

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
August 26, 2025
6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Wayne Williams Chair

ALSO IN ATTENDANCE:

Township planner Paul Montagno, Guest Speakers John Mills and Rick VanGilder, Mark Juett from Outside Storage, Scott Bell from Lapham Associates, Patrick Cleary from Boss Engineering and Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

Motion by Boal, **Second** by Frantjeskos, **"To approve the agenda, however I would like to make a minor adjustment to it under 12A if we could switch numbers one and two."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

July 22, 2025

Motion by Boal, **Second** by Frantjeskos, **"Approve the regular meeting minutes for July 22, 2025."** Motion carried.

August 12, 2025

Motion by Newstead, **Second** by Boal, with a friendly amendment by Spaulding **"To approve the minutes from the Special Meeting August 12, 2025 with a change to all "like" conditions are satisfactory."** Motion carried.

CALL TO THE PUBLIC

None

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollo questioned violation of Haslock property. Board Representative Boal questioned violation on 5704 Crandall Rd.

SCHEDULED PUBLIC HEARINGS:

None

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Legal Update- Information for Commission's review

BUSINESS ITEMS:

A. Old Business:

1. Renewable Energy Ordinance- Including Invited Guest Speakers: John Mills and Rick VanGilder. John Mills spoke on uses of energy, letters of introduction that he received from different solar companies and answered questions. Vice Chair Spaulding questioned the option agreement and asked if he has any current agreements with solar companies in Howell Township, if they can connect directly to the existing power grid and if Detroit Edison/Consumers Energy are obligated to buy that power or do they work separate agreements with utility companies. Commissioner Lollo questioned who is responsible for turning the property back to its original condition. Board Representative Boal questioned how much energy would be produced with community solar which is considered parcels under 50 acres. Rick and Ryan Vangilder spoke on their experience with solar farms and the financial benefits to farmers. Board Representative Boal questioned if they have been approached by developers for Agri-solar, a mixed use of solar energy and farming. Commissioner Frantjeskos questioned the damage to soil when the panels are removed. Discussion followed. Township Planner Montagno gave an update on the Renewable Energy Ordinance changes. Board Representative Boal questioned the noise decibels allowed to a property line. **Motion by Newstead, Second by Stanley, "To recommend to Township Board, approval of the Renewable Energy Ordinance with the change discussed at the August 26, 2025 Planning Commission meeting."** Motion carried.
2. Mark Juett, PC2025-09, 4706-28-100-071, Vacant Hydraulic Dr., Final Site Plan Review- Planner Montagno gave an overview of the project proposed and answered questions. The site will be for contractor equipment and material storage yard in the Industrial Flex Zone District (IF). The applicant has addressed comments and requirements from the Preliminary Site Plan Review with one outstanding item regarding screening of outdoor storage Section 12.02. Applicant Mark Juett answered questions and spoke on his opinion of evergreen trees vs maple trees for screening which was proposed in the Preliminary Site Plan. Vice Chair Spaulding questioned the tree spacing of the Crimson King Maple trees on the east property line. Commissioner Lollo spoke in favor of evergreen trees for screening and questioned the time frame storage containers will need to be painted. Discussion followed. **Motion by Newstead, Second by Lollo with an amendment, "To recommend approval for Mark Juett PC2025-09, 4706-28-100-071 vacant Hydraulic Dr., final site plan review with the changes discussed at the August 26th Planning Commission meeting to include changing the maple trees to evergreen trees and to include all findings included in the Engineer's report dated August 19, 2025."** Motion carried 5-1.

3. Portable Storage Container and Cargo Container Ordinance- Planner Montagno gave an overview of changes to the ordinance. Changes were made for shipping facilities to have no limitation on number of shipping containers in the Industrial (I) and Industrial Flex (IF) districts but not permanent on-site storage facilities. Clarification was added to exclude cargo containers from accessory buildings in section 14.07 and residential accessory structures under 200 Sq ft. will be required to be located in the rear or side yard. Discussion followed. **Motion** by Boal, **Second** by Frantjeskos, **"To recommend to the Township Board the proposed zoning ordinance amendments for the portable storage containers per the Planner's report dated August 20, 2025."** Motion carried.

