

3525 Byron Road
Howell, MI 48855
June 9, 2025
6:30 pm

- This meeting is open to all members of the public under Michigan's Open Meetings Act. Persons with disabilities who need accommodations to participate in this meeting should contact the Township Clerk's Office at 517-546-2817 at least two (2) business days prior to the meeting.

5A

DRAFT

HOWELL TOWNSHIP REGULAR BOARD MEETING MINUTES

3525 Byron Road Howell, MI 48855

May 12, 2025

6:30 P.M.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Tim Boal	Trustee
Shane Fagan	Trustee
Bob Wilson	Trustee

MEMBERS ABSENT:

Also in Attendance:

Deputy Supervisor Brent Kilpela

3 people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

CALL TO THE BOARD:

None

APPROVAL OF THE AGENDA:

May 12, 2025

Motion by Counts, **Second** by Hohenstein, **"To approve the agenda."** Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

April 14, 2025

REGULAR BOARD MEETING MINUTES

Motion by Daus, **Second** by Hohenstein, **"Approval of the minutes for the Regular Board meeting for April 14th."** Motion carried - one dissent.

CLOSED SESSION MEETING MINUTES

Motion by Hohenstein, **Second** by Boal, **"To accept the closed session minutes from April 14th as presented."** Motion carried - one dissent.

CALL TO THE PUBLIC:

Sharon Lollo, 2650 Fisher Rd.: Spoke on the American Legions violation and ordinances.

Deb Drick, Chair of the Republican Party for Livingston County: Spoke on the American Legion, and ordinances.

Stephanie Booth, City of Howell: Spoke on the American Legion.

UNFINISHED BUSINESS:

- A. Wellhead Protection Ordinance and Overlay District
Treasurer Hohenstein explained that the clerical errors have been corrected on the Wellhead Protection Ordinance and Overlay District in order for it to be brought back to the Board. **Motion** by Hohenstein, **Second** by Boal, **"To accept Ordinance No. 290, the Wellhead Protection Ordinance and Overlay District as presented."** Roll call vote: Fagan – no, Hohenstein – yes, Coddington – yes, Daus – yes, Wilson – no, Counts – yes, Boal – yes. Motion carried (5-2).
- B. Howell-Mason LLC v. Howell Township
Informational court documents.

NEW BUSINESS:

- A. Approval of the 2025/2026 Budget
Motion by Counts, **Second** by Hohenstein, **"To approve the Howell Township 2025/2026 Proposed Budget as presented."** Motion carried.
- B. Financial Update – Deputy Supervisor Kilpela
Deputy Supervisor Kilpela reported on the Township's finances for 2025/2026 budget year. Revenue and Expenditure Report period ending 4/30/2025 and Cash Flow Report using budgeted revenue was reviewed. Deputy Supervisor Kilpela requested a budget amendment increase from the Board for the Engineering Contracted SVCS Expense from \$15,000 to \$25,000 to account for the Wellhead Ordinance. **Motion** by Daus, **Second** by Hohenstein, **"To amend the budget number one."** Discussion followed. Motion carried. Deputy Supervisor Kilpela answered questions from the Board. Motion carried.
- C. Resolution to Update Poverty Exemptions
Deputy Supervisor Kilpela discussed the changes that have been made to the poverty exemption guidelines. **Motion** by Hohenstein, **Second** by Daus, **"To accept resolution 05.25.551 to adopt the current guidelines for granting poverty exemptions as presented."** Roll call vote: Wilson – yes, Boal – yes, Fagan – yes, Counts – yes, Coddington – yes, Hohenstein – yes, Daus – yes. Motion carried (7-0).
- D. Request to connect two City of Howell properties to Township Sewer and Water
Supervisor Coddington spoke on two properties that are requesting to be connected to Township water and sewer. **Motion** by Hohenstein, **Second** by Daus, **"To approve the connection to these two City properties as long as MHOG agrees to the connection as well, and as long as the City is willing to enter into an agreement should the sewer and water bills not be paid."** Motion carried.
- E. Heritage Square water REU split request
Treasurer Hohenstein reported that M/I Homes Heritage Square is requesting that the water REU's to be reconfigured across the four parcels. M/I Homes Heritage Square acknowledges that they will have to purchase additional REU's as development moves forward. **Motion** by Hohenstein, **Second** by Fagan, **"To accept the water REU allocation for M/I Homes Heritage Square as presented."** Motion carried – one dissent.

- F. HR Committee – Changes to Deputy Assessor and Deputy Zoning Admin duties
Motion by Hohenstein, **Second** by Daus, **“To accept the Human Resource Committee’s recommendations as presented.”** Motion carried.
- G. Resolution to Censure Trustee Wilson
Trustee Boal spoke on the resolution to censure Trustee Wilson. Trustee Wilson spoke in opposition to being censured. **Motion** by Boal, **Second** by Counts, **“To adopt Resolution 5.25.552 titled Reprimand and Censure of Trustee Bob Wilson as presented.”** Discussion followed. Roll call vote: Hohenstein – yes, Wilson – no, Counts – yes, Fagan – no, Coddington – yes, Daus – yes, Boal – yes. Motion carried (5-2).

