

**HOWELL TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
3525 Byron Road Howell, MI 48855  
June 24, 2025  
6:30 P.M.

**MEMBERS PRESENT:**

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Tim Boal	Board Representative

Matt Stanley	Commissioner
Sharon Lollo	Commissioner

**MEMBERS ABSENT:**

Chuck Frantjeskos	Commissioner
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**Also in Attendance:**

Township planner Grayson Moore 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, "**Motion to approve the agenda.**" Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

May 27, 2025

**Motion** by Spaulding, **Second** by Newstead, "**To approve the minutes.**" with a friendly amendment to include a note for the NSC Public Hearing Item 10B. Motion carried.

**Call to the Public**

Robert Wentworth, 3598 Amber Oaks Drive (Representative for Amber Oaks Community)- Spoke on his dissatisfaction with the current setbacks for sheds and would like them to be reconsidered.

**ZONING BOARD OF APPEALS REPORT:**

None

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet and Board Representative Boal gave an update. There was a motion and resolution presented to dismiss the American Legion parking lot violation ticket. A pay increase for Township staff was approved, no increase for elected officials. Re-Zoning was approved for the Seyburn parcel and Mr. Juett's Outside Storage. The ADU Ordinance is coming back to the Planning Commission for further review and the Township is hiring an Enforcement Officer; posting is on the Township website. Zoning Administrator Hohenstein spoke on future changes to the Planning Commission Application.

**ORDINANCE VIOLATION REPORT:**

Report in packet. Chairman Williams questioned repeated violations. Vice Chair Spaulding questioned the ordinance regarding acres required for tractors parked outside.

**Scheduled Public Hearing:**

None

**Other Areas to be Reviewed by the Planning Commission:**

None

**BUSINESS ITEMS:**

A. Old Business:

1. Renewable Energy Ordinance- Township Planner Moore gave a review of modifications made to the Zoning Ordinance to regulate Renewable Energy Facilities in the Township from the previous Planning Commission meetings. Board Representative Boal questioned what is appropriate and average for volume decibels allowed. Vice Chair Spaulding questioned Ground Energy System requirements and concerns with restrictions to allowed ground coverage on a parcel. Discussion followed. **Motion** by Spaulding, **Second** by Lollo, **"Move to postpone to the next meeting."** Motion carried.
2. ADU Ordinance- Township Planner Moore gave an update on changes to the ADU Ordinance that were requested by the Township Board. Board Representative Boal questioned the cost for the applicant to come in front of the Planning Commission for a Permitted Special Land Use Permit, decreased required parking spaces and his concerns with what will happen once a house with an ADU is sold. Chairman Williams questioned if there needs to be a door between the ADU and primary residence. Discussion followed. **Motion** by Boal, **Second** by Newstead, with a friendly amendment **"To approve the ADU ordinance as presented as permitted through administrative review with the added parking spaces and the document for the deed that was previously discussed."** Motion carried.
3. Storage Container Ordinance- Township Planner Moore gave an update and answered questions on the proposed Zoning Ordinance Amendments for Portable Storage Containers. There was a discussion on accessory structures under 200 sq ft. in a subdivision with a Homeowners Association. Chairman Williams questioned requirements for not having a poured foundation for an accessory building. Board Representative Boal questioned if stacking storage containers was allowed and if less than 5 on a site could be any color. Commissioner Lollo questioned if graphics would be allowed on storage containers on a farm. Discussion followed. **Motion** by Newstead, **Second** by Lollo. **"To postpone action on the proposed text amendment so that the discussed changes can be made at the next meeting."** Motion carried.

**CALL TO THE PUBLIC:**

Robert Wentworth, 3598 Amber Oaks Dr.- Spoke on smaller parcels under one acre regarding the setbacks for sheds.

**ADJOURMENT:**

**Motion** by Newstead, **Second** by Spaulding **"To adjourn."** Motion carried. The meeting was adjourned at 8:30 P.M.

7/22/25  
Date

Michael Newstead  
Mike Newstead  
Planning Commission Secretary

Marnie Hebert  
Marnie Hebert  
Recording Secretary