B. New Business:

1. Ghraib Real Estate Holdings, PC2025-12, 4706-21-100-050, 2820 N. Burkhart Rd., Preliminary Site Plan Review- Township Planner Montagno gave an overview of the project. It is a multi-family project in the multi-family zoning district on Burkhart Rd. They are proposing 26 two-bedroom units and 2 three-bedroom units, it will be a senior site but not a senior facility. There will be two parking spaces for each unit. This would be phase two on approximately six acres, first phase has been existing since 2015. Requirements would be a landscaping cost estimate and narrative that services proposed will not require a Special Land Use Permit. Commissioner Frantjeskos questioned if the Township has received reports from the Fire Authority and Drain Commissioner. Applicant Buolus Paul Ghraib and Engineer Scott Bell with Lapham Associates answered questions and addressed the narrative. The facility will be for senior independent living and not run by the state. There will be a gazebo for gathering, small maintenance garage, a few buildings will include three bedrooms, possible nature trail, water and sewer and his discussion with the Drain Commissioner. Board Representative Boal questioned the gas line sign on the property and if there is an easement there, if this will be the last phase of the development and if there is an age limit or document that says it will stay senior living. Vice Chair Spaulding questioned if the sanitary and water come from back of the property or only Burkhart Rd. Discussion followed. **Motion** by Boal, **Second** by Newstead, **"To approve PC2025-12, Parcel # 4706-21-100-050 a preliminary site plan contingent on the Planner's report, the Engineer's contingent on meeting the requirements of the planning report, the Engineer's report, the Drain Commissioner's report and the Fire Authority."** Motion carried.
2. Guided Mission Investments, PC2025-17, 4706-28-100-012, 1800 N. Burkhart Rd., Temporary Use Request- Planner Montagno gave an overview of the proposed site plan for a Haunted House and Christmas event. The event will take place from September 26th through January 5th for Halloween, Christmas, and clean up. The proposal includes tents that would expand the building to make it longer. It was recommended to put up a barricade at one end to direct traffic away from any pedestrian activity, to comply with Fire Marshal report and to apply for a Temporary Sign Permit. Applicant Dwayne Combs answered questions regarding the event. Board Representative Boal questioned if the applicant had any concerns with recommendations from the Planner's report. **Motion** by Boal, **Second** by Lollo with friendly amendments, **"To approve Guided Mission Investments, PC2025-17, Parcel # 4706-28-100-012 subject to the conditions listed in the Planner's report dated August 7, 2025, with an expiration of January 5th 2026."** Motion carried.
3. Wrangler's Saloon, Request for Extension of Approved Site Plan- Patrick Cleary from Boss Engineering answered questions. Board Representative Boal questioned if they were still expecting to start the project this year. Discussion followed. **Motion** by Boal, **Second** by Frantjeskos, **"To**

approve the request for extension of the approved site plan previously passed for Wrangler's Saloon for a one-year extension." Motion carried

4. Soapy Bucket, Request for Extension of Approved Site Plan- Patrick Cleary from Boss Engineering spoke on some of the issues that have been causing delays in the project. **Motion** by Newstead, **Second** by Stanley, **"To recommend a one-year extension approved site plan for the Soapy Bucket."** Motion carried.

Motion by Newstead, **Second** by Lollo, **"To excuse Chairman Williams absence today."** Motion carried.

CALL TO THE PUBLIC:

None

ADJOURNMENT:

Motion by Newstead, **Second** by Newstead, **"To adjourn."** Motion carried. The meeting was adjourned at 8:50 P.M.

9/23/25
Date


Mike Newstead
Planning Commission Secretary


Marnie Hebert
Recording Secretary