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**HOWELL TOWNSHIP PLANNING COMMISSION**  
**UNAPPROVED MINUTES: OCTOBER 26, 2021, 6:30 P.M.**  
**3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)**

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**MEMBERS PRESENT:**

Martha Haglund            Chairwoman

Peter Manwiller        Secretary

Matthew Counts        Board Rep.

Denise Markham        Commissioner

Paul Pominville        Commissioner

Glen Miller              Commissioner

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

**MEMBERS ABSENT:**

Wayne Williams        Vice-Chair

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

**APPROVAL OF AGENDA:** *MOTION* by Counts, seconded by Miller, **“TO APPROVE THE October 26, 2021 PLANNING COMMISSION AGENDA AS PRESENTED.”** Motion carried.

**APPROVAL OF MINUTES:** *MOTION* by Counts, seconded by Millers, **“TO APPROVE THE September 28, 2021 PLANNING COMMISSION MINUTES AS CORRECTED FOR SPELLING.”** Motion carried.

**TOWNSHIP BOARD REPORT:** Matt Counts reported that Debby Johnson has resigned. Matt took questions from the commissioner on the synopsis that was included in the packet.

**ZONING BOARD OF APPEALS REPORT:** No meeting in September.

**ZONING ADMINISTRATOR REPORT:** Monthly Permit list is attached. It was reported that there would be a site plan for the property at Mason and Burkhart for the next Planning Commission Meeting.

**HOWELL TOWNSHIP PARKS REPORT:** Martha had nothing to report.

**PUBLIC HEARING:**

a. Motion by Counts, seconded by Pominville, **“TO OPEN THE PUBLIC HEARING FOR FILE # PC-2021-09, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A DAY CARE WITH 7-12 CHILDREN. PARCEL #4706-28-100-052”.** Motion carried.

Township Planner Paul Montagno reported on the request and viewed his report. The applicant presented their intended use and spoke to the questions that raised in the planners report, and took questions from the Commissioners. Chairwomen Haglund read an e-mail from Lou Cox at 2183 Byron Road, which requested that a privacy fence between the driveways. Ruth Smith 2219 Byron Road, stated that she had no complaints.

**Motion** by Manwiller, seconded by Miller, **“TO CLOSE THE PUBLIC HEARING”.** Motion carried.

**Motion** by Manwiller, seconded by Miller, **“TO MAKE A RECOMMENDATION TO THE TOWNSHIP BOARD TO APPROVE THE SPECIAL USE PERMIT FOR FILE PC-2021-09. PARCEL #4706-23-300-014. BASED ON THE FINDINGS IN THE PLANNERS REPORT SPECIAL USE A. THRU F.”** Roll was called. Haglund – Yes, Counts – Yes, Pominville – Yes, Miller – Yes, Markham – Yes, Manwiller – Yes, Motion carried.

**b. Motion** by Counts, seconded by Pominville, **“TO OPEN PUBLIC HEARING FOR FILE PC-2021-010, PARCEL #4706-26-100-035, 1700 W. HIGHLAND ROAD, HOWELL. REQUEST A SPECIAL USE PERMIT FOR A FUNERAL HOME”**. Motion carried.

Township Planner Paul Montagno reported on the request and viewed his report. Todd Borek of Borek Jennings Funeral Home responded to the questions of parking and on hooking up to the sewer, and took questions from the Commissioners. Discussion followed. No response from the public.

**Motion** by Manwiller, seconded by Miller, **“TO CLOSE THE PUBLIC HEARING”**. Motion carried.

**Motion** by Manwiller, seconded by Markham, **“TO MAKE A RECOMMENDATION TO THE TOWNSHIP BOARD TO APPROVE SPECIAL USE PERMIT FOR FILE PC-2021-010, PARCEL #4706-26-100-035. 1700 W. HIGHLAND ROAD, HOWELL. BASED ON THE FINDINGS IN THE PLANNERS REPORT SPECIAL USE A. THRU F, ALSO WITH A CONDITION THAT THE BUILDING CAPACITY BE LIMITED ON THE AVAILABLE PARKING”**. Roll was called, Counts – Yes, Pominville – Yes, Haglund – Yes, Miller – Yes, Manwiller – Yes, Markham – yes, Motion carried.

**c. Motion** by Counts, seconded by Miller, **“TO OPEN THE PUBLIC HEARING FOR FILE PC-2021-08, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR OUTSIDE RV STORAGE.”** Motion carried.

Township Planner Paul Montagno reported on the request and viewed his report. Discussion followed. Dave Hughes with Vanston / O’Brien Inc. presented the project. Discussion followed.

**Motion** by Manwiller, seconded by Miller, **“TO CLOSE THE PUBLIC HEARING”**. Motion carried.

**Motion** by Manwiller, second by Counts, **“TO MAKE A RECOMMENDATION TO THE TOWNSHIP BOARD TO APPROVE SPECIAL USE PERMIT FOR FILE PC-2021-08 FOR OUTSIDE RV STORAGE, WITH THE CONDITIONS THAT CONTRACTOR OPERATIONS ARE NOT ALLOWED, AND THAT SCREENING IS PROVIDED ALONG I-96. BASED ON THE FINDINGS SECTION 16.5 a. OF THE ZONING ORDINANCE”**. Roll was called, Miller – Yes, Counts – Yes, Pominville – Yes, Markham – Yes, Haglund – Yes, Manwiller – Yes, Motion carried.

#### **NEW BUSINESS:**

**a.** File PC-2021-007, Preliminary Site Plan Review, Parcel #4706-29-200-032, vacant land on Lambert Dr. A request for Mini Storage with Outdoor RV Storage. Site plan was presented and discussed during the special use permit discussion.

**Motion** by Counts, seconded by Manwiller, **“TO APPROVE FOR FILE PC-2021-07 PRELIMINARY SITE PLAN FOR PARCEL #4706-29-200-032, PRELIMINARY APPROVAL BASED ON THE PLANNERS REPORT DATED 10.17.2021, THE ENGINEERS REPORT DATED 10.12.2021, AND THE FIRE MARSHAL REPORT DATED 10.11.2021, CONTINGENT THAT THE APPLICATE ADDRESS ALL OF THE CONCERNS AS WELL ALL OTHER GOVERNMENT AGENCIES.**

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

**UNFINISHED BUSINESS:**

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

**CALL TO THE PUBLIC:**

**ADJOURNMENT:**

**MOTION** by Manwiller, seconded by Miller, **"TO ADJOURN."** Motion carried. Meeting adjourned at 8:05 P.M.

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

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Martha Haglund, Chairman

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

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

\_\_\_\_\_  
Peter Manwiller, Secretary

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

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