

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
April 22, 2025
6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Also in Attendance:

Township Planner Grayson Moore, Timothy Zimmer from Livingston Engineering, Steve Schimpke from Schafer Construction 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 amend the current agenda and add 12A number two for the discussion of Renewable Energy."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

March 25, 2025

Motion by Boal, **Second** by Newstead, **"To approve the minutes with a minor edit on page two paragraph A 2/3 of the way down, arborvitae."** Motion carried.

Call to the Public

Bob Wilson, 2945 Brewer Rd.- Spoke on his social media survey, Zoning Administrator Hohenstein, the Shane Fagan lawsuit, and his dissatisfaction with Township's record keeping.

ZONING BOARD OF APPEALS REPORT:

Minutes are not finalized and will be included in May packet

TOWNSHIP BOARD REPORT:

Draft minutes were not finalized in time to be included in the packet. Board Representative Boal gave an update of the meeting.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollo questioned 5757 Warner Rd and the process of this violation.

Scheduled Public Hearings:

- A. Alisa and Marc Seyburn, PC2025-03, 4706-12-400-010 Request to rezone from Single Family Residential (SFR) to Agricultural Residential (AR). Township Planner Moore discussed the future Township Master Land Plan and the request to rezone is in alignment with the Master Plan and does not see any negative impacts in the area. Marc Seyburn discussed purchasing the property last Summer and would like to create a possible property split for two homes with animal structures to rescue larger animals. Alisa Seyburn spoke on their request to rezone in order to operate a private animal rescue sanctuary dedicated to the care and rehabilitation of neglected and abused animals. These animals will not be used for recreation or work. Their mission is to offer these animals a second chance at life. Activities conducted on property will align with intended uses under the Residential Agricultural Zoning which includes raising/care of livestock and barns to shelter the animals. Commissioner Lollo questioned if there is someone who will oversee the rescue. Vice Chair Spaulding questioned if there will be a house built on the property. Commissioner Frantjeskos questioned if there would be funding for the rescue. Board Representative Boal questioned if they have experience or if they have partnered with anyone to help. **Motion by Boal, Second by Spaulding, "To open the public hearing."** Motion carried.

Anthony Swarthout, 1389 E. Marr Rd.- spoke on his support for the rezoning of the property

Motion by Boal, Second by Newstead, "To close the public hearing." Motion carried. Vice chair Spaulding questioned if there was a description of Agricultural Preservation in the zoning ordinance book. Discussion followed. **Motion by Boal, Second by Lollo, "To recommend to the Township Board approval of the rezoning application PC2025-03, for parcel 4706-12-400-010 to rezone from single family residential to agricultural residential based on the following findings pursuant of section 23.02 of the Howell Township ordinance under A) rezoning is consistent with the policies and uses proposed for that area in the Township Master Land Use Plan B) All uses allowed under the proposed rezoning would be compatible with other zones and used in the surrounding area C) public services and facilities or faculties would not be significantly adversely impacted by development or use allowed under the requested rezoning and D) the uses allowed under the proposed rezoning would be equally or better suited to the area than the uses allowed under the current zoning of the land. Those would be the findings."** Motion carried.

Other Matters to be Reviewed by the Planning Commission:

- A. Legal Update- Legal bulletin from Fahey Schultz Burzych Rhodes regarding Accessory Dwelling Units (ADUs.)

BUSINESS ITEMS:

A. Old Business:

1. ADU Ordinance- Township Planner Moore gave an amendment update to add a new category that would be Permitted Accessory Special Uses with Conditions for an ADU, this would be a more appropriate categorization. Vice Chair Spaulding questioned if someone wanted to put an ADU on a home if they would need a Special Land Use permit and go in front of the Planning Commission, if the applicant needed a document to be filed with the register of deeds and if the wording septic should be replaced with sanitary sewer service. Discussion followed. **Motion by Spaulding, Second by Boal, with a friendly amendment "To recommend the Township Board to approve proposed zoning ordinance text amendment based on the findings that it is consistent with the goals**

and policies of the Master Plan that supports the public health, safety and welfare of the Township, to add to the motion making the changes to the zoning ordinance 16.23 with the change of septic in line (I) to sanitary sewer service.” Motion carried.

2. Renewable Energy-Cohoctah Township Supervisor will be present at the next Planning Commission meeting to discuss how they have managed Renewable Energy Zoning in their Township. Consensus was for Commissioners to submit their questions by May 13th to Chairman Williams to be addressed at the May 27th meeting.

