

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
February 24, 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, Applicant Robert Dickerson with Ditch Witch, Greg Petru with KEBS Inc., 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:

Commissioner Alchin requested to add Data Center, Data Center subcommittee and Supervisor position discussions. The commission approved to discuss Data Center subcommittee and the Supervisor position update will be discussed during the Township Board Report. Board Representative Boal requested to move Old and New Business Items in front of Other Matters to be Reviewed. **Motion** by Boal, **Second** by Spaulding, **"To approve the amended agenda as we discussed."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

January 27, 2026

Motion by Stanley, **Second** by Lollo, **"To approve the minutes."** Motion carried.

CALL TO THE PUBLIC

Angela Barbash, 4211 Crandall Rd- Spoke on Industrial impacts to communities and financial guarantees

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet: Board Representative Boal gave an overview of the meeting. A motion was passed for Carlise Wortman to create a Master Plan for future municipal complex on Township property off Tooley Road. Financial audit done by Gabridge and Company reported the Township is in a healthy financial condition, the Board accepted an offer of purchase the vacant 22 acre property at Tooley and Bowen Roads, Jodi Fulton was appointed to the Trustee vacant seat, the Board accepted the resignation of Supervisor Mike

Coddington and the position has been posted on the Township website, cleanup bids for 5057 Warner have been postponed until the end of March to give the homeowner more time as requested to get his property cleaned up and financial update from Assessor Brent Kilpela. Chairman Williams questioned the transfer of sewer funds from Sewer Fund to General Fund. Commissioner Lollo questioned the building ideas proposed at the Township Tooley Road property.

ORDINANCE VIOLATION REPORTS:

Report in packet. Commissioner Lollo questioned the time frame for submitting site plans on the Haslock project.

SCHEDULED PUBLIC HEARINGS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Michigan Underground Specialists (Ditch Witch), PC2026-02, 3401 W. Grand River Ave., Parcel # 4706-28-200-040, Preliminary Site Plan Review- Township Planner Heath gave an overview of the project and answered questions. The applicant is looking for proposed improvements including equipment storage facilities, new parking spaces, and discussed items to be addressed. Applicant Robert Dickerson, service manager for Ditch Witch and Greg Petru with KEBS Inc. discussed their project and answered questions. They would like to add storage for more equipment; there will be a fence around the storage area. They would like to move light poles to the edge of the fence and will update their lighting plan. Chairman Williams questioned the fencing and if gates will be present. Board Representative Boal questioned if there were going to be any changes to the original building, height of building, setbacks, if they have gotten approval from the Livingston County Road Commission, are they planning on adding more employees, how many parking spaces are proposed and if they will be paved, landscaping berms, lot lines, drainage, survey issues and any restrictions on the property. Commissioner Lollo questioned the type of materials that will be stored. Vice Chairman Spaulding questioned if the parking was going to be behind the fence and how many parking spots will be needed. Commissioner Alchin questioned if there were any parking spaces in the rear of the building. Discussion followed. **Motion** by Boal, **Second** by Spaulding, with an amendment **"To table Michigan Underground Specialists PC2026-02 at 3401 W. Grand River Ave. pending an updated landscaping plan and the front parking area and the lighting issue."** Motion carried.
2. Zoning Ordinance Update-Layout and Schedule: Township Planner Heath gave an overview and answered questions of how the outline will work for updating ordinances. At each meeting there will be articles to review, discuss and direct. There will be consideration to hold workshops for the Planning Commission to discuss topics of interest, like Planned Unit Developments (PUD). Vice chair Spaulding questioned how often these workshops would be held. Commissioner Lollo asked for clarification of a Planned Unit Development. Board Representative Boal questioned how many articles are anticipated for review and approximate time frame to start, how much time they will have to review before the meeting and how long does the Planner anticipate this taking. Discussion followed.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. MSU Extension- Planning and Zoning Brief- Informational. Board Representative Boal spoke on some of the information provided.
- B. Zoning Case Law Review- Fahey Schltz Burzych Rhodes- Informational
- C. Conway Township Master Plan Review Letter- Informational
- D. Data Center Subcommittee- Chairman Williams, Planner Heath, Commissioner Stanley, and Board Representative Boal gave their overviews from the subcommittee meeting at the Township regarding Overlay Districts, types of noise, distance from residential properties and sensitive receptors. Commissioner Alchin spoke on his concerns of the legal process with the Data Center subcommittee and how they are operating. Discussion followed.

CALL TO THE PUBLIC:


Angela Barbash, 4211 Crandall Rd- Spoke on attorneys and extending the Moratorium

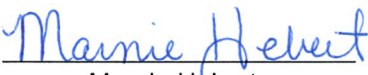
Board Representative Boal spoke on Michigan Township Association article.

ADJOURNMENT:

Motion by Boal, **Second** by Stanley, **"For adjournment."** Motion carried. The meeting was adjourned at 8:25 P.M.

3/24/26
Date


Sharon Lollo
Planning Commission Secretary


Marnie Hebert
Recording Secretary