CALL TO THE PUBLIC:

Kaye Don LeChevalier, 2900 Brewer Rd.: Refuted accusations that were made against him by Trustee Willson.

Justin Frederick, 225 Bain Dr.: Spoke about neighbor dispute, disapproval of Township policies.

Sharon Lollo, 2650 Fisher Rd.: Refuted accusations that were made against her by Trustee Wilson regarding Howell Nature Center and ADU's.

Ryan Kott, 222 Bain Dr.: Spoke about neighbor dispute.

Dennis Yaros: Spoke on behalf of his daughter, Kristina Hess, regarding neighbor dispute.

REPORTS:

- A. SUPERVISOR:
No report
- B. TREASURER:
See report
- C. CLERK:
Clerk Daus is requesting approval from the Board for the installation of Adobe Acrobat software on Township Hall computers. **Motion** by Fagan, **Second** by Counts, **“To approve the Adobe purchase.”** Motion carried.
- D. ZONING:
See Report
- E. ASSESSING:
See report
- F. FIRE AUTHORITY:
Supervisor Coddington reported on the Fire Authority.

- G. MHOG:
Trustee Counts reported on MHOG.
- H. PLANNING COMMISSION:
See draft minutes
- I. ZONING BOARD OF APPEALS (ZBA):
No report
- J. WWTP:
Motion by Daus, **Second** by Hohenstein, **"To approve the \$15,000 to refurbish the doors and replace the doors."** Motion carried.
- K. HAPRA:
See report
- L. PROPERTY COMMITTEE:
No report
- M. PARK & RECREATION COMMITTEE:
Treasurer Hohenstein reported that the Phase II study is underway for Tooley Road. Discussion followed
- N. SHIAWASSEE RIVER COMMITTEE:
No report

CLOSED SESSION

Motion by Counts, **Second** by Hohenstein, **"To enter into closed session for Burkhart Ridge v. Howell Township."** Roll call vote: Coddington – yes, Daus – yes, Hohenstein – yes, Boal – yes, Wilson – yes, Counts – yes, Fagan – yes. Motion carried (7-0).

Motion by Counts, **Second** by Boal, **"To enter back into regular session."** Motion carried.

Motion by Hohenstein, **Second** by Daus, **"To approve the agreement in Burkhart Ridge v. Howell Township as discussed in closed session to authorize the Supervisor to sign the agreement on behalf of the Township and authorize the Township Attorney to execute any necessary documents in related to the case."** Roll call vote: Daus – yes, Fagan – yes, Coddington – yes, Wilson – yes, Boal -yes, Counts – yes, Hohenstein – yes. Motion carried (7-0).

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

Motion by Hohenstein, **Second** by Daus, **"To accept the disbursements as presented and any normal and customary payments for the month."** Motion carried.

ADJOURNMENT: **Motion** by Daus, **Second** by Counts, **"To adjourn"** Motion carried.
The meeting adjourned at 9:04 p.m.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

5B

Howell twp,

In regards to your complaints about me, I have my side of these stories told about me. I will go through each item you are accusing me of in order.

1. Filing complaints on residents? Absolutely, it was a test of how the twp handles our 14th amendment in regards to how they treat people that deal with the twp because the constitution states consistency. There is no consistency, it appears they treat people differently based on whether or not they, "The good ole boy club" likes you or not, status of wealth, attitude, position in the community, etc.

My initial experience with this Dec 2022. On the agenda, a situation on Santa Rosa dr between Tim Boal and Andrew Hamm. Both live on the same private dr with 5 residents. A situation where Boal at call to the public requesting that the twp make Andrew Hamm remove delineators be removed to expand the present asphalt apron to their road beyond the pavement and into Hamms yard. The road is already to county standards on the apron and wider than the twp required for a private dr per road construction standards with gravel (20'). Boal at this time was attempting to have the twp make him take down delineators so he could continue to drive through the ditch that flows water off the private dr and Hamms yard, which by the photos I have seen creates a really ugly muddy mess. Keep in mind that Hamm is super ocd with his lawn and takes pride in it looking nice as he is on a corner. At this time, the twp told Boal that Hamm was in his rights to have the delineators by county standards and could do nothing about it despite Boals demand to have the right to do whatever he wants within the easement of 66', 33' from the center of the road no matter who's front yard it is because the easement is outlined on his deed. Well naturally it's going to be on his deed just stating he has a right to ingress and egress and where the utility easement is located.. That ingress and egress is on the road of 20'. It does not give him a right to cut tree limbs, remove trees or widen the road into other peoples yards against their will. It is on his deed to inform him of where it is, not to do what he wants with it. He doesn't pay the taxes on it, only the portion in front of his own house hundreds of ft away. At this meeting, Boal told me that it all started over Hamm filed for a variance to put a barn in his side yard and the Boals would not agree to it.