B. New Business:

1. Kory Leppek, PC2025-04, 4706-20-100-027, 4940 W. Grand Rive Ave., Final Site Plan Review. Township Planner Moore gave a review of the final site plan and his recommendations to be addressed by the board. Timothy Zimmer with Livingston Engineering was available to answer questions and addressed comments from previous meetings. Discussion followed. **Motion by Newstead, Second by Boal, “To approve the Leppek Landscapes proposed final site plan PC2025-04 for parcel 4706-20-100-027. The commission finds that the landscape screening meets the intent of the conditional rezoning and approval is subject to the following conditions the applicant addresses the outstanding items in the Planner’s report dated March 31, 2025.” Motion carried.**
2. Agape City Church, PC2025-05, 4706-28-400-012, Vacant Grand River Ave., Preliminary Site Plan Review. Township Planner Moore gave an overview of the site plan. The applicant is proposing the construction of a 30,320 square foot worship center. This building will consist of a worship space, lobby area, preschool rooms, elementary school rooms and middle school rooms. These rooms will be used for youth activities during service. Steve Schimpke from Schafer Construction gave his overview of the proposed worship center and answered questions. Pastor Brad Tate spoke on his history as a pastor and his dedication to help the community and answered questions. Vice Chair Spaulding questioned if they plan to keep their offices in Downtown Howell or move them to the new location. Commissioner Lollo questioned time frame of breaking ground. Board Representative Boal questioned if they had reached out to MDOT regarding the traffic in the area, if there will be two entrances/exits and if the drainage has been addressed. **Motion by Spaulding, Second by Stanley, “To approve the Agape City Church proposed Preliminary Site Plan PC2025-05, for parcel 4706-28-400-012 on a newly created 10 acre parcel subject to the following conditions. Address any outstanding items in the Planner’s report dated April 14, 2025, and address any outstanding items in the Engineer’s report dated April 7, 2025, address any concerns from MDOT received April 15th, addressing any concerns from MHOG on their correspondence dated April 1st, 2025 and I believe there is an email from Mr. Recker in here, address any concerns from an email from Livingston County Drain Commissioner’s office dated March 26, 2025 and the correspondence from Howell Area Fire Department dated April 1st, 2025.” Motion carried.**
3. Mark Juett, PC2025-06, 4706-28-100-071, Vacant Hydraulic Dr., Preliminary Site Plan Review. Township Planner Moore gave a review of the site plan. They are requesting preliminary site plan approval for the construction of an outdoor storage facility. The site was previously rezoned from Industrial (I) to Industrial Flex Zone (IFZ) at the beginning of 2025. The development will contain storage for boats, trucks, RVs and small contractor’s equipment. It is permitted if completely enclosed and screened from external visibility. Special Land Use Permit is needed per section 12.03

of the Zoning Ordinance for RV storage. There will be no employees on site. Applicant Mark Juett gave an overview and addressed previous concerns that were noted relating to the landscaping and screening of the site and answered questions. Chairman Williams questioned dumpster/ waste disposal on site and if contractors would be allowed to work on their equipment there. Board Representative Boal questioned time frame between phases, what problems were endured with their site on Rock Road, if storage containers would be allowed, cedar fences and landscaping. Commissioner Lollo questioned if there would be fuel storage tanks allowed for equipment on property. Vice Chair Spalding questioned if storage/shipping containers are allowed in the Industrial Flex (IFZ) Zoning. Board Representative Boal questioned whether the Special Land Use Permit is needed before the Board can approve the Preliminary Site Plan. **Motion** by Franjeskos, **Second** by Newstead, **"To postpone the action on Juett Outdoor storage proposed preliminary site plan PC2025-06, parcel # 4706-28-100-071, until the applicant has addressed the outstanding preliminary site plan issues identified in the Planner's report dated April 15, 2025, the Howell Area Fire Department report dated April 1st 2025 and the applicant has applied for a Special Use Permit and the storage containers permitted in the Industrial Flex Zone, I guess we would just need to get clarification on that."** Motion carried.

CALL TO THE PUBLIC:

None

ADJOURNMENT:

Motion by Newstead, **Second** by Spaulding, **"To Adjourn."** Motion carried. The meeting was adjourned at 8:04 P.M.

5/27/25
Date

Michael Newstead
Mike Newstead
Planning Commission Secretary

Marnie Hebert
Marnie Hebert
Recording Secretary