

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
March 24, 2026
6:30 P.M.

MEMBERS PRESENT:

Sharon Lollo	Secretary
Tim Boal	Board Representative
Trent Holman	Commissioner
Cory Alchin	Commissioner

MEMBERS ABSENT:

Wayne Williams	Chair
Matt Stanley	Commissioner

ALSO IN ATTENDANCE:

Township Planner Paul Montagno, Applicant Ryan Joss with Elmhurst Street LLC, Scott Peruski from Kimley-Horn Civil Engineering, Brandon Guest from M/I Homes and Zoning Administrator Jonathan Hohenstein

Secretary Lollo called the meeting to order at 6:30 pm. The roll was called. Secretary Lollo requested members rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Suggested by Board Representative Boal to switch New Business Items 1 and 2, to move EV Go in front of Heritage Square. **Motion** by Boal, **Second** by Holman, **"To approve the agenda."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

February 24, 2026

Motion by Boal, **Second** by Alchin, **"To approve the minutes as presented."** Motion carried.

CALL TO THE PUBLIC

Angela Barbash, 4211 Crandall Rd.- Spoke on noise levels/decibels

Dan Wholihan, 8162 Majestic Blvd- 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 the meeting. There was a lawsuit McCririe vs Howell Township regarding a denied rezoning on Tooley Rd., MHOG will be branching out as their own entity, there was a sewer/water rate discussion and the debt fee on the water rate was removed which will reduce water rates, future road projects in the Township were discussed, Township emails for Trustees and Planning Commission members are being considered , Rob Spaulding was appointed as Supervisor and revision of Resident Research Committee members was approved.

ORDINANCE VIOLATION REPORTS:

Report in packet. Secretary Lollo questioned complaint regarding construction activity on Pinecroft Lane in Pine View Village.

SCHEDULED PUBLIC HEARINGS:

A. PC2026-05: Elmhurst St. LLC, Request to Rezone Parcel # 4706-22-100-014, Vacant Land from Agricultural Residential (AR) to Single Family Residential (SFR)- Township Planner Montagno gave an overview of the property and answered questions. It is about 22.7 acres at the intersection of Tooley Rd. and Bowen Rd. in the Agricultural Residential Zoning, they are looking to rezone to Single Family Residential. They have provided a concept plan which currently shows 44 proposed homes. Future Master Plan is intended for the site to be Residential- medium density zoning. The parcel is within the planned municipal sewer and water district. Applicant Ryan Joss with Elmhurst Street LLC spoke on his project and answered questions. **Motion** by Holman, **Second** by Boal, **"To Open the public hearing."**

Mark Gorski, 2990 Bowen Rd.- Questioned number of houses proposed

Rod Rouse, 2484 Tooley Rd.- Spoke on opposition of development due to roads and amount of water flow that is in the area

Angela Barbash, 4211 Crandall Rd- Spoke on opposition of development due to roads and power grid

Chuck Frantjeskos, 3353 Bowen Rd- Spoke on concerns with traffic and the gravel roads

Steve Ripper, 2851 Bowen Rd- Spoke on concerns with infrastructure and development

Michael Wetherbee, 2520 Tooley Rd- Spoke on concerns with infrastructure and water flow

Motion by Boal, **Second** by Alchin, **"To close the public hearing."** Motion carried.

Board Representative Boal questioned conditional rezoning procedure and voiced his concerns with the gravel roads. Secretary Lollo questioned if a condition to the rezoning could include only a certain amount and/or affordable homes. Commissioner Alchin questioned if it is possible to have conditional rezoning that includes certain aspects of development. Commissioner Holman voiced his concerns with infrastructure. Discussion followed. **Motion** by Boal, **Second** by Holman, **"To deny the request to rezone parcel # 4706-22-100-104, PC2026-05 to do a request to recommend denial to the Township Board. Concerning the public infrastructure of the roads, not being able to handle that amount of future project."** Roll Call: Alchin-yes, Lollo-yes, Holman-yes, Boal-yes. Motion passes 4-0.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Livingston County Planning's Quarterly Newsletter- Information provided
- B. Email Accounts and Document Retention Information-Zoning Administrator Hohenstein reported that the Township Board is considering providing email accounts for Trustees, Planning Commission and Zoning Board of Appeals members and document retention information is provided in the packet by Township Clerk Daus.
- C. Planning Commission Subcommittee Report- Report in packet.

