

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
3525 Byron Road Howell, MI 48855  
January 27, 2026  
6:30 P.M.**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**ALSO IN ATTENDANCE:**

Township Planner Brady Heath, SC Develop LLC. representative Steve Schimpke 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 Stanley , **Second** by Spaulding, **“To move New Business Item B in front of item A.”** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

December 15, 2025

Vice Chairman Spaulding requested that the comment he made on the County Master Plan be moved to the County Planning Fall Summary. **Motion** by Boal, **Second** by Spaulding, **“To approve the minutes as presented with Rob’s addition”** Motion carried.

**CALL TO THE PUBLIC**

Angela Barbash, 4211 Crandall- Spoke on Data Center Ordinance moratorium and fiscal management

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

Todd Kozakiewicz, 6205 Raddatz- Spoke on opposition to Data Centers

**ZONING BOARD OF APPEALS REPORT:**

None

**TOWNSHIP BOARD REPORT:**

Minutes in packet from December 2025 and January 2026. Board Representative Boal gave an overview. Trustee Fagans resignation was approved, approval of Zoning Ordinance updates, Trent Holman and Cory Alchin were appointed to the Planning Commission Board, review of the Tooley Rd. park plan was tabled until next month and Rezoning request on Tooley Rd. was denied.

### ORDINANCE VIOLATION REPORTS:

Report in packet. Secretary Lollo questioned violation on 5057 Warner Rd. and Vice Chair Spaulding questioned violation at 4141 W. Grand River Ave. and if there were any updates on Wranglers site. Zoning Administrator Hohenstein explained process of the violations and answered questions.

### SCHEDULED PUBLIC HEARINGS:

None

### OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

Officer Selection per Section 2 of the Planning Commission By-laws. **Motion** by Boal, **Second** by Holman, **“To maintain our current structure and have Wayne Williams as our chair, Rob Spaulding as our Vice Chair and since Mike is no longer here, have Sharon Lollo as our Secretary and this is all dependent upon if the applicants are actually willing to accept that.”** Motion carried.

### NEW BUSINESS:

A. Agape City Church, PC2025-28, 4706-28-400-017, Vacant Grand River Ave., Amendment to Approved Site Plan- Township Planner Heath gave an overview of the request. The original plan was approved in April of 2025. The applicant is requesting approval to add two construction phases to the previous approved site plan. Phase one will include the multipurpose gathering space with a total of 133 parking spaces. Phase two will include the construction of permanent worship/sanctuary space and the remaining 133 parking spaces. All stormwater, utilities and site infrastructure will be built in phase one to support the full build out. Chairman Williams questioned if this is just scheduling change and no structural changes. Board Representative Boal questioned if previous approval was the Preliminary and Final Site Plan Review. Steve Schimpke from SC Develop gave his overview of the project and answered questions. Vice Chair Spaulding questioned if the meeting space they are proposing for phase one will have any occupancy issues with their current congregation. Commissioner Stanley questioned what future parking in phase two will look like when finishing phase one. Discussion followed. **Motion** by Boal, **Second** by Spaulding with a friendly amendment, **“To approve the Agape amendment to the previously approved site plan PC2025-28 approval of phase one preliminary site plan and final with phase one subject to administrative and planner review.”** Motion carried.

### OLD BUSINESS:

B. Data Center Ordinance- Discussion, Citizen Research Committee Report. Resident Research Committee presented three different topics to be discussed and answered questions from the board. Topics included are list of definitions, Data Center Zoning District, and Additional Siting Requirements. The committee feels the Industrial Flex and Industrial Zone would be the appropriate designations for a Data Center. A suggested overlay district was proposed and other sites that could be incorporated. Planner Heath reviewed topics. The Planning Commission could provide direction of language for the Data Centers and Carlisle Wortman Associates would format the information to fit into the zoning language. If an Overlay District is created that would require the zoning map to be updated and prior to any official action a Public Hearing will need to happen. Charmain Williams questioned if utility impact would be researched and presented. Vice Chair Spaulding questioned if arbitrarily a fee can be created for Data Centers to cover costs, if an Overlay district is needed, how much real estate is available in the proposed district and if there are any vacant parcels available, does square footage of the facilities include battery storage and other accessory structures and what is considered average consumption with High Load Use definition. Board Representative Boal questioned why megawatts vs square footage is used for different size data centers, are there any situations where NSC or RSC zoning would also be appropriate for Data Centers and if the Township is required to provide high tension lines to Data Centers. Discussion followed. A subcommittee was created that included

Township Planner Heath, Board Representative Boal, Chair Williams and members of the Resident Research Committee.

**CALL TO THE PUBLIC:**

Chuck Smith, 5136 Fleming Rd- Spoke on decibels of Data Centers and Energy Development concerns

**ADJOURNMENT:**

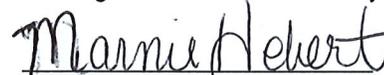
**Motion** by Spaulding, **Second** by Holman , **"To adjourn."** Motion carried. The meeting was adjourned at 9:30 P.M.

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Date



Sharon Lollo

Planning Commission Secretary



Marnie Hébert

Recording Secretary