After this meeting, I went to meet the people on Santa Rosa dr and see what was really going on. I met Mr Hamm, nice guy, nearly in tears for having to deal with Boal and his influence he has on Howell twp with the harassment he has endured with Boal. Per Hamm, it had been going on since 2020 when they had a disagreement on what to use for gravel on the road. Boal had ordered a gravel train of asphalt millings after Hamm and Fagan both told him no, they wanted 21aa and they considered millings a hazard and didn't want it. While Hamm was at work, Boal used the gravel to widen the road into a large area into Hamms yard with his tractor in an attempt to make the corner wider, and afterwards gave Hamm and Fagan a bill for the gravel. This was the start of a 5yr so far war in courts with Boal suing Hamm to allow him to do what he wants to do in Hamms

front yard. Simply because the easement is outlined on his deed. Boal won his first court case to order Hamm to remove numerous things from the easement as Hamm had tried many things like landscape rocks, Boal moved them. Timbers, Boal moved them. Hamm had enough and parked a trailer in his front yard. Twp and the court demanded he move the trailer despite the twp has no jurisdiction on this particular private rd. Used a catch all violation of "public nuisance" because there were not ordinances that covered what Hamm was doing. Directly after Boal and twp won the battle in court to move the trucks, I saw the video of Boal with his tractor destroying Hamms yard to the entire width of the easement just to aggravate Hamm as he tore up grass up a hill that you can't even drive on. It was more than making the road wider, it was Boal trying to harass Hamm. After this incident Hamm put the delineators in approved by the county and twp and at this time Boal is still suing Hamm in court to have them removed.

During this time, Hamm had also received a ticket for having a camper parked in his front yard as the house faces Mason rd, his garage faces Santa Rosa. The camper was over 200 ft from the road. This was complete harassment. They called the side of his house the front because it faces Santa Rosa dr, the garage is on the side of his house and the camper was up to the house on pavement and as far to the backyard as possible with landscape abilities. Hamm paid a \$600 fine for having a camper in his front yard which is against twp ordinance. Another one started by Boal and the camper can't even be seen from his house nor was in the way or blocking travel view.

I saw another video while there, it was a video Hamm took while plowing the private dr. The video showed Boal standing on the side of the road and when Hamm got 6' from Boal, Boal jumped directly into the front of Hamms truck like a crazy man, Hamm stopped in time and words were exchanged. Every video I saw on this visit was of Boal at Hamm's house, None of Hamm at Boals house. Seen one more where Boal was in Hamms front yard arguing and Hamm asking him to leave, Boal demanding he had a right to stand in Hamms front yard per his deed. Hamm started walking towards Boal asking him to leave, Boal stopped and Hamm bumped into him. Boal called the cops and filed for assault charges on Hamm which were dismissed in court at a later date. Hamm thanked me for being the only board member to take time to talk to him as NONE would till me.

Next stop was a Carol, first house on the road across from Hamm on the corner. She told me stories about how Boal would come into her yard and cut tree limbs off her maple tree's stating that it was the wrong time of year to cut trees and damaged her trees. He claimed that he had a right to clear the entire 66' easement. She also told me that Boal used to fix up old cars in his garage and put them in her front yard to sell right on Mason rd, stating he had a right to use her yard because he had an easement that says so and if she tried to stop him she would be in court, she said she just mowed around them to not make things worse and that he is a less than desirable person to deal with. She also told me that the woman that lives behind her, Linda is terrified of Boal and has a fear of what he would do towards her if she ever went against what he wanted and

asked me to not go see her because it would worry Linda with Boal knowing that I talked to her. Carol has recently sold her house to get away from the situation.

Next was to talk to Shane Fagan who lives between Hamm and Boal. Fagan confirmed everything that Carol and Hamm said was true and stated that it's just best to not talk to Boal. He also received a violation for having a trailer in his driveway at one point and was ordered to remove a truck he was restoring, still driveable but not licensed from his yard. He stated that living next to Boal was less than desirable and wished he had not bought the house he loved. Also seemed to be a very nice guy. Family oriented and has a small workshop in his garage with just a few machines, lathe, mill, welder and a small brake and hand tools. Showed me some of the amazing work he had done welding and fabricating small parts for go karts and other creative things.

After Fagan was a Marcie that lives on another road behind Boal and over 1000' away or more. Boal's property backs up to hers. Boal was also instrumental in getting her permit denied to put a pole barn on their property and were forced to add onto the garage on their house to avoid the variance as Boal denied it. She also informed me that her nephew works at Southfield pd where Boal used to work. She stated that NO ONE liked him and only a half a dozen other cops came to his retirement party as he was disliked that much for allegedly running from a scene and leaving fellow officers alone as soon as he heard "suspect has a gun". He was a hated man within his department.

After this meeting I called Mike Coddington, twp supervisor to discuss my findings with the residents of Santa Rosa dr. He instantly started yelling at me and told me that I did NOT have permission to go talk to the residents on Santa Rosa dr. I informed him that I ran to represent the citizens of the twp whether he liked them or not. The argument continued. I told him he has no right to tell me who I can talk to and not talk too. At this point I realized that Coddington had no use for Hamm and was willing to throw the book at him for any and all reasons. Evidently Hamm at one time offended Coddington on a zoom call and has had it out for him since. His anger made me start thinking that this twp will punish you if they can if you are not liked as I see violations all over that seem to be ok. I have been sticking up for the targeted residents of Santa Rosa ever since.

