
HOWELL TOWNSHIP PLANNING COMMISSION
UNAPPROVED MINUTES: FEBRUARY 23, 2021, 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:

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

The meeting was called to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: *MOTION* by Miller, seconded by Sloan, **“TO APPROVE THE FEBRUARY 23, 2021 PLANNING COMMISSION AGENDA AS AMMENDED TO CORRECT THE PARCEL NUMBER FOR LARE ENTERPRISE.”** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Manwiller, seconded by Williams, **“TO APPROVE THE JANUARY 26, 2021 PLANNING COMMISSION MINUTES AS PRESENTED.”** Motion carried.

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

- Approved the escrow for the billboard project.
- Annex Group, there where changes to the contract do to the State of Michigan and the Federal Governments interpatient of certain items. The Federal Government is now providing some funding for the project, a tree study may need to be done to determine if any bat habitats are being removed. Also including 9 unit at 50 percent AMI, before the lowest AMI was 60 percent. They are working to have some of this financing removed as they feel it is not needed. There was also change need to the legal description of the land.
- The Board had a financial update, and the township is in pretty good standings, also a new copier was purchased.

ZONING BOARD OF APPEALS REPORT: No meeting in January

ZONING ADMINISTRATOR REPORT: Monthly Permit list is attached.

- Zoning administrator reported that the number of inquiries about future industrial and residential projects is on the rise.

HOWELL TOWNSHIP PARKS REPORT:

- Vice-Chairwoman Martha Haglund had nothing new to report.

NEW BUSINESS:

Preliminary & Final Site Plan Review: LARE Enterprise Fowlerville, LLC. File# PC-2021-01. Parcel# 4706-20-100-005 Located at 4930 W. Grand River, Howell, MI 48855.

- Paul Montagno presented his review of the site plan, and took questions from the P.C. members.
- Brent LaVanway presented an overview of the project and spoke to the concerns noted in the planners report.
- Discussion followed on the necessity of the Warner Road accesses.
- Matt Counts questioned the bay doors on the rear of the building and the light shining in to a future residential area, discussion followed.

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- P.C. member had questions on the building construction and design, discussion followed.
- PC. Members questioned the use of the existing house, discussion followed.

Motion by Miller, with friendly amendments by Haglund, seconded by Manwiller, **TO APPROVE PRELIMINARY / FINAL SITE PLAN FOR LARE Enterprise Fowlerville, LLC FILE# PC2021-01, PARCEL# 4706-20-100-005, SUBJECT TO CONDITIONS, NO RIGHT HAND TURNS ON TO WARNER ROAD, TO THE CONDITIONS IN THE ENGINEERS REPORT, AN UPDATED LANDSCAPING PLAN TO HELP BLOCK THE VIEW OF THE BAY DOORS FROM WARNER ROAD. PENDING ADMINIASTRATIVE REVIEW OF FINAL CHANGES, SUBJECT TO ALL OUTSIDE AGNECY REVIEWS, ALSO CONDITIONAL ON THE PLANNERS REPORT DATED 2.17.2021 OMITTING #5.**

Roll was called. Manwiller – Yes, Miller – Yes, Sloan – No, Haglund – Yes, Williams – Yes, Counts – No, Motion carried.

UNFINISHED BUSINESS: None

OTHER BUSINESS: Correspondence on traffic update for Oak Grove, M-59 and Kroger’s. Discussion followed.

CALL TO THE PUBLIC: Jeanne Clum, 4035 Oak Grove Road spoke to the traffic issues. Scott Barb with the Livingston County Planning Department was in attendance, gave an update on some upcoming projects.

ADJOURNMENT: MOTION by Sloan, seconded by Counts, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 7:31 P.M.

Approved: _____

Andrew Sloan, Chairman

As Presented: _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____