- D. Appointment of new Vice-Chairperson- **Motion** by Boal, **Second** by Lollo, **“To postpone Item 11D, appointment of new Vice-Chairperson for the Planning Commission until our next meeting.”** Motion carried.
- E. Livingston County’s Master Plan Notice- Information in packet

OLD BUSINESS:

None

NEW BUSINESS:

1. PC2026-04: EV Go, Amendment to Approved Site Plan, 1475 N. Burkhart Rd.- Planner Montagno gave a brief overview, the applicant would like to amend the previous site plan and change the location of the EV charging stations at Kensington Valley Outlets. Representative Scott Peruski from Kimley-Horn Civil Engineering answered questions. Board Representative Boal questioned the type of lighting in the parking lots. **Motion** by Boal, **Second** by Lollo, **“To approve PC2026-04, EV Go Amendment to approved site plan at 1475 N. Burkhart Rd.”** Motion carried.
2. PC2026-01: Heritage Square (M/I Homes) PUD Phase II Final Site Plan Review, Parcel# 4706-32-400-016- Planner Montagno gave an overview of the project and answered questions. The project is a Multi-Phase Development the was originally approved in 2024 with Amendments in 2025. The final PUD plan was laid out in phases and the Final Site Plan for phases two and three were reviewed from the previous approved PUD plan and what they are proposing is consistent with the layout and design. Representative from M/I Homes Brandon Guest gave an overview of their project and answered questions. They will provide lighting and landscaping plans at their next submittal for review. They still need to acquire a Soil Erosion Permit, but all other permits have been received and are hoping to have a model home completed in June this year. Commissioner Alchin questioned if there has been a road study completed on the impact of the number of homes and traffic that will affect the Burkhart and I-96 interchange. Board Representative Boal questioned if there was an engineer’s report, how many roads in the subdivision were between 20-26 feet, if residents would be allowed to park on the road and if M/I Homes had any concerns with the Fire Marshall report. Discussion followed. **Motion** by Holman, **Second** by Lollo with friendly amendments, **“To approve PC2026-01, Heritage Square M/I Homes PUD phase two and three, Final Site Plan review Parcel #4706-32-400-016 conditional upon final engineering report and landscaping and Fire Marshall confirmation.”** Motion carried.
3. PC2026-06: Temporary Use- Various Craft Shows, 1475 N. Burkhart Rd.- Planner Montagno gave an overview of the Temporary Use request. The applicant is looking to hold a craft show in the Center Court of the Kensington Valley Outlet Mall. These events will take place May 30th and 31st, August 29th and 30th, September 26th and 27th, and October 24th and 25th but no hours of operation were noted for when the events will take place. If any signs are present a Sign Permit will be required from the Zoning Administrator. Applicant Kaitlyn Showich gave an overview of craft show times, food trucks, bathroom facilities and trash disposal. Secretary Lollo questioned how they will block off the food truck area and how trash will be disposed of. Commissioner Holman questioned if the food trucks would be responsible for their own trash disposal and containers. Board Representative Boal questioned if there were any concerns with the conditions or concerns from the Planner’s report and how many people they expect to attend. **Motion** by Holman, **Second** by Lollo with friendly amendments, **“To approve PC2026-06 Temporary Use various craft shows at 1475 N. Burkhart Rd. subject to conditions of the Planners report as presented.”** Motion carried.

4. Resident Research Committee- Decibel Limits and Noise Research: Information in packet. Kristin Dennison spoke on their research of decibel limits and noise.

CALL TO THE PUBLIC:

Lorena Ermacora, 1807 Oak Squire Lane- Spoke on extending data center moratorium

Angela Barbash, 4211 Crandall Rd- Spoke on possible Native American burial site in Township and extending the moratorium

Todd Kozakiewicz, 6205 Raddatz- Spoke on noise of data centers

ADJOURNMENT:

Motion by Boal, **Second** by Holman, "**For adjournment.**" Motion carried. The meeting was adjourned at 8:40 P.M.

4/28/2026
Date

Sharon Lollo
Sharon Lollo

Planning Commission Secretary

Marnie Hebert

Marnie Hebert

Recording Secretary