This above activity made me realize that the twp is not above trying to make someone's life miserable and expensive.

After these visits and learning what is going on. I did a test. Chuck, a resident On Bowen rd had a camper in his front yard, I didn't know Chuck, just the first person I came upon with a camper in his front yard. I filed a complaint to see how it got handled. 9 months later and not until Mr Hamm, who had the camper violation before, came to the twp and complained about a complaint being filed against him and prosecuted but Chuck never did get a violation and it wasn't fair and it proves Hamm was targeted. After Hamm spoke at call to the public, the ordinance officer Jon Hohenstein finally violated Chuck. Chuck came to the twp and complained and soon after became a planning commission member. I even made the motion to appoint him. After Chuck got on the planning commission, a

deal was made where Chuck could move the camper on a weekend, Hohenstein could come out and take a photo of it not being in the driveway and close the case and Chuck could put his camper back in his front yard afterwards, and he did. No taking Chuck to court, no fines, but move it back after photos. Funny how things change per who you are. At this time, I learned that Hohenstein is also not above violating our 14th amendment.

After this episode of 14th amendment violation and shortly after Shane Fagan filed to run for Howell twp trustee and Fagan being a voice of opposition. Boal was instrumental in having Fagan violated for operating a small business out of his garage. The twp want's Fagan to sign a letter stating he would never ever use the type of tools he used in his small business at his house ever again. Fagan would not and chose to have the twp take him to court. Fagan won his case and now the twp is appealing the decision. My guess is that the twp will spend nearly \$40k or more in attorney fee's fighting in court.. Your tax money! The twp in their minutes and Boal's words state that Fagan lost in court.. If so, why is the twp appealing the decision? For a business that has not been operated out of Fagan's garage since last fall. Yes the twp is suing Fagan for a business at his home that hasn't existed in over 6 mos. The twp ordinance allowed Fagan to have an at home workshop and the judge agreed. Keep in mind, Boal complained over a semi truck making a delivery on the road which is legal, then turn around and complain that the road is too narrow. If it's wide enough for a semi truck to come down and turn around, it's not too narrow. Just a control issue.

After Fagan was violated because of Boal, I decided to make a few other complaints about others with businesses running out of their home to see how the twp reacted as a test. No urgency in shutting these other business's down, no one being taken to court, no stop immediately letters, Fagan was accused of not responding to the letters despite he did via phone and a public board meeting and taken to court. Fagan was ordered to shut down immediately but these other businesses still run as normal.

I also filed a complaint against a past board member Harold. His neighbors have been trying to get the twp to get him to clean up his yard for a few yrs. Twp would not violate him or make him clean it up and believe me, it's a junkyard. It's been a few months and Harold's yard is still a joke. Harold was also one of the "good ole boy club" vote their way on everything. Joe Daus responded to the first few complaints and told Harold to just move the many non licensed cars into his back yard and call it good. Hohenstein did write him a violation but nothing is really getting done. I talked to the next door neighbor today, they are not happy.

I also filed on another house where a business being run out of a home and a camper in the front yard that another neighbor that the twp don't like, Justin has been trying to get the twp to violate him for quite some time but don't seem to want to and in my opinion because they don't like Justin. The camper still remains in the front yard and appears the violation is closed out per twp records. Nothing like being treated differently based on whether or not they like you.

As far as my neighbor with the farm tractor on less than 2 acres? This is a full size tractor with a loader and a cab and not allowed on less than 2 acres per twp ordinance. This guy was at my house 30 yrs ago when I was moving in, pissed because my house was never on the market for sale. I bought it from a private seller, he seemed mad that he didn't get the opportunity to buy it and commenced telling me how we do things around here. He has been trying to control what I do at my house, although legal to do, from the first day I moved in, just like Boal is with his neighbors, try to have control !! King of the hood. So I guess Boal is ok with ordinance violations being ignored for my neighbor but not his? My neighbor's house really does look like a dump. My neighbor Don gets mad because I drive by his house too fast but I am going 20-30 mph under the speed limit. It is impossible to go the speed limit past his house as he is on a curve. He has his own idea of what the speed limit should be in front of his house. Per him I should not be going more than 25 mph in a 55mph zone in front of his house. Another Boal. A violation is a violation.

Also I did not file these complaints against anyone anonymously to hide myself. I filed anonymously to see if I got the same respect as Coddington gets in his complaint about the American Legion. Coddington first told me it was him and he had called the state to check our stories and he couldn't find anyone that gave us verbal permission and for the fact that Mark Epley left his equipment at the legion for too long. When asked for who filed the complaint now. Hohenstein says that it was a random person driving by that did not leave their name. No random person is going to know whose property is who's at the American legion. Just a ploy to protect Coddington from scrutiny. Also not fair per the constitution. Have to be fair. Even the assessor believes that things need to start being done fair at the twp. He realizes and see's what is going on and doesn't like it himself.

