

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
May 27, 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, Steve Schimpke from Schafer Construction, Lucas Driesenga from PEA Group, Patrick 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 Frantjeskos, **Second** by Newstead, "**Motion to approve.**" Motion carried.

APPROVAL OF THE MEETING MINUTES:

April 22, 2025

Motion by Spaulding, **Second** by Boal, "**Move to approval.**" Motion carried.

Call to the Public

None

ZONING BOARD OF APPEALS REPORT:

Minutes are in packet.

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet and Board Representative Boal gave an update. The Wellhead Protection ordinance in the Overly District was approved, budget meeting, Deputy Zoning and Deputy Assessing duties have changed and resolution to censure Trustee Wilson was passed.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollo questioned violation of Haslock properties.

Scheduled Public Hearing:

- A. Ron Bergman, PC2025-07, 4706-20-100-023, 4590 W. Grand River Ave., Request for text amendment to Section 9 NSC Zoning District- to be more permissive for contractor buildings including HVAC companies. **Motion** by Boal, **Second** by Newstead, "**To open the public hearing.**" Motion carried. Planner Moore gave an update that the Township received two requests to amend the permitted uses in the

Neighborhood Services Commercial (NSC) zoning district in the Howell Township Zoning Ordinance. The request was to allow Landscaping Yards and heating and cooling service shops. The 2023 Master Plan does permit these uses in the NSC zoning district with the proposed draft zoning text that has been prepared. Board Representative Boal questioned minimum setbacks on rear and front lot lines. **Motion** by Lollo, **Second** by Boal, **"Move to close."** Motion carried.

- B. Douglas Parks, PC2024-08, 4706-35-300-009, 1356 Mason Rd., Request for text amendment to Section 9 NSC Zoning District- to include landscaping yards. Planner Moore discussed that landscaping is not noted in the Future Land Use NSC zoning district but believes it would be appropriate. The applicant provides lawn care, snowplow, and landscaping services. Storage of materials outside of a permitted structure must be included on the site plan and approved by the Planning Commission. Outdoor storage must be screened from public view and adjacent properties. Board Representative Boal questioned if the site plan will still need to go in front of the Planning Commission for approval after the text amendment passes. Commissioner Lollo questioned if they were selling landscaping products to the public. Applicant Doug Parks gave an overview of what his plan is for the property. They are not planning on being a landscape center. Chairman Williams questioned the scale of the drawing and driveway placement. Discussion followed. **Motion** by Newstead, **Second** by Stanley, **"So moved to close the public hearing"** Motion carried. **Motion** by Spaulding, **Second** by Lollo, with friendly amendments **"Move for the Planning Commission to recommend for the Howell Township Board to amend section 9.02 of our Howell Township Zoning Ordinance to 1.) Allow heating and cooling service/shop as a permitted use in the NSC Zoning as well as 2.) Include a text amendment to include landscaping yard within the service establishment also in Section 9.02 in the permitted principal uses and also to include in my motion to accept the changes in Section 14.46 and Section 9.05."** Motion carried.

[NOTE-THAT WE RECOGNIZE THAT THE PUBLIC HEARING WAS NOT OPENED BUT WAS CONTINUATION OF THE FIRST PUBLIC HEARING SINCE IT WAS A RELATED TOPIC.]

- C. Mark Juett, PC2025-06, PC2025-10, 4706-28-100-071, Vacant Hydraulic Dr., Special Land Use Request to Allow RV Storage and Preliminary Site Plan Review- Planner Moore gave an update that the applicant has stated that he is intending to develop an area that provides storage for boats, RVs, trucks, and small contractors. Per Section 12.03 of the Howell Township Zoning Ordinance any storage of recreational vehicles in the Industrial Flex Zone requires a Special Land Use Permit. **Motion** by Boal, **Second** by Newstead, **"To open the public hearing reference PC2025-06, PC2025-10, Parcel # 4706-28-100-071."** Motion carried. Applicant Mark Juett addressed previous concerns with the site plan. He spoke on: eliminate the limitation on storage containers that can be placed on the property, using asphalt millings throughout the site, the screening/fencing of the property. Board Representative Boal had concerns with contractor storage, no trash receptacle on site, staffing to control regulations and placing storage containers in a uniform placement. Commissioner Lollo questioned if shipping containers are provided at their other locations and the continuity of the storage containers. Vice Chair Spaulding questioned the landscaping/plantings that are in certain areas on site, run off issues with non-pervious surfaces, height of the fence around the site, how to enforce amount of storage containers that are allowed on property and time limit on permits for storage containers. Commissioner Frantjeskos questioned the depth of asphalt millings and concerns with large trucks driving over them. Discussion followed. Planner Moore spoke on possible amendment of portable storage container ordinance to allow for additional regulations.

