wayne Williams Secretary
Matthew Counts Board Rep.
Peter Manwiller Commissioner
Glen Miller Commissioner

MEMBERS ABSENT:

Carolyn Henry Commissioner

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

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

APPROVAL OF AGENDA: *MOTION* by Manwiller, seconded by Williams, ***“TO APPROVE THE NOVEMBER 24, 2020 PLANNING COMMISSION AGENDA AS PRESENTED.”*** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Williams, seconded by Manwiller, ***“TO APPROVE THE NOVEMBER 24, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”*** Motion carried.

TOWNSHIP BOARD REPORT: Township Board Representative, Matthew Counts, reported on the following.

- The Board approved HAPRA budget
- Smucks Brewery ask for an extension of their final site do to Covid, this was approved
- Talk about voting, 81% of the county voted this year, for Howell Township there were 2,700 voted absentee ballots and just over 2,000 in person votes.

ZONING BOARD OF APPEALS REPORT: No meeting in October.

ZONING ADMINISTRATOR REPORT: Monthly Permit list

HOWELL TOWNSHIP PARKS REPORT: Vice-Chairwoman Martha Haglund reported she attended the Sleepy Howell event and passed out candy, the event was a big success. The Holiday in the Park will be combined with the Fantasy of Lights, and will be held in Scofield Park on weekends.

NEW BUSINESS:

a. Temporary Site Plan Review – LARE Enterprises Fowlerville, LLC. File #PC2020-08. Parcel #4706-20-100-005. Located at 4930 W. Grand River, Howell MI.

- Township Planner, Paul Montagno, briefed on the Planers Report dated: 11.19.2020. Applicant is applying for a temporary site plan to allow the placement of two to three rail cars, or shipping containers on the site file a pole barn is being built.
- Discussion and questions of the intended use followed.
- There were concerns as to the intended use being a permitted use.
- **Motion** by Sloan, second by Miller, ***“TABLE THE REQUEST FOR A TEMPORARY SITE PLAN BY LARE ENTERPRISES FOWLerville, LLC. FILE #PC2020-08. Parcel #4706-20-100-005. LOCATED AT 4930 W. GRAND RIVER, HOWELL MI. UNTIL THE December Meeting.”*** Roll was called. Henry – absent, Miller – Yes, Manwiller – Yes, Counts – yes, Sloan – Yes, Haglund – Yes, Williams – Yes. Motion carried.

b. Final Site Plan Review – The Annex Group. File #PC2020-07. Parcel #4706-25-100-028. Located on Oak Grove Road, Howell Mi.

- Township Planner, Paul Montagno, briefed on the Planner’s Report, date: 11.16.2020,
- Joy Skidmore introduced herself, she is the new Development Manager for this project. She also ask that the Planning Commission consider a wavier for irrigation of the full site, and addressed Paul comments and concerns.
- Brent LaVanway discussed Paul’s comments.
- Discussion and questions from Planning Commissioners followed. Matt Counts had questions and concerns about the drainage issues with the City of Howell. Peter Manwiller gave a presentation on traffic. Discussion on traffic continued.
- **MOTION** by Counts, seconded by Sloan, **“TO POSTPONE FINIAL SITE PLAN APPROVAL FOR FILE #PC2020-07. PARCEL #4706-25-100-028. SITEING THE FINDINGS IN THE PLANERS REPORET DATEED 11.16.2020, ENGINEERING REPORT DATED 11.06.2020, THE TRAFFIC STUDY DATED 9.03.2020, AND THE RESPONS FROM THE LIVINGSTON COUNTY ROAD COMMISSION DATED 11.12.2020, UNTIL SUCH TIME THAT FURTHER INFORMATION REQUESTED BY THE PLANING COMMISSION INCLUDING ALTERNET TRAFFIC IMPROVEMENTS - ACCESS TO M-59, AND DRAINAGE EASEMENTS CAN BE PROVIDED.”** Discussion followed. Roll was called. Counts – Yes, Haglund No, Henry – absent, Williams – Yes, Manwiller – Yes, Sloan – Yes, Miller – Yes. Motion carried.

UNFINISHED BUSINESS:

b. Industrial Flex Zone:

Matthew Counts reported that the Industrial Flex Zone was returned to the Planning Commission from the Township Board due to one issue, that was the number of days that we allowed vehicles to be stored on site. Discussion followed.

- **MOTION** BY Counts, seconded by Miller **“TO RECOMMEND APPROVAL OF THE HOWELL TOWNSHIP ZONING ORDINANCE TEXT AMENDEMENT FOR THE CREATION OF INDUSTRIAL FLEX ZONE AS AMENDED, SECTION 16.21 a. TO READ; VEHICLES MAYBE STORED ON SITE TEMPORARILY FOR A PERIOD NOT TO EXCEED 60 DAYS.”** Roll was called. Counts – Yes, Williams – Yes, Haglund – Yes, Sloan – Yes, Henry – Yes, Miller – Yes, Manwiller – Yes. Motion carried.

OTHER BUSINESS: Discussion on when we will start a review of the master plan.

CALL TO THE PUBLIC: No Response.

ADJOURNMENT: **MOTION** by Sloan, seconded by Miller, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 8:32 P.M.

Approved: _____

Andrew Sloan, Chairman

As Presented: _____

As Amended: _____XXXXXXXXX_____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____12.15.2020_____