

HOWELL TOWNSHIP SPECIAL BOARD

MEETING MINUTES

3525 Byron Road Howell, MI 48855

August 21, 2025

6:30 P.M.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Tim Boal	Trustee
Bob Wilson	Trustee

MEMBERS ABSENT:

Matt Counts	Trustee
Shane Fagan	Trustee

Also in Attendance:

Four people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m.

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

August 21, 2025

Motion by Hohenstein, **Second** by Daus, **"To accept the agenda as presented."** Motion carried.

CALL TO THE PUBLIC:

No response from the public

NEW BUSINESS:

Row Crop, LLC / Dennis Freeman, 4706-07-400-005, Vacant land, corner of Fleming Rd. and Marr Rd., request for a special use permit - Section 16.10 for an outdoor event – Luke Bryan Farm Tour on September 20, 2025:

Dennis Freeman from Row Crop, LLC spoke on the request for a temporary special land use permit for the Luke Bryan Farm Tour concert being held on September 20, 2025 at the intersection of Marr Rd. and Fleming Rd. The topics that Mr. Freeman discussed were location, set-up, band line-up, security and law enforcement, on-site medical services and emergency services, emergency preparedness, traffic control, satellite wi-fi for emergency use, cellphone charging station, dust control and chloride application, indemnification agreement, liability insurance and bonding. **Motion** by Hohenstein, **Second** by Daus, **"To accept the recommendation of the Planning Commission and approve the temporary land use and special land use request for the Luke Bryan Farm Tour on September 20, 2025 based on the following: 1) The Planner's report 2) The recommendation of the Planning Commission 3) For the temporary land use per Section 14.25 of the Ordinance the applicant has demonstrated that the event will: a) not negatively impact the public health and well-being b) the timing of the one day event (all day of September 20th) and clean up being completed by September 25th is reasonable c) the provided site plan complies with Section 20.08 of the Ordinance 4) For the special land use per Article 16 of the Ordinance the applicant has demonstrated compliance with the following: a) Section 16.10 of the Ordinance and Ordinance #6 by: i) not occupying more than 50% of the parcel**

ii) the area will be fenced along the road and drainage ditch iii) has provide an appropriate traffic plan iv) has provided a list of the performers at the event vi) conditional approval on receiving a bond that meets the requirement of the Ordinance b) Section 16.06 of the Ordinance by: i) will be harmonious by meeting the requirements of Section 16.10 in Ordinance #6 ii) will be designed, constructed, operated, maintained, and managed to be harmonious with the existing area iii) will be served adequately by services such as, roads, water, wastewater, police, fire, storm, and refuse iv) will not be hazardous to existing uses in the area as long as the following roads are graded and treated with chloride at the applicants expense: Marr Rd. (from Owosso to Burkhart), Allen Rd. (from Owosso to Fleming), Fleming Rd. (from Grand River to Allen), and hopefully the others as we discussed v) will not create excessive requirements at public costs for services vi) will not have a substantial adverse impact upon the natural resources and environment of the parcel or adjacent parcels.” Roll call vote: Daus – yes, Wilson – yes, Hohenstein – yes, Boal – yes, Coddington – yes. Motion carried (5-0).

CALL TO THE PUBLIC

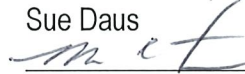
No response from the public

ADJOURNMENT:


Motion by Daus, **Second** by Boal, **“To adjourn.”** Motion carried. The meeting adjourned (6:52 pm).



Howell Township Clerk
Sue Daus



Mike Coddington
Howell Township Supervisor


Tanya Davidson, Recording Secretary