Doug Parks, 3040 Brighton Rd- Spoke on possibility of evergreen tree placement to be used for screening in front of property

Motion by Boal, **Second** by Newstead, **"To close the public hearing."** Motion carried. **Motion** by Newstead, **Second** by Frantjeskos, with friendly amendments **"Based on the information provided by the applicant, staff, and consultants following a public hearing conducted by the Planning Commission on May 27, 2025, the Planning Commission finds the application for a Special Land Use Permit and Preliminary Site Plan for Juett Outdoor Storage, PC2025-06 located at Parcel #4706-28-100-071 meets the standards for the Special Land Uses in Section 16.06 and Preliminary Site Plan Review in Section 20.06 and recommends approval to the Township Board. The commission finds that:**

- A) No additional parking spaces are required B) The hard surface paving requirements are waived and asphalt millings of 8-12" in depth will be used. Approval is subject to A) The applicant provides three additional shrubs along Hydraulic Drive C) The applicant provides 2 additional shrubs along the storm water management basin D) The applicant addresses the outstanding items in the Howell Area Fire Department report dated April 1, 2025." Motion carried 5-2.

Other Matters to be Reviewed by the Planning Commission:

None

BUSINESS ITEMS:

A. Old Business:

1. Mitch Harris Building Company, PC2025-02, Parcel # 4706-28-400-012, Preliminary Site Plan Review. Planner Moore gave an update on additional information and concerns that were noted during April's meeting. Chairman Williams questioned decks exceeding past setbacks. Engineer Patrick Keough from Ace Civil Engineering answered questions and discussed landscaping plans. Commissioner Lollo questioned if the driveway would be asphalt or concrete. Board Representative Boal questioned if a drainage agreement with River Downs complex was addressed, if sidewalks would be present along Grand River Ave., the natural preservation area and screening along the single family residential area on the North-East side of Grand River. Discussion followed. **Motion** by Frantjeskos, **Second** by Boal, **"Based on the information provided by the applicant, staff, and consultants, the Planning Commission finds the application for Preliminary Site Plan approval for the Mitch Harris Building Co. River Downs Development PC2025-02, located at parcel #4706-27-300-030, meets the standards for preliminary site plans in Section 20.06. Approval is subject to the following conditions: 1.) The applicant addresses the outstanding items in the Spicer Group report dated April 25, 2025 2.) The applicant addresses any outstanding items listed in the Chief Deputy Drain Commissioner's email dated April 24, 2025 3.) The applicant provides landscape planting plans in accordance with Section 20.06 prepared by a registered Landscape Architect 4.) All sheets submitted be combined into one site plan package for final approval 5.) Decks are reconfigured to meet the required side setback."** Motion carried.
2. Agape City Church, PC2025-11, Parcel # 4706-28-400-012, Final Site Plan Review. Planner Moore gave an update on the plan. There are no outstanding items that need to be addressed for planning or zoning but recommended leaving mature trees located East of the proposed building. Steve Schimpke from Schafer Construction and Lucas Driesenga from PEA Group answered questions. Board Representative Boal questioned a future second building and second driveway to Durant Drive. Commissioner Lollo questioned traffic study and Fishbeck Traffic Engineer reviewed the study that was completed. Discussion followed. **Motion** by Newstead, **Second** by Lollo, **"Based**

on the information provided by the applicant, staff and consultants, the Planning Commission finds the application for Final Site Plan approval for the Agape City Church PC2025-11, located at parcel # 4706-28-400-012, meets the standards for final site plans in section 20.07.” Motion carried

3. Renewable Energy Ordinance- Mark Fosdick, Supervisor of Cohoctah Township spoke on their experiences within their Township and answered questions from the Commission relating to Public Act 233, crafting an ordinance, battery storage systems and environmental concerns. Planner Moore gave an update on edits that were made to the proposed ordinance. Discussion followed. **Motion** by Boal, **Second** by Newstead **“To postpone until our next meeting the Renewable Energy Discussion.”** Motion carried.

CALL TO THE PUBLIC:

John Mills, 1750 Oak Grove Rd.- Spoke on solar farms and developers

ADJOURMENT:

Motion by Boal, **Second** by Frantjeskos, **“To Adjourn.”** Motion carried. The meeting was adjourned at 10:15 P.M.

7/2/25
Date

Michael Newstead
Mike Newstead
Planning Commission Secretary

Marnie Hebert
Marnie Hebert
Recording Secretary