
HOWELL TOWNSHIP PLANNING COMMISSION
MINUTES: SEPTEMBER 28, 2021, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Martha Haglund Chairwoman
Wayne Williams Vice-Chairwoman
Peter Manwiller Secretary
Matthew Counts Board Rep.
Denise Markham Commissioner
Paul Pominville Commissioner

MEMBERS ABSENT:

Glen Miller Commissioner

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 Counts, seconded by Manwiller, **“TO APPROVE THE September 28, 2021 PLANNING COMMISSION AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Williams, seconded by Counts, **“TO APPROVE THE June22, 2021 PLANNING COMMISSION MINUTES AS PRESENTED.”** Motion carried.

TOWNSHIP BOARD REPORT: Matt Counts reported that June and July is budget time and the budget had been approved. In August they approved to use money that was received from covid to expand the internet access to the south west corridor of the Township. In September the Board approved expenditures to make improvements to the cemetery, to purchase a generator for the Township Hall. He also reported on a meeting with MDOT on M-59 and Oak Grove Road, they are working on possible changes and update to the intersection. Martha Haglund ask about the feasibility study for pathway along Oak Grove Road, discussion followed.

ZONING BOARD OF APPEALS REPORT: Martha reported that there has not been a ZBA meeting for several months.

ZONING ADMINISTRATOR REPORT: Monthly Permit list is attached. There were no questions.

HOWELL TOWNSHIP PARKS REPORT: Chairwoman Martha Haglund reported that Sleepy Howell will be coming up and that it would be a drive through event.

PUBLIC HEARING:

a. Motion by Counts, seconded by Pominville, **“TO OPEN THE PUBLIC HEARING FOR FILE # PC-2021-04, REQUEST TO REZONE PARCEL 4706-28-100-052”.** Motion carried.

Township Planner Paul Montagno reported that the request was to rezone the west 10 acres of the 21.5 acres site from Industrial to Industrial Flex Zone, and that there intent is to develop indoor and outdoor storage facility on the site. He noted that the IFZ is consistent with the Master Plan. Al Pruss with Monument Engineering present a brief over on the intended use for the site, and took question from the board members. Chairwoman Haglund took comments from the public. Jeff Layer the owner of Layer Properties at 1684 Hydraulic Drive had concerns

PUBLIC HEARING continued:

that any potentially development meet the same standards the he had to follow when he built. Discussion followed.
Motion by Manwiller, seconded by Williams, **"TO CLOSE THE PUBLIC HEARING"**. Motion carried.

Motion by Manwiller, seconded by Williams, **"TO MAKE A RECOMONDATION TO THE TOWNSHIP BOARD TO APPROVE THE REZONING FROM INDUSTRIAL TO INDUSTRIAL FLEX ZONE FOR FILE # PC-2021-04. PARCEL 4706-28-100-052 BEING THE WEST 10 ACRES OF THE 21.5 ACRES CONDITIONED ON THE PARCEL BEING SPLIT, BASED ON THE FINDINGS IN THE PLANNERS REPORT.** Roll was called. Manwiller – yes, Haglund – Yes, Counts – Yes, Pominville – Yes, Markham – Yes, Williams – Yes, Motion carried.

b. Motion by Williams, seconded by Pominville, **"TO OPEN PUBLIC HEARING FOR FILE # PC-2021-05, PARCEL 4706-26-100-035 TO REZONE FROM NEIGHBORHOOD SERVICE COMMERCIAL, TO OFFICE SERVICE DISTRICT"**. Motion carried.

Township Planner Paul Montagno reported the request to rezone the property at 1700 W. Highland Road, and on the intended use as a funeral home. He explained that many uses in the OSD are similar to the NSC in nature as being lower scale, lower size. Funeral homes are not a permitted use in the NSC, but are allowed as a special use in the OSD, and a special use permit would be required. Paul took questions from the board, and a discussion followed. Todd Borek of Borek Jennings Funeral Home took questions from the Board. Discussion followed. No response from the public.

Motion by Counts, seconded by Manwiller, **"TO CLOSE THE PUBLIC HEARING"**. Motion carried.

Motion by Counts, seconded by Manwiller, **"TO MAKE A RECOMMENDATION TO THE TOWNSHIP BOARD TO APPROVE FOR FILE #PC-2021-05. PARCEL 4706-26-100-035 FROM NEIGHBORHOOD SERVICE COMMERCIAL TO OFFICE SERVICE DISTRICT BASED ON THE PLANNERS REPORT DATED 9-23-2021"**. Roll was called, Manwiller – Yes, Haglund – Yes, Counts – Yes, Pominville – Yes, Markham – yes, Williams – Yes, Motion carried.

NEW BUSINESS:

- a. File # PC-2021-006, Parcel 4706-26-100-035, 1700 W. Highland Road, Howell. A request to amend the current site plan. Township Planner Paul Montagno reported on his review of the site plan presented. Paul took questions from the Board members, discussion on parking followed.

Motion by Counts, seconded by Manwiller, **"TO APPROVE FOR FILE # PC-2021-05, REQUEST TO AMEND CURRENT SITE PLAN FOR PARCEL 4706-26-100-035, CONTIGENT ON THE PLANNERS REPORT DATED 9-23-2021, THE ENGINEERS REPORT DATED 9-15-2021, ALL OTHER GOVERNMENT AGENCIES NOTED IN THE ENGINEERS REPORT, AS WELL SPECIAL ATTENTION TO SEWER CONNECTION, STORM WATER RETENTION, AND GRADING"**.

Roll was called. Williams – Yes, Markham – Yes, Haglund – Yes, Pominville – Yes, Counts – Yes, Manwiller – Yes, Motion carried.

UNFINISHED BUSINESS:

Master Plan, discussion on the survey and how we want to get it out to the public. A short discussion on rental unit and short term rental.

OTHER BUSINESS: Discussed a combined training session with the planning commission and the zoning board of review.

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CALL TO THE PUBLIC: Jay Drick, County Commissioner, District 5 introduced himself to the Board. Talked about marihuana and care givers growing in residential areas, and the possible need for an ordinance for operation in vacant residential structures. There was a short discussion marihuana. There was a short discussion on the use of the \$37,000,000.00 the County received from the American Rescue Plan, internet accesses, and dams.

ADJOURNMENT:

MOTION by Counts, seconded by Manwiller, **"TO ADJOURN."** Motion carried. Meeting adjourned at 8:43 P.M.

Approved: _____10.26.2021_____

Martha Haglund, Chairman

As Presented: _____

As Amended: _____

Peter Manwiller, Secretary

As Corrected: _____XXXXXXXXXX_____

Dated: _____10.26.2021_____