The only hostility that may be caused within the twp is caused by the twp not treating everyone the same. Boal is the biggest offender of weaponizing ordinances against his neighbors and seemingly the twp is ok with it. As long as it's one of the good ole boy club it's all good. Once again, if Fagan lost in court and found guilty, why are we spending tax money to appeal the decision? Because Fagan won 10 of 11 violations. The only thing he was guilty of was doing a video outside of some of his work for better light for the internet and web page.

2. Slandered planning commission members for well researched and discussed negatives with detached ADU's? LOL no one researched anything and provided it at a board meeting. I at least did a poll in the community where 70% agreed to allow detached ADU's, the state and Michigan planning actually sent out research in regards to the positives of ADU's, raising property values and providing a much needed market for low income citizens. At the public hearing a MAJORITY of the residents were in favor of detached ADU's. The planning commission based their decisions mostly on Boal and Lollio's desires to have control over who lives next to them and create a possible rental. Naturally Boal

was mostly concerned with ENFORCEMENT.

Sorry, I think it's wrong to try to control whom someone has live in their house or a detached ADU. I will rent out a room if I want. Even if it was grandma, I'm sure grandma would contribute towards expenses. Same as rent.

As far as me wanting to put in an ADU? I am at my limit legally on sq' of buildings that I can have on my property and would never be able to do it anyway. So that as well is a lie. I never said I wanted one. Nor do I have a big enough house to add one more sq'. I maxed out my % with my barn. Check the records before you lie.

3. Calling planning commission dictators? Absolutely, when you don't listen to the public in polls or hearings and go against the majority, I call it being a dictator. Me being able to select planning commission members? That is also a lie. Coddington does and eliminates anyone he don't like. Furthermore, the good ole boy club is Coddington, Hohenstein, Daus, Counts and Boal. Fagan and I are the only two that will vote against Coddington's wishes. We are what you call the voice of opposition. Coddington has his majority right now and he knows it. They will get all the big raises and everything Coddington wants to get passed. Like asking for 5% increase in wages despite federal government only gave out 2.5% this yr. This twp should get no more of a raise than the average of the community they work for because they are responsible for the livelihood and success of the community and what business's are allowed and what is not.
4. Calling Counts corrupt? When he comes in and tells me I am not needed I can leave? A public board meeting? I'm sorry, but I am a resident of the public too. I have just as much right to be there as anyone else. Corrupt? Yes. After the misuse of public funds for the cemetery drain. Counts made a motion to hire a 3rd party engineer to tell us what really happened at the Pioneer cemetery, I seconded the motion. The board was told to get a neutral party to investigate and refused. They decided to call in the twp engineering company to minimize the changes that really took place to hide the fact that 25% of the job was eliminated, labor and materials at an estimated \$25k. Hence the fact that the as built's clearly show that the job was put in 1.5' less depth than was supposed to. Supposed to be 6' at SE corner, as built's show it was put in at 4.5'. In a 900' long trench that adds up to 43 yds not removed or dug up and 43 yds of sand not brought in. This fact was ignored by the twp engineer to cover the ass's of the mistake the twp made to protect them. Spicer lied to the twp to cover up the corruption. Counts never did make sure his motion was carried out. I am sorry, but that to me is corruption. Despite me being titled "BIDS" on my title. I was never invited to the cemetery to oversee what was going on. Coddington and Hohenstein investigated themselves and found themselves to be innocent and Wilson was wrong... Well, Wilson is NOT wrong and the as built drawings show as such. Mr Lollo viewed these prints and agree with me, but says, it's in the past. The twp still refuses to have anyone oversee Hohensteins bids to ensure honesty as

clearly both Coddington and Hohenstein have been caught in a lie. I can prove this.

5. Zooming in on a poop stain? It's my video and when I am in the audience, by practice of when Boal slandered me. Hohenstein addressed Boal as simply a member of the public and left his name off the minutes to protect the foul act of slander to me by Boal. Funny how when it's Boal slandering me from the call to the public, he is a member of the public. But when I am in the audience I get addressed as a board member. An attempt to not slander Boal but slander me in the two minutes. Again, unfair practices. I am allowed by law to video public meetings no matter how I do it. He wasn't random by any means, he is one of the people responsible for killing my dog by contaminating the creek on my property. The other responsible party is one of my neighbors and the twp for not stopping it despite we have an ordinance that states you cannot put anything harmful on your lawn that can by wind or water travel to someone else's property. Once again, the twp won't violate someone for someone they don't like. Another 14th amendment violation. No protection for those they don't like.
6. Released info I wasn't allowed to release? In regards to Howell twp vs Fagan? I'm sorry, but I got my information from the public record of expenses. During my time in office I have figured out some codes for figuring out how much we spend on each lawsuit. It was agreed in the past to post the costs per lawsuit, but I am guessing Coddington has stopped Brent from doing it to hide how much he spends in attorney fees. I'm sorry public information is legal to disclose. Seems Boal doesn't want the public to know how much it has cost Howell twp in suing his neighbor for him not liking his neighbor operating a small at home workshop in his garage. And revenge for an opposing voice running for twp trustee. Going to be over 40k is my guess. Public money being spent is not private information. It's in the board packet. \$7500 seems to be the norm on all appeals that I have seen in public records. Nothing private has been disclosed.
7. Smelling of weed? This never came up from anyone at the board who sit a lot closer to me than Boal out in the audience. This only came about when Boal found out I am in favor of a dispensary in the community and I admitted that I do use the products to help me sleep at night. I can assure that I am not a recreational user and only use it to sleep at night. Also recommended for me from Dr Cook at U of M Brighton. Furthermore it is legal. I also wear a cologne called pleasures that I have been told in the past resembles a certain kind of weed, allegedly Kush? I do grow a few plants at home to take care of my needs and don't buy or sell. I was one of the first in Michigan to get a "Card" for medical reasons in breaking my neck and back.
8. Social media post suggesting using public funds for charity? Funny how Boal left out Sharon Lollo and his bald buddy from the polls that attack me in the post. Don't want your friends called out? Also on the same day Lollo shared a post for

