

HOWELL TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

3525 Byron Road Howell, MI 48855

July 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
Sharon Lollo	Commissioner

MEMBERS ABSENT:

Matt Stanley	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 with the modification to number 12 to switch 12A and 12B." Motion carried.

APPROVAL OF THE MEETING MINUTES:

June 24, 2025

Motion by Spaulding, **Second** by Boal, "Approval." 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. Architect's proposal for oversight of the Township Hall renovation was accepted and the decision for the Community Center on Tooley Rd. was tabled. A digital mapping software program was approved to be used for the cemeteries. REU reduction that was requested by Wrangler's Saloon was approved. Discussion of the letter of intent to purchase the property on the corner of Marr and Oak Grove Road was tabled until next month and an overview/discussion on how Tax Increment Financing (TIF) works. The proposal from Carlisle Wortman for the Park Master Plan was approved.

ORDINANCE VIOLATION REPORT:

Report in packet. Board Representative Boal questioned if there were any applicants for the Ordinance Enforcement Officer position that is posted and Commissioner Frantjeskos questioned if the applicant should live outside the Township.

SCHEDULED PUBLIC HEARINGS:

Portable Storage Container and Cargo Container Ordinance: **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. Township Planner Moore gave an update on changes to the Cargo Container Ordinance and answered questions. Board Representative Boal questioned if in the Industrial Flex Zone shipping companies using cargo containers are not subjected to limitations on the number of containers on their site. Vice chair Spaulding questioned the height restrictions for screening of the cargo containers. Commissioner Frantjeskos questioned if detached structures should be 5 or 10 feet from a main structure as both are mentioned. Discussion followed. **Motion** by Frantjeskos, **Second** by Spaulding, **"To postpone any action on the proposed Text Amendment until the text is edited."** Motion carried.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

None

BUSINESS ITEMS:

A. Old Business:

1. Renewable Energy Ordinance- Board Representative Boal would like Township resident John Mills to speak to the Planning Commission regarding his knowledge of community solar panels. Vice Chairman Spaulding questioned if anyone has approached the Township to place a Mega Solar Farm. Zoning Administrator Hohenstein spoke on the current Solar Ordinance section 16.19 and the proposed Overlay District. Commissioner Lollo spoke on her concerns about not having a Solar Farm Ordinance with guarantees and surety bonds that address returning property back to its original state once the panels are removed. Board Representative Boal questioned if the Township has any areas that are over 1,800 acres that would be available for an Overlay District. Discussion followed and Planner Moore answered questions.

B. New Business:

1. Mitch Harris Building Co., PC2025-13, Parcel # 4706-27-300-030, Final Site Plan Review. Township Planner Moore gave an update on changes that were made to the site plan and answered questions. Some of these changes are: back patio areas have been removed to comply with setbacks, landscaping plan that shows Dwarf Fountain Grass does not meet the shrub requirement, and minimum plant sizes should be noted on the plan. Vice Chair Spaulding would like an agreement with the River Downs Homeowners Association that Mitch Harris Development would have permission to have access to their detention pond and address the concerns from the Drain Commissioner. Applicants Colbie and Mitch Harris spoke regarding the detention ponds, the runoff from the buildings and their landscaping plan. Board Representative Boal would like to see shrubs for screening only where they are developing along Grand River and questioned the Dwarf Fountain Grass vs shrub requirement. Commissioner Lollo questioned if the ordinance requires buildings to be screened from Grand River Ave. Discussion followed. **Motion** by Boal, **Second** by Newstead with a friendly amendment, **"To conditionally approve final site plan for parcel # 4706-27-300-030, with the satisfaction of the Drain Commissioner that the drainage concerns have been adequately addressed also with the reduction of 20 Arborvitae trees along the Grand River side and addition of evergreen shrubs instead of the dwarf grass along the Edgebrook side."** Motion carried.

CALL TO THE PUBLIC:

None

Renewable Energy Ordinance:

Motion by Newstead, **Second** by Lollo, "To postpone action on the proposed Text Amendment so that the following items can be addressed: Invite John Mills to speak and allow Grayson to make any changes or additions that were discussed at the July 22, 2025 Planning Commission meeting." Motion carried.

Motion by Spaulding, **Second** by Newstead, "To excuse Commissioner Stanley from today's meeting." Motion carried.

ADJOURNMENT:

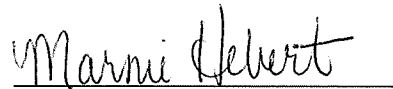
Motion by Boal, **Second** by Newstead, "To adjourn." Motion carried. The meeting was adjourned at 8:30 P.M.

8/26/25

Date



Mike Newstead
Planning Commission Secretary



Marnie Hebert
Recording Secretary