

**HOWELL TOWNSHIP SPECIAL PLANNING COMMISSION**

Howell Township Hall

January 23, 2018

6:30 p.m.

**MEMBERS PRESENT:**

Andrew Sloan Chairman  
Matthew Counts Board Rep.  
Wayne Williams Secretary  
Martha Haglund Commissioner  
Peter Manwiller Commissioner

**MEMBERS ABSENT:**

Mark Freude Vice Chairman  
Carolyn Henry Commissioner

Also in attendance: Zoning Administrator Joe Daus  
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.

**ELECTION OF OFFICERS:**

Beginning of each the offices of Chairman, Vice Chairman and Secretary need to be voted upon by the Commissioners.

**MOTION** by Counts, seconded by Manwiller, **“TO APPOINT THE PREVIOUS SLATE OF OFFICERS AS IS: ANDREW SLOAN AS CHAIRMAN, MARK FREUDE AS VICE CHAIRMAN AND WAYNE WILLIAMS AS SECRETARY.”**

Discussion followed. Motion carried.

**APPROVAL OF THE AGENDA:**

**MOTION** by Williams, seconded by Counts, **“TO APPROVE THE JANUARY 13, 2018 AGENDA AS PRESENTED.”** Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Haglund, seconded Manwiller, **“TO APPROVE THE DECEMBER 12, 2017 SPECIAL MEETING AS PRESENTED.”** Motion carried.

**CORRESPONDENCE:**

Planning & Zoning News

**TOWNSHIP BOARD REPORT:**

Commissioner Counts reported on the following:

- Auditors gave the yearly report and the Township is in, “Good Standing”.
- Establish the Deficit Elimination Plan: Combing the Sewer Fund and the Water Fund into one Fund.
- The Board approved the sub-committee’s recommendation for Chestnut Realty for the Township realtor pending a contract review from the Township attorney.
- Lawyer Pollicella from Pollicella & Associates gave an overview about Michigan’s State-Licensed Medical Marihuana Industry.

**ZONING BOARD OF APPEALS REPORT:**

Chairman Sloan reported that there has been no recent meeting but that long time member Tom Knight is retiring from the ZBA. Tom has been on the ZBA for many years and has much knowledge in this area. He will be missed.

**ZONING REPORT:**

Zoning Administrator Daus reported that his report includes a summary of last year for the Planning Commission and the ZBA. (See report.)

**UNFINISHED BUSINESS:**

None.

NEW BUSINESS:

A. Trilogy Health Services (The Willows) addition, Site Plan Review, Parcel #4706-26-200-020

- Township Planner Montagno introduced the project. The location is 1500 Byron Rd. The applicant is seeking approval for an additional building on the property to allow for an additional 35 beds. The Willows is a memory care facility. The site is zoned MFR and since the first site was developed, the ordinance has been updated and it now requires a Special Use Permit for this type of use. This now will require a Public Hearing. Because the submitted site plan is not in conformance with Township Ordinance 16.17C standards, there are several items that need to be addressed. (See Carlisle/Wortman report dated January 15, 2018)
- Michael Brand is the engineer for this project. He gave an overview of the project.
- Much discussion and questions followed.
- There was discussion on the need to go to the ZBA for some variances. Normal ZBA meetings are the 3<sup>rd</sup> Monday of the Month. In February that date is a legal Holiday and the office is closed and there is other conflicts with the date. It is the consensus to hold the ZBA Meeting the 4<sup>th</sup> Monday pending notification to the ZBA Members if they are able to meet this date.
- **MOTION** by Counts, seconded by Williams, **“TO TABLE APPROVAL FOR THE PRELIMINARY SITE PLAN UNTIL THE NEXT PLANNING COMMISSION MEETING AND THE PUBLIC HEARING WILL BE HELD.”** Discussion followed. Motion carried.
- Tentative dates: ZBA for variances, February 26<sup>th</sup> and the Planning Commission Public Hearing for Special Use, February 27<sup>th</sup>.

CALL TO THE PUBLIC:

George Hillman, 3730 Bowen Road – Stated he did not think it is fair that he is having to pay the \$50.10 Sewer Debit when he is not connected to the system. It was explained to him that the Planning Commission has no say about Water/Sewer Fees.

PLANNING COMMISSION PRIORITIES:

Township Planner Montagno explained that he prepared a draft list of items, arranging from low to high priority, that have been identified as items the Planning Commission might want to address. Discussion followed. It was the consensus to add Park and Recreation Plan to the list.

OTHER BUSINESS:

Parks and Recreation. Discussion on having a Parks and Recreation Committee. **MOTION** by Counts, seconded by Manwiller, **“TO APPOINT MARTHA HAGLUND AS PARKS AND RECREATION CHAIRPERSON.”** Discussion followed. Motion carried.

ADJOURNMENT:

**MOTION** by Manwiller, seconded by Haglund, **“TO ADJOURN.”** Motion carried and meeting adjourned at 8:00 P.M.

Approved:     X    

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Andrew Sloan, Chairman

As Presented:     X    

As Amended: \_\_\_\_\_

\_\_\_\_\_  
Wayne Williams, Secretary

As Corrected: \_\_\_\_\_

Dated:     02/27/2018    

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Debby Johnson, Recording Secretary