"pack the cruiser" Where the sheriffs dept was using public tax money/ cop cars and cops to collect food for food banks, another charity organization. I guess its ok to use public funds for that and not the Howell nature center. Could rules be changed? Yes, in my opinion the Howell nature center is more of a county staple than any of the overpriced parks we contribute to that very few people ever use. There is no reason that it couldn't be discussed if we needed to have Howell parks and rec to take over the nature center to save it's existence. That would be legal to fund if it was part of parks and rec. It is a park already and more visited than any other site in the entire community by schools from this county and more. I would be in favor of parks and rec taking it over vs closing it down if the need ever came along. No reason to refuse a place for injured and displaced animals to go for treatment and rehab. What are you going to do? Have the sheriffs dept shoot them all?

9. This is a false statement as well and I have personally caught Coddington and Hohenstein in some pretty large lies especially with the pay of employees and public officials. Things used to be hidden from the public. I am proud to have brought change to the records of the twp being shared with the public as far as payroll. Now we can see exactly what people are being paid and in my opinion most are overpaid. I don't have a problem understanding Net and Gross. When printing this out from the agenda the format did not allow the net category to be displayed. Per Brent, Hohenstein's base salary is approx \$108k a yr plus benefits. For some reason his pay has been hidden in the past and is now available to view on public records in the agenda. His real job titles are somewhat hidden from the public as they are not listed on the roster on the homepage of the twp website. None of them like it but it IS the public's money being spent. We deserve the real truth of payments to elected officials and in my opinion, Hohenstein makes a lot of mistakes and costs us hundreds of thousands of dollars on attorney fees because of his mistakes. He is also not fair in procedures that are putting the twp at risk of being sued for 14th amendment violations. It is my opinion that Coddington and Hohenstein would lie to protect each other's mistakes from being brought to the public's attention such as they did on the cemetery project. Misuse of public funds. It's funny that Coddington doesn't want any other board members to be present in Hohensteins dealings with contractors that are hired by the twp. Good way to hide any kick backs for contracts like was being done in Detroit. Leave no witnesses.
10. In regards to the accusation of death threats to board members, this is an all out lie. I have never threatened anyone in my life. I have a clean criminal record and haven't had a traffic ticket in probably 15 yrs or more. It's funny how this situation came about and Coddington being the supervisor failed to interview all parties to find the truth. No one ever talked to me and especially no cops. All this is news to me. Coddington tried to say it was over Harold voting no on the dispensary issue to give a dispensary a bad name. Another Coddington lie.

This started with Harold calling me complaining about his bee's dying off. I told him it was probably because a neighbor put out herbicide and pesticide on their

lawn and the bees got into it. I also told him that if he wanted sympathy from me he could find it in the dictionary between shit and syphilis. I also told him that he voted to use non pet safe herbicide on the twp hall walking path and gazebo area and that if he or his family got sick or died from pesticide poisoning he has no right to complain after he approved to put non pet safe products on the area's that the public and pets use. I also stated that it's too damn bad that it's not the people and their families that get sick and die that decide to do this and it always seems to be the innocent that have to suffer the consequences as my son did from the poisoning of Horseshoe lake in Whitmore lake to kill the weeds when his mom had a shallow well on the lake and was found to be the cause of his extra chromosome that allegedly caused the problems he had and caused his death at 38 days old. The well proved to be contaminated from the herbicides in the lake.

It's also funny that the first time Shane Fagan talked to Harold about this situation, his story matched mine. After time the story changed to me threatening his family. Coddington didn't practice good supervisor skills and ask my side of the story. He definitely made up his own version of the story and we watched Harold's story change.

Also Howell twp put these lies in the board minutes without talking to me about it. Once the lie is put into the minutes they want it looked at as the truth. I will never believe a history book for the rest of my life. Howell twp's minutes are an avenue to where they control what goes in the minutes and present their version of things as truth when at times it's the farthest thing from it. Hohenstein is so proud of his ability to control him not being made public of his mistakes that he actually had a coffee cup made to carry around the office that says "Teflon Jon" meaning nothing sticks to him because he controls the minutes and what is told to the public.

