

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
December 16, 2025
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Tim Boal	Board Representative
Matt Stanley	Commissioner
Sharon Lollo	Commissioner
Trent Holman	Commissioner

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Township Planner Brady Heath, Pat Keough from ACE Civil Engineering, Applicant Dakota Haslock, Tyler Smith with Kimley Horn Civil Engineering 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 Stanley, **"To approve the agenda as presented."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

November 18, 2025

Motion by Spaulding, **Second** by Boal, **"For Approval."** Motion carried.

CALL TO THE PUBLIC

Jeff Smith, 3774 Mason Rd.- Spoke on Data Center Ordinance

Chuck Smith, 5136 Fleming Rd- Spoke on opposition to Data Centers

Allen Romain, 5182 Owosso Rd- Spoke on opposition to Data Centers

Lauren Prebenda, 930 Gulley Rd- Spoke on Data Center Ordinance and opposition to Data Centers

John Ryan- 3457 Byron Rd- Spoke on water usage of Data Centers

Ty- Chohoctah Township- Spoke on water usage and opposition to Data Centers

Cecelia DePeel, 999 E. Barron Rd- Spoke on Federal Protected Species

Debbie Mannisto, 2330 Tooley Rd- Spoke on Data Centers

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board Representative Boal gave an overview of November and December meetings. Moratorium and Renewable Energy Ordinances were passed on November 20th, and application for proposed Data Center was withdrawn on December 8th.

ORDINANCE VIOLATION REPORT:

Report in packet.

SCHEDULED PUBLIC HEARINGS:

None

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Draft Planning Commission Annual Report- 2025- Zoning Administrator Hohenstein discussed fee schedules for the Township
- B. County Planning Fall Summary- Report in packet. **[VICE CHAIR SPAULDING WOULD LIKE TO SEE THE COUNTY REPORT IN THE PLANNING COMMISSION PACKET WHEN THE REPORT IS RELEASED QUARTERLY.]**
- C. County Master Plan- Report in packet. ~~Vice Chair Spaulding would like to see the county report in the Planning Commission packet when the report is released quarterly.~~
- D. Resignation of Mike Newstead

OLD BUSINESS:

None

NEW BUSINESS:

- 1. Dakota Haslock, PC2025-22, 3590 W. Grand River Ave., Parcel # 4706-28-100-024, Preliminary Site Plan Review- Commissioner Stanley recused himself from voting due to conflict of interest, he has worked with the applicant before and may in the future. Pat Keough from Ace Civil Engineering gave an overview of the project. There are currently two buildings on site, Justice Fence and Dakota's trucking company. They would like to make improvements to the site, including storm water drainage with a detention pond, outside storage, screened fencing along Grand River Ave, gravel cleanup and asphalt paving for employee parking. He spoke on items mentioned by the Township Planner and answered questions. Commissioner Lollo questioned the type of trucking company and her concerns with appearance from the road. Board Representative Boal questioned height and placement of fence, if they have a report from the Drain Commissioner, where equipment will be stored and if retention pond can be moved to the front of the property. Vice Chair Spaulding has concerns regarding drainage with asphalt placement and screening of property. Township Planner Heath gave his review of the site and discussed the ordinance. Discussion followed. **Motion** by Boal, Second by Lollo, with a friendly amendment, **"To table PC2025-22 at 3590 W. Grand River Ave, Parcel # 4706-28-100-024 with Preliminary Site Plan review, pending additional landscaping, parking, screening and preliminary report from Drain Commissioner."** Motion carried.
- 2. EV Go, PC2025-26, 1475 N. Burkhart Rd., Parcel #4706-28-100-024, Amendment to Approved Site Plan- Tyler Smith with Kimley Horn Civil Engineering and Township Planner both gave an overview of the project and answered questions. The applicant is requesting to convert 16 standard parking spaces into 10 standard electric vehicle charging stalls at Kensington Valley Outlets. Two would be ADA accessible but would create a loss of 6 parking spaces from the site. Commissioner Stanley questioned if there would be a loss of ADA spaces. Board

Representative Boal questioned the screening around the equipment and if they were standard model charging units. Discussion followed. **Motion** by Spaulding, **Second** by Boal, **"Approval of PC application 2025-26 for EV Go located at 1475 N. Burkhart Rd. Parcel # 4706-29-400-008, which is an amendment to approved site plan with the condition that the amendment abides by landscaping standards section 28.02.D.2."** Motion carried.

3. Data Center Ordinance- Discussion: Planner Heath spoke on the three drafts of an ordinance that were submitted to the packet by Township Planner and Township attorney, they can be modified by the Planning Commission with their own language. Jodi Fulton who is a member of the Research Committee, spoke about information that has been collected by the committee to help assist the Planning Commission in creating an ordinance for Data Centers. Kristen Dennison spoke on the history of Data Centers. Vice Chair Spaulding questioned the appropriate zoning for a data center and if it would require a Special Use Permit. Discussion followed. Zoning Administrator Hohenstein reviewed the process of creating an ordinance. Definition of Data Centers and Data Center zoning to be discussed at January meeting.

CALL TO THE PUBLIC:

Jeff Smith, 3774 Mason Rd.- Spoke on Data Centers and Haslock project

ADJOURNMENT:

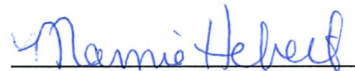
Motion by Boal, **Second** by Stanley, **"To adjourn."** Motion carried. The meeting was adjourned at 9:15 P.M.

2/3/26
Date



Sharon Lollo

Planning Commission Secretary



Marnie Hebert

Recording Secretary