

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall
October 25, 2016
6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Carolyn Henry Vice Chairman
Matthew Counts Board Rep.
Mark Freude
Wayne Williams
Peter Manwiller

MEMBERS ABSENT:

Terry Quattro Secretary

Also in attendance: Clerk/Zoning Administrator Carolyn Eaton
Township Planner Paul Montagno

Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called. All rose for the Pledge of Allegiance.

Introduction of new member Peter Manwiller.

Introduction of new Zoning Administrator Joe Daus.

Introduction of Carlisle and Wortman partner John Enos.

APPROVAL OF THE AGENDA:

MOTION by Freude, seconded by Williams **“TO APPROVE THE OCTOBER 25, 2016 AGENDA AS PRESENTED.”** Motion carried unanimously.

APPROVAL OF MINUTES:

MOTION by Freude, seconded by Williams, **“TO APPROVE THE SEPTEMBER 27, 2016 MEETING MINUTES AS PRESENTED.”** Motion carried unanimously.

PUBLIC HEARING- MASTER PLAN: Paul Montagno gave an overview of the changes that have been incorporated into the Master Plan. **MOTION** Henry, seconded by Counts **“TO OPEN THE PUBLIC HEARING FOR THE 2016 MASTER PLAN AT 6:40 P.M.”** Motion carried. Chairman Sloan called for public input. Robert Spalding from the City of Howell stated that he and the City of Howell were pleased with the proposed plan. Spalding questioned the recreation overlay along the Shiawassee River as he has property in the area. It was explained the area had the potential for recreation if development went in that direction. **MOTION** by Henry, seconded by Freude **“TO CLOSE THE PUBLIC HEARING FOR THE MASTER PLAN AT 6:47 P.M.”** Motion carried.

CORRESPONDENCE:

None.

ZONNG BOARD OF APPEALS REPORT:

(Sloan)

- No September meeting.

TOWNSHIP BOARD REPORT:

(Counts)

- See October 10, 2016 board minutes

ZONING REPORT:

(Eaton)

- See Land Use Permit List
- Lucy Road Regal Recycling is coming into compliance with the Consent Decree.

UNFINISHED BUSINESS:

A. **MASTER PLAN RESOLUTION:** Discussion followed concerning the approval process. Since the board did not pass a resolution to approve, the planning commission had the authority to approve. **MOTION** by Freude, seconded by Counts **"TO APPROVE THE 2016 MASTER PLAN AND ADOPT RESOLUTION 10.16.413 AS PRESENTED WITH BOARD APPROVAL FOR THE PLANNING COMMISSION'S RIGHT TO APPROVE."** Friendly amendment added. Discussion followed. Roll Call: Sloan – aye, Counts – aye, Freude – aye, Manwiller – aye, Williams – aye. Motion carried 6/0.

The planning commission members wished to thank Matt Ikle and Jeff Layer for their participation in the 2016 Master Plan update.

NEW BUSINESS:

None.

OTHER BUSINESS:

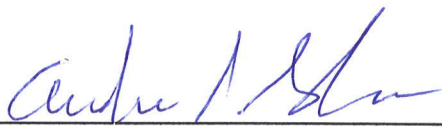
None.

CALL TO THE PUBLIC:

No response.


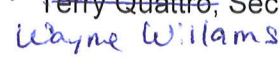
ADJOURNMENT: **MOTION** by Counts, seconded by Henry, **"TO ADJOURN"** Motion carried, and meeting adjourned at 7:00 P.M.

Date: 1-24-2017


Andrew Sloan Chairman

Approved as presented: 

Approved as Amended: _____


Terry Quattro, Secretary


Approved as Corrected: _____

Signed: 
~~Carolyn Eaton~~ - Recording Secretary
