

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
September 23, 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 planners Paul Montagno and Brady Heath, Township attorneys Christopher Patterson and Sophia Youssif, Zoning Administrator Jonathan Hohenstein, MHOG Director Greg Tatara, Township Assessor Brent Kilpela, Steve Schimpke with SC Develop LLC, Applicants Mike Vogt and Jack Ammerman on behalf of Randee LLC, and Dan Mahoney with DTE

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.

Motion by Newstead, Second by Frantjeskos, "To recess the meeting of the Planning Commission for 30 minutes to reconvene at the Rod Bushey Center at Howell High School, 1200 W. Grand River Ave. Howell, MI 48843 at 7:00 P.M. due to public health, safety, and traffic concerns to accommodate the public in sufficient space to observe and effectively participate in the meeting. Acknowledging that the Township has posted an amended notice at the Township Hall, provided notice on the Township's website and staff is remaining at the Township Hall to direct public members to the new meeting location." Roll Call: Stanley-yes, Boal- yes, Newstead- yes, Spaulding- yes, Frantjeskos- yes, Lollo- No. Motion passes 5-1.

APPROVAL OF THE AGENDA:

Motion by Frantjeskos, Second by Boal with friendly amendment, "To move business items 12A and B in front of 10." Motion carried.

APPROVAL OF THE MEETING MINUTES:

August 26, 2025

Motion by Boal, Second by Newstead, "To Approve the minutes as presented." Motion carried.

CALL TO THE PUBLIC

Topics discussed: water demands, concerns about local wells, ground water, long term resources, property values, property rights, cyber-security, costs of upgrades to the infrastructure, power supply, pollution, excessive noise, lack of transparency, wildlife, Howell Township Master Plan, light pollution, visual buffers, jobs created, high/low paying jobs, loss of farm land, environmental contamination, tax revenue, concerns of additional data centers, ordinances, health and safety of residents

Public comments received by: Vanessa North 2950 W. Marr Rd., Denise Pollizella 4200 Sweet Rd., Joe Farkas 738 Old English Circle, Deborah Towles 3210 Pineview Trail, Alivia Christie 3885 Byron Rd., Dan Wholihan 8162 Majestic Fowlerville, Andrew Paulika 840 Lucy Rd., Gary Burtka 10099 Stow Rd., Henry Petrovich 5205 Warner Rd., Ronald 3620 Allen Rd., Emma Sova 322 W. Washington, Joe Smith 5136 Fleming Rd., Dan Bonello 3531 Warner Rd., Joe Fulton 3528 Warner Rd., Jodie Fulton 3531 Warner Rd., Darian Wolfe 804 W. Michigan Ave., Beth Brown 409 Indian Camp Trail, Patrick Kosin 2512 Eason Dr, Christina Frederick 418 Lake St, Andrea Rasizzi 4379 Indian Camp Trail, Debi Samuells 4302 Cornell, Angela Barbash 4211 Crandall Rd., Delilah Barbash 4211 Crandall Rd., Richard Allen Livingston/Shiawassee Border, Steven Cornea 3287 Hill Hollow Lane, Danielle Preston Rd., Tyler Rose 4334 W. Grand River Ave., Liz Rowse 2484 Tooley Rd., Cassandra McFarland 5650 Fleming Rd., Tayla Vance 3701 Cedar Lake Rd., Kristen Dennison 7196 Maner Ln., Alora Dennison 7196 Maner Ln., Autumn Dennison 7196 Maner Ln., Steve Dennison 7196 Maner Ln., Alissa Recker 7171 Manor Ln., Lori Barnard 1257 Peavy Rd., Jeannie Matovski 4149 Sonata Dr., Christine Brondyke 5707 Crandall Rd., Clint Beach 1138 Owosso Rd., Heather Uratchko 3777 Hogback Rd., Joshua 5640 Fleming Rd., Agnieszka Bisbikis 2511 Little Sunset Trail, Stephanie Fuerst 2575 W. Marr Rd., Chris Strandt, Richard Kaminski 4505 W. Marr Rd., Kristina Beaubien 4408 Ellis Rd., Justine O'Connor 5495 Layton Rd., Austin Breuer 1414 Steeplechase Ct., Richard Vessella, Greg Lehr 2530 Tooley Rd., Earl Beach 5412 Owosso Rd., Joy Dettling 2516 Curdy Rd., Zach Rupcic 8139 Majestic Blvd., Dominic and Jessica Rodriguez Burkhardt Rd., Sarah Porter, Lee Graham, Cory Alchin, Brian Brubaker 5761 Warner Rd., John Ryan 3457 Byron Rd., Kari Ryan 3457 Byron Rd., Jessica Burtica 10099 Stow Rd., Evelyn Redwine 444 Inverness St., Gus Parson Downtown Howell, Peter York, Breanne Green, Thomas Reinke, Dave Rowe, Katie Corbin, Lauren Prebenda 930 Gulley Rd., Valerie 3223 Byron Rd., Michelle Vecheta 3252 Warner Rd., Kerry McFarland 2885 W. Marr Rd., Carol McClements 2988 N. Burkhardt Rd., Calvin Heckman 6420 Warner Rd., Steve Smith 8763 Robb Rd., Connie Johnson, Dave Foreman 6126 Pheasant Ridge Dr., Doug Helzerman 6815 Sharpe Rd., John Paul 5630 Curzon St., Craig Zube 1560 Wood Haven, Diane Dombrowski 4707 Hogback Rd., John Belcher

