

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
November 18, 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:

ALSO IN ATTENDANCE:

Township Planner Brady Heath, Applicant William McCrie 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 Spaulding, **Second** by Boal, **"To approve."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

October 28, 2025

Motion by Stanley, **Second** by Spaulding, **"To approve."** Motion carried.

CALL TO THE PUBLIC

Lauren Prevenda, 930 Gulley Rd- Spoke on Data Center moratorium

Kristin Dennison, 7196 Manor Ln- Spoke on Data Center moratorium

Mary Motto, 780 Henderson Rd- Spoke on Data Center moratorium

Charles Smith, 5136 Fleming Rd- Spoke on opposition to Data Center and moratorium

Maryann Barker, 8849 Antcliff- Spoke on Data Center moratorium

Mark Mannisto, 2330 Tooley Rd- Spoke on opposition to rezoning on Tooley Rd and opposition to Data Center

Breanne Green, 240 Penobscot- Spoke on appreciation of the Planning Commission Board

Michael Markley, 6383 Birch Meadow Ln- Spoke on opposition to Data Center

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Township Board meeting was rescheduled to Thursday November 20th.

ORDINANCE VIOLATION REPORT:

Report in packet. Vice Chair Spaulding questioned appeal process of 4141 W. Grand River for removing the house but leaving the barn and when the project including Justice Fence would be on the agenda for Planning Commission to review.

SCHEDULED PUBLIC HEARINGS:

- A. William McCririe, to Rezone vacant land on Tooley Rd, PC2025-24, Parcel # 4706-22-300-042 from Regional Service Commercial (RSC) to Industrial Flex Zone (IFZ). **Motion** by Newstead, **Second** by Boal, **"To open the public hearing."** Motion carried. Applicant William McCririe spoke on rezoning both properties, preserving the house at 2050 Tooley if he is able to, as well as keeping some of the other stone structures on the property but eliminating the barn. He would like to do something with the property that would have less intense impactful use and lower traffic volume. Water retention, light pollution and buffers would be taken into consideration when applying for Site Plan approval. Vice Chair Spaulding spoke on conditional rezoning. Township Planner Heath gave an overview and answered questions on both properties and their potential rezoning is consistent with policies and uses of the Master Plan and Future Land Use Map. Chairman Williams questioned restrictions of what businesses can be put in Industrial Flex Zone with residents bordering those parcels. Planner Heath reviewed permitted uses for Industrial Flex Zone and Regional Service Residential. Discussion followed.

Matt Hall, 2071 Tooley Rd- Spoke on opposition to rezoning

Ray Noble, 2798 Popple Ln- Spoke on rezoning and concerns with the roads

Debbie Mannisto, 2330 Tooley Rd- Spoke on applicants lack of transparency

Ted Kempffer, 2634 Popple Ln- Spoke on opposition to rezoning

Tim Beaubien, 4408 Ellis Rd- Spoke on opposition to rezoning

Paul Johnson, 2750 Popple Ln- Spoke on opposition to rezoning

Chris Wetzel, 390 Natanna Dr- Spoke on opposition to rezoning

Maureen Heikkonen, 3356 Kneeland Circle- Spoke on living next to an Industrial Park and opposition to Rezoning

Connie Johnson, 2750 Popple Ln- Spoke on opposition to rezoning

Mike Williams, 2929 Popple Ln- Spoke on opposition to rezoning

Ellen Schwartz, 2071 Tooley Ln- Spoke on opposition to rezoning

Patty and George Lundy, 2061 Tooley Rd- Spoke on opposition to rezoning

Kristin Dennison, 7196 Manor Ln- Spoke on opposition to rezoning

Charles Smith, 5136 Fleming Rd- Spoke on opposition to Data Center

Jennifer Kempffer, 2634 Popple Ln- Spoke on opposition to rezoning

Michelle Vecheta, 3252 Warner Rd- Spoke on opposition to rezoning

Dan Bonello, 3531 Warner Rd- Spoke on rezoning

Chairman Williams and Board Representative Boal abstained from voting due to conflicts of interest.

Motion by Spaulding, **Second** by Stanley, **"To close the public hearing."** Motion carried.

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

- B. William McCririe, to Rezone 2050 Tooley Rd, PC2025-25, Parcel # 4706-22-300-003 from Agricultural Residential (AR) to Industrial Flex Zone (IFZ)- **Motion** by Spaulding, **Second** by Newstead, **"To open the public hearing for agenda item 10B to rezone 2050 Tooley Rd parcel 2025-25, or parcel 4706-22-300-003 from (AR) Agricultural Residential to Industrial Flex Zone."** Motion carried.

Mark Mannisto, 2330 Tooley Rd- Spoke on opposition to rezoning

Ray Noble- Spoke on the farmhouse, water flow and screening of private properties

Charles Smith, 5136 Fleming Rd- Questioned the height of buildings allowed

Tim Beaubien, 4408 Fleming Rd - Spoke on rezoning

Motion by Newstead, **Second** by Spaulding, **"To close the public hearing for 10B."** Motion carried. **Motion** by Spaulding, **Second** by Lollo, **"To approve the rezoning request for the applicant for PC2025-24 on parcel # 4706-22-300-042 from Regional Service Commercial to Industrial Flex Zone as well as Planning Commission 2025-25 Parcel 4706-22-300-003 from Agricultural Residential to Industrial Flex Zone."** Motion denied 2-2.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

Board Representative Boal requested discussion of the moratorium on Data Centers. Vice Chair Williams spoke on a six-month moratorium. Vice Chair Spaulding spoke regarding agenda procedures of the Planning Commission and Township Board. Discussion followed.

OLD BUSINESS:

None

NEW BUSINESS:

None

CALL TO THE PUBLIC:

Lauren Prebenda, 930 Gulley Rd- Spoke on moratorium for the Data Center

Charles Smith, 5136 Fleming Rd- Spoke on vacant 354-acre parcel on Fleming Rd. and opposition to Data Center

Alisa Recker, 7171 Manor Ln- Spoke on her letter of interest submitted to the Township to apply for the vacant Planning Commission seat

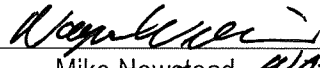
Maureen Heikkinen- Spoke on revision of the Township Master Plan


Cory Alchin, 800 Sleaford Rd - Spoke on opposition to Data Center and moratorium

ADJOURNMENT:

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

Date


Mike Newstead
Planning Commission Secretary *WAINE WILLIAMS CHAIR*


Marnie Hebert
Recording Secretary