Also funny how when Boal came to the call to the public to slander me over my military record which was all lies. I have proved to him that I was on the ship that I was on and the path of the ship and the conflicts we were involved in and where we were. Lebanon / Haifa Israel and then Grenada which I received ribbons for both wars. Before Boal's slander speech, he went out of his way to tell the deputy there that he was packing heat in case something happens tonight. Boal also brought his own video camera to record his slanderous attack. The fact that he told the deputy that he was packing made it appear that he was getting ready to try to provoke me into doing something that he could justify shooting me. Not going to happen. Also funny how the deputy that did spill the beans on Boal has never been back to the twp hall despite he loved making the overtime. He also recognized that I am NOT the threat at the twp hall and realized it was Boal. Funny that after the deputy told Fagan that he had never been so scared to be in a gun fight after Boal told him he was packing heat and what Boal done at call to the public to try to provoke me, I am guessing he wasn't supposed to repeat that information, got in trouble and has never been back again. I can only assume what he did in telling the truth got him in trouble with Murphy and, Coddington

and Murphy are good friends and his deputy made one of the good ole boy club members look bad, Coddington's good ole boy club vs Me. I am sure the deputies are supposed to watch out for the famous Livingston county good ole boy club and failed by telling the truth. I personally feel like Boal had intentions of provoking me in a way he could justify shooting me and brought his own video camera so could have proof and also so he could go home and watch his show later. Boal is the biggest piece of shit ex cop I have ever met in my life. My best friend is a retired cop, he is knowledgeable of what Boal has been doing, seen his face in video's and he agrees that Boal misses having control over people and is in his opinion, a piece of shit ex cop. Sure is funny that it's ok for Boal to come to a board meeting to slander me and recorded as a member of the public in the records with his name left out when procedure is to state the name of everyone who speaks. Not this time. Another example of hiding their corruption. It wasn't Boal, it was a member of the public. Everyone else that spoke that night's name was in the minutes, just not Boals.

Also funny how the twp asks for 1.4 million dollars to remodel an already adequate twp hall while we have a contaminated river and a bridge ready to fail on Marr rd. No money allocated for any of these projects but by all means give more to parks and rec, give themselves huge raises and no talk of lowering our millage to make taxes cheaper for residents despite being at a point that the twp has over 4 million dollars in the bank. I guess spend what you get to prove ya need it with nothing going to the taxpayers benefit. Just the people that work at the twp hall.

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Draft

HOWELL TOWNSHIP BOARD 2025/226 BUDGET MEETING MINUTES

3525 Byron Road Howell, MI 48855

May 12, 2025

6:00 P.M.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matt Counts	Trustee
Tim Boal	Trustee
Shane Fagan	Trustee
Bob Wilson	Trustee

MEMBERS ABSENT:

Also in Attendance:

Deputy Supervisor Kilpela

Supervisor Coddington called the meeting to order at 6:00 p.m. The roll was called.

PUBLIC HEARING:

Motion by Counts, **Second** by Hohenstein, **"To open the Public Hearing for the 2025/2026 Budget discussion."** Motion carried.

Deputy Supervisor Kilpela reviewed the proposed budget revenues, appropriations, and funds with the Board. Deputy Supervisor Kilpela answered questions from the Board. Discussion followed.

CALL TO THE PUBLIC:

There was no public comment

CLOSE THE PUBLIC HEARING:

Motion by Counts, **Second** by Daus, **"To close the Public Hearing."** Motion carried.

ADJOURNMENT:

Motion by Counts, **Second** by Daus, **"To adjourn."** Motion carried. Meeting adjourned 6:24 pm.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

7A

COURT COPY

STATE OF MICHIGAN 44TH CIRCUIT COURT JUDICIAL CIRCUIT LIVINGSTON	PROOF OF SERVICE FOR PARTY NOTIFICATION	CASE NO. 2024 0000032242-CZ
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204 S HIGHLANDER, STE 4
HOWELL, MI 48843

(517) 546-9816

Judge: MATTHEW J. MCGIVNEY

Date: THURSDAY MAY 08, 2025

Plaintiff/Petitioner
HOWELL-MASON LLC

v

Defendant/Respondent
HOWELL TOWNSHIP

OPINION AND ORDER RE: PLAINTIFF'S MOTION FOR RECONSIDERATION OF THIS
COURT'S DECISION ON...DATED MAY 7, 2025

CERTIFICATE OF MAILING

The following parties were served by e-mail (MCR 2.107(C)(4)):

Name CHRISTOPHER SCOTT PATTERSON	Complete address of service cpatterson@fsbriaw.com
Name ERIC P. CONN	Complete address of service econn@fsbriaw.com
Name WAYNE ROBERT BEYEA	Complete address of service WBEYEA@FSBRLAW.COM
Name HANNAH LAUREN STOCKER	Complete address of service hstocker@fsbriaw.com
Name PAUL E. BURNS	Complete address of service burns@peblaw.net
Name NIK LULGJURAJ	Complete address of service NIK@NIKLAU.COM

05/08/2025
Date

KELLEY LINDQUIST
Clerk



**STATE OF MICHIGAN
IN THE 44TH CIRCUIT COURT FOR THE COUNTY OF LIVINGSTON**

HOWELL-MASON LLC,

Plaintiff,

v.