Motion by Spaulding, **Second** by Newstead **"To recess until 11:15."** Motion carried.

Motion by Spaulding, **Second** by Newstead, **"To reconvene the meeting."** Motion carried.

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet.

ORDINANCE VIOLATION REPORT:

Report in packet.

BUSINESS ITEMS:

New Business:

1. Union of Oak Grove- Major Change to Approved Site Plan- Township Planner Montagno gave a review of the request to amend the previously approved site plan. The site plan was originally approved in December 2020. The applicant is requesting to replace one of the five approved toddler lots with a frisbee golf amenity. The change will not alter the overall site layout and the four toddler lots will continue to serve younger children. Commissioner Frantjeskos questioned if the applicant was present. **Motion** by Boal, **Second** by Frantjeskos, **"To table this request until the applicant can be present."** Motion carried.

2. Pirate's Cove Self-Storage- Request for Extension of Approved Site Plan- Planner Montagno gave an update for the extension. They are requesting an extension due to increased costs of materials and interest rates. **Motion** by Stanley, **Second** by Frantjeskos, **"To approve it."** Motion carried.

SCHEDULED PUBLIC HEARINGS:

- A. SC Develop, LLC, to Rezone portion of vacant land on corner of Grand River Ave. and M-59, PC 2025-19, Parcel # 4706-28-400-016 from Regional Service Commercial (RSC) to Industrial (I)- **Motion** by Boal, **Second** by Newstead, **"To open the public hearing for SC Develop LLC, to rezone portion of vacant land on the corner of Grand River Ave and M-59, PC 2025-19."** Township Planners Heath and Montagno gave an overview of the proposed rezoning. The applicant requests that the 11.64-acre portion be rezoned from Regional Service Commercial (RSC) to Industrial (I). Applicant Steve Schimpke from SC Develop spoke on the site and answered questions. Board Representative Boal questioned what the property may be used for and if traffic would exit from Trans West Industrial Park. Commissioner Lollo has concerns about what types of businesses would be present there.

Patricia Murphy- 139 Lakeshore- questioned if this parcel is related to the data center

Motion by Newstead, **Second** by Boal, **"To close the Public Hearing."** Motion carried.

Motion by Newstead, **Second** by Frantjeskos, **"To recommend conditional rezoning for SC Development LLC for the vacant land on the corner of Grand River and M-59, PC2025-19, Parcel # 4706-28-400-016 from Regional Service Commercial (RSC) to Industrial (I) based on the following two conditions: 1.) The request to Rezone conditional on SC Develop LLC owning the property in the event SC Develop LLC does not close on the purchase of the property the rezone application shall no longer be valid and the underlying zoning should remain and 2.) It's understood that in addition to closing on the property SC Develop LLC would be required to obtain a formal lot split should it be approved by the Howell Township and this conditional rezoning would be valid for a period of one year."** Motion carried.

- B. Stantec Consulting Michigan, Inc., to conditionally rezone various parcels in the area of Grand River Ave. and Fleming Rd. PC2025-20, from Agricultural Residential (AR), Single Family Residential (SFR) and Neighborhood Service Commercial (NSC) to Research and Technology (RT)
- C. Stantec Consulting Michigan, Inc., Zoning Ordinance Text Amendment, PC2025-21, for a text amendment to Article 2- Definitions, regarding Article 5- Research and Technology (RT) Zoning District. Planner Montagno gave an overview of the proposed conditional rezoning of nineteen parcels. These parcels are located east of Handy Township along Marr, Fleming, Warner and Owosso Roads. This would be to rezone these parcels to Research Technology for a data processing center. The applicant has offered conditions with self-imposed limitations. These limitations include increased setbacks, increased landscape buffers, sound mitigation, light pollution protection, water efficiency, sustainable practices and reimbursement of expenses. They have also petitioned to include a text amendment to the Zoning Ordinance to include a definition for Data Processing Centers. On behalf of the applicant Mike Vogt presented information, discussed the rezoning proposal, and answered questions. No site plan has been submitted; they are there for a recommendation for zoning not site plan approval. They are proposing a definition for Data Center and have provided conditions tailored to concerns of the community and the Planner's report. Some of the conditions proposed are setbacks of a minimum of 100 ft., lot coverage restrictions and landscaping buffers. Jack Ammerman from Stantec Consulting of

Michigan spoke about his work previously with this developer of data centers throughout the United States. He discussed jobs, screening, traffic analysis, long term jobs that would be available, water usage, noise, and power. Dan Mahoney Director of Policy and Regional Affairs for DTE spoke on the planning they do to support data centers. He talked about how residents would benefit from data centers and their positive effects to the community.

