

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
March 25, 2025
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Tim Boal	Board Representative
Chuck Frantjeskos	Commissioner
Sharon Lollo	Commissioner

MEMBERS ABSENT:

Matt Stanley	Commissioner
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Also in Attendance:

Township Planner Grayson Moore, Colbie Harris from Mitch Harris Building Company, Pat Keough from ACE Civil Engineering and Zoning Administrator Jonathan Hohenstein

Chairman Williams called the meeting to order at 6:30 pm. The roll was called. Chairman Williams requested members rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Motion by Boal, **Second** by Spaulding, **"To move 12B and make that number 10, and then subsequently the rest of them would be 11, 12, 13, 14, and 15."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

February 25, 2025

Motion by Newstead, **Second** by Spaulding, **"To approve."** Motion carried.

Call to the Public

None

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board representative Boal gave an update on rezoning for Hydraulic Drive that was approved from Industrial-to-Industrial flex. Heritage Square PUD agreement and final site approval passed. Amendment for increased lot coverage was denied but was passed at the Special Board Meeting on March 17th. Vice Chair Spaulding questioned the number of lots for the increased lot coverage.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollo questioned if there was an area on the Township website to track violations with monetary fines, tickets and number of visits to property. Zoning Administrator Hohenstein reviewed the process of distributing violation tickets. Vice Chair Spaulding questioned when does running a business out of a home become a problem with the Township.

BUSINESS ITEMS:

A. New Business:

1. Mitch Harris Building Co., PC2025-02, Parcel #4706-27-300-030, Preliminary Site Plan Review. Township planner Moore gave an overview of the site plan. This is for a 4-unit Townhome development at the corner of Grand River and Edgebrook Drive. The proposed units will be two story buildings with an attached garage and first floor patios. The site is 2.24 acres. Board Representative Boal questioned why it's taxed commercial but zoned as multi-family. Pat Keough from ACE Civil Engineering and Colbie Harris from Mitch Harris Building Company discussed items that needed to be addressed in Township Planner's report. Commissioner Lollo questioned square footage of each unit and if they will be rentals or sold separately. Commissioner Frantjeskos questioned square footage of each floor. Vice Chair Spaulding questioned if these units would be a self-standing association or would be part of River Downs Association, if there were plans in the future to develop additional units on this site and proposed outside lighting plan. Board Representative Boal was concerned with the tight dimensions and would like to see more detail due to the fenced in detention basin and requested a preliminary report from the Drain Commission due to complaints from residents in the area with drainage concerns. Commissioner Lollo questioned whether the screening would be ~~Arbor Vite~~ [ARBORVITAE] trees or fencing. Discussion followed. **Motion by Boal, Second by Newstead, "To postpone PC2025-02, Parcel #4706-27-300-030 until such time the applicant can address the concern in the Planner's report, I'm just going to say 1 thru 16, I know some of them have already been addressed, so if they're not there then they will just disappear when you come back, so the only one you did say you had problem with was number 10 reducing the pavement to the site, we can take that up with the rest of them I guess, any other amendments we need to make?" Motion carried.**

SCHEDULED PUBLIC HEARINGS:

- A. Renewable Energy Ordinance Public Hearing: **Motion by Boal, Second by Newstead, "To open the public hearing."** Motion carried. **Motion by Newstead, Second by Frantjeskos, "To close the public hearing."** Motion carried. Commissioner Frantjeskos questioned if the Township has an overlay district. Chairman Williams questioned should the Township decide to do nothing can the state mandate solar energy being installed on private property. Vice Chair Spaulding questioned if there was a commercial property ordinance for solar panels and if there was ever an ordinance adopted, if a solar overlay district is needed and is there an advantage/disadvantage to having one. There are concerns with hazardous waste and what will happen with the batteries and panels if they are abandoned by home owners or reach the end of their life. Board Representative Boal concerned with public health safety and welfare of residents if the panels break/leak, concerns of battery storage and how the noise decimal was decided. Commissioner Lollo asked for clarifications of who owns property near potential overlay district. Chairman Williams questioned if we could add regulation for fire suppression of battery storage systems. Discussion followed and questions were answered by Zoning Administrator Hohenstein and Township Planner Moore. **Motion by Spaulding, Second by Newstead, "To postpone action on the proposed text amendment so that the following items can be addressed, Grayson if you can look at stricter fire control systems and decommissioning definition, some of the word changes that I had, adding sales/credit."** Motion carried.

OTHER MATTERS TO BE REVIEWED:

- A. Legal Update- Discussion on legal motions and taking of meeting minutes.

BUSINESS ITEMS:

A. Unfinished Business

1. ADU Ordinance- Commissioner Lollo read her letter on her concerns regarding potential ADUs in the Township. Planner Moore reviewed the ordinance and answered questions. Commissioner Frantjeskos spoke on being able to put an extension on an existing residence to be able to house family members in need. Vice Chair Spaulding questioned what needs to be changed to incorporate the approval of ADUs with a Special Use Permit and the current cost of a Special Land Use Permit. Chairman Williams questioned what is legally enforceable to be considered family. Discussion followed. **Motion** by Newstead, **Second** by Spaulding, **"To postpone action on the proposed text amendment so the following items can be addressed, that all changes that were discussed in this meeting are added to the final ordinance Special Use."** Motion carried.

CALL TO THE PUBLIC:

None

ADJOURMENT:

Motion by Spaulding, **Second** by Lollo, **"To Adjourn."** Motion carried. The meeting was adjourned at 8:45 P.M.

4/24/25
Date


Mike Newstead
Planning Commission Secretary


Marnie Hebert
Recording Secretary