

**HOWELL TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES**

3525 Byron Road Howell, MI 48855

August 12, 2025

6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Also in Attendance:

Township Planner Grayson Moore, Applicant Dennis Freeman with Row Crop, LLC 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 or suggested edits"** Motion carried.

SCHEDULED PUBLIC HEARINGS:

Row Crop, LLC / Dennis Freeman, PC2025-15, 4706-07-400-005, Vacant land, corner of Fleming Rd. and Marr Rd., request for a special use per Section 16.10 for an outdoor event – Luke Bryan Farm Tour on September 20, 2025.

Motion by Frantjeskos, **Second** by Newstead, **"To open the public hearing."** Motion carried. Township Planner Moore gave an overview of the proposed concert with four performing acts scheduled for Saturday, September 20th with operational hours between 2:00 P.M and 11:00 P.M. The week leading up to the concert there will be site preparation and vendors. Sound should not increase beyond 70 decibels outside of the parcel. There will be roads that will be getting treatment of chloride, emergency plans, law enforcement and adequate cell service. Applicant Dennis Freeman gave an overview of the day prior/day of concert and answered questions. They have contracted with Livingston County Sheriff for security and traffic control along with their own private security officers, Fire, EMS and U of M for medical services. They anticipate a maximum crowd of 20,000. Parking will occupy about 70 acres with light towers and four emergency gates. He gave an update of items that still needed to be addressed which were cell phone service, public liability insurance and surety bond. Chairman Williams questioned dust control on roads.

Janice Derr, 4811 Fleming Rd- Spoke on adequate cell service

Mark Fosdick, 5025 Gannon Rd- Spoke on concerns with traffic on roads, 911 service, noise level for residents in Cohoctah Township and possible conflict of interest with Secretary Newstead having tickets to the concert.

Motion by Spaulding, **Second** by Stanley, **"To close the public hearing."** Motion carried. Board Representative Boal questioned COW (cell on wheels), previous concerns in Conway Township, Clean-up on area streets, private security, number and size of gates, chain of command structures and what is the benefit to the Township. Commissioner Lollo questioned if alcohol was allowed in the concert area. Vice Chair Spaulding questioned public phone lines for first responders, safety signs inside the event, time frame of chloride on dirt roads and sanitation companies. Commissioner Stanley questioned time frame to empty the parking lot after the show. Chairman Williams questioned if there is a plan in place for parking if it rains. Board Representative Boal questioned the liability to the Township. Discussion followed. Secretary Newstead declared that he would abstain from voting due to possible conflict of interest. **Motion** by Boal, **Second** by Frantjeskos, will friendly amendments from Vice Chair Spaulding **"To approve the Temporary Land Use to the Luke Bryan Farm Tour on September 20, 2025, located at Parcel ID # 4706-07-400-005. Subject to the following conditions: In leu of public phone the applicant shall demonstrate adequate cell phone coverage for attendees and staff to meet the intent of ordinance number six, to include if possible, a metric for cell phone comparison between us and the last location also the completion of a held harmless agreement with the Township and adequate insurance coverage to be determined by the Township authorities and additional chloride of the roads as necessary. That all activities shall occur in accordance with the approved site plan and events scheduled submitted with the application dated July 10, 2025 or after September 20, 2025 or otherwise determined rain date as long as all light-[LIKE] conditions are satisfactory and the services are to be provided as indicated in the application."** Roll Call: Lollo- yes, Boal- yes, Newstead- abstained, Williams- yes, Spaulding- yes Stanley- yes, Frantjeskos- yes. Motion passed 6-0. **Motion** by Spaulding, **Second** by Lollo, **"To recommend approval to Township Board of the Special Land Use for the Luke Bryan Farm Tour on September 20th or otherwise designated rain date on Parcel ID # 4706-07-400-005 finding that the proposed use meets the special land use standards of the Township zoning ordinance subject to the conditions listed in the Temporary Land Use approval dated August 12, 2025 and the Planner's report dated August 6, 2025.** Motion carried.

CALL TO THE PUBLIC:

None

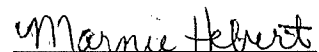
ADJOURMENT:

Motion by Newstead, **Second** by Frantjeskos, **"To adjourn."** Motion carried. The meeting was adjourned at 7:50 P.M.

Date 9/10/25



Mike Newstead
Planning Commission Secretary



Marnie Hebert
Recording Secretary