Motion by Boal, Second by Newstead, "To open the public hearing for Stantec Consulting Zoning Ordinance and Text Amendment PC2025-20." Motion carried.

ALL PUBLIC COMMENTS FROM EARLIER ARE INCORPORATED AS PART OF THE PUBLIC HEARING FOR THIS MATTER

Topics Discussed: definition of Data Center, noise and decibels allowed, DTE's interest in the data center, minimal jobs, Township Master Plan, lack of information provided, water demands, setbacks, number of phases proposed, cost of infrastructure, utilization of buildings already present, Artificial Intelligence, environmental contamination, wildlife, children unable to play outside

Lauren 930 Gulley, Betsy Keeran, John Paul, Evelyn Redwine, Chandler John 5565 Warner Rd., Dan Bonello 3531 Warner Rd., Greg Zumidian, Shawn Williams, Aaren Currie 6880 Chase Lake Rd.

Motion by Boal, Second by Newstead, "To close the public hearing." Motion carried.

Commissioner Lollo questioned the Community Outreach Plan and the potential of a Water Treatment Plant, energy considerations, mitigation measures and adjusting site layout and what is a water restoration project and how it works. Commissioner Frantjeskos questioned how many buildings will be present when the build out is done, what prevents the company from splitting and selling the "green space" to another company once the 1,077 acres is rezoned and his concern with the lack of transparency of this project. Secretary Newstead questioned if there was a decommissioning plan if the buildings were no longer being used as a Data Center. Board Representative Boal spoke on supporting the Township Master Plan. Commissioner Stanley questioned recycling water through the cooling systems and height of the buildings. Vice Chair Spaulding questioned the definition of data processing in the ordinance, how many phases are expected, total time length it will take to be built out, why are they trying to rezone more property than what they are proposing to develop, is there anything added to the large amounts of water for cooling, is there any intention to utilize a 70 ft building height and the capacity of waste water that will be discharged into the sewer system. Commissioner Lollo questioned wastewater demand scenarios and the guarantee that there will be enough water. Greg Tatara from MHOG answered questions regarding water capacity. Commissioner Frantjeskos questioned the dewatering process during construction, and the Howell drain that runs through the property. Board Representative Boal spoke on stricter restrictions with other ordinances from different locations with data centers. Discussion followed. **Motion by Boal, Second by Frantjeskos, "To recommend to the Township Board denial of the rezoning application #308-25.12, for parcel numbers listed in the petition, to rezone from Agricultural Residential, Single Family Residential, and Neighborhood Service Commercial to Research and Technology based on the following findings pursuant to Section 23.02 of the Howell Township Zoning Ordinance: A.) The rezoning is not consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan B.) All of the uses allowed under the proposed rezoning would not be compatible with the other zones and uses in the surrounding areas C.) Public Services and facilities would be significantly adversely impacted by a development or use allowed under the requested zoning D.) The uses allowed under the proposed rezoning would not be equally or better suited to the area than uses**

allowed under the current zoning of the land.” Roll Call: Frantjeskos-yes, Spaulding- yes, Newstead-yes, Lollo- yes, Boal-yes, Stanley-yes. Motion passes 6-0.

Motion by Boal, **Second** by Newstead, **“To recommend to the Township Board the denial of the text amendment and definition for the RT Zone.”** Motion carried.

Motion by Spaulding, **Second** by Newstead, **“To excuse Chairman Williams from tonight’s meeting.”** Motion carried.

OLD BUSINESS:
None

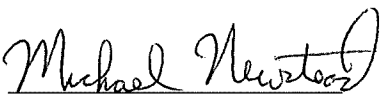
CALL TO THE PUBLIC:

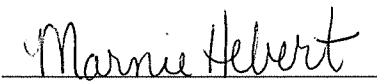
None

ADJOURNMENT:

Motion by Newstead , **Second** by Lollo, **“To adjourn.”** Motion carried. The meeting was adjourned at 2:46 A.M.

10/28/25
Date


Mike Newstead
Planning Commission Secretary


Marnie Hebert
Recording Secretary