Case No. 2024-32242-CZ
Hon. Matthew J. McGivney

HOWELL TOWNSHIP,

Defendant.

**OPINION AND ORDER RE: PLAINTIFF'S MOTION FOR RECONSIDERATION OF
THIS COURT'S DECISION ON SUMMARY DISPOSITION
AND
RE: PLAINTIFF'S MOTION FOR RECONSIDERATION OF THIS COURT'S
DECISION ON DEFENDANT'S MOTION FOR LEAVE TO AMEND**

At a session of said Court held in the Courthouse,
City of Howell, County of Livingston,
State of Michigan, on the 7th day of May, 2025.

PRESENT: HONORABLE MATTHEW J. MCGIVNEY
CHIEF CIRCUIT COURT JUDGE

THIS MATTER HAVING COME BEFORE THE COURT upon Plaintiff's motion for reconsideration of this Court's January 16, 2025 decision granting summary disposition in favor of Defendant on Counts IV, VII, and VIII, and upon Plaintiff's motion for reconsideration of this Court's February 27, 2025 decision granting Defendant's motion for leave to file first amended affirmative defenses, and the Court having reviewed the motions and briefs in support, along with the attached exhibits to the respective motions, and the Court having reviewed the record, and the Court being otherwise fully advised in the premises, the Court now issues this Opinion and Order **DENYING** Plaintiff's motion for reconsideration of this Court's order granting partial summary disposition and **DENYING** Plaintiff's motion for reconsideration of this Court's order granting leave to amend the Defendant's affirmative defenses, for all the reasons set forth in detail below.

I. BACKGROUND

Plaintiff owns three parcels in Howell Township, out at the corner of Burkhart and Mason Rd. Two of the parcels are zoned Neighborhood Services Commercial (NSC) and one is zoned rural/low density residential (but that parcel is not at issue in this case).

In 2017, Plaintiff bought up these lots, intending to build a Mugg & Bopps gas station, convenience store, and drive-thru fast-food restaurant on the two lots zoned NCS (with the

residential lot being used for the in/out ramp). However, while the NCS zone allows convenience stores by right, the gas station and the drive-thru are only permitted by special permit. In addition, the lots are located within 300 feet of the MHOG wellhead, and the Zoning Ordinance does not permit gas stations within 300 feet of the wellhead.

In 2020, Plaintiff had some initial talks with the Township about putting the gas station/convenience store/drive thru at that location, and some unidentified person told them verbally it could be done, but Plaintiff would need a use variance. Plaintiff applied for the use variance and was denied. Plaintiff asked for the Zoning Ordinance to be amended to allow gas stations in the wellhead protected area with MHOG's approval, but the Township denied the request. The record from the Township meeting shows that there was significant community opposition to the variance request and/or the request to amend the Ordinance.

The Township later sent an amended Ordinance drafted by MHOG to the Planning Commission. Eventually a version of the ordinance was adopted, but with modifications that were not favorable to Plaintiff (i.e. the Commission did not adopt the proposed language to allow gas stations in the wellhead protection area).

Plaintiff tried again in June 2023, submitting a special land use permit (hereinafter "SLUP") to the Planning Commission. It was bare bones, so Plaintiff hired counsel and sent in a hefty supplement in mid-October 2023. Back in February 2023, MHOG had approved of the application with conditions, but then in May 2023, it retracted its approval. On November 15, 2023, MHOG also held a public meeting and determined that the SLUP/site plan proposed by Plaintiff was inappropriate.

On November 21, 2023, the Planning Commission held a public meeting on the SLUP application, and there was *substantial* community opposition both at the meeting and submitted in writing beforehand. The Planning Commission recommended denial of the application based on the prohibition in the Ordinance for gas stations within 300 feet of a protected wellhead area.

On December 11, 2023, the Township Board held a meeting and voted to deny the SLUP application and site plan proposal.

On December 16, 2023, Plaintiff submitted an appeal to the Zoning Board of Appeals (ZBA) to ensure that it met the finality requirements to appeal to this Court. However, the ZBA lacked authority to grant the use variance, and the ZBA eventually returned the application fee.

The Township Board certified the minutes of the December 11, 2023 meeting on January 8, 2024. Plaintiff timely filed an appeal on January 26, 2024. *See* Case No. 24-350-AA. The Court held oral argument on August 15, 2024, and issued a written opinion denying the appeal on September 16, 2024. Howell-Mason LLC filed a delayed application for leave to appeal in the Court of Appeals (Docket No. 372773), and the appellate court denied leave on April 11, 2025. Howell-Mason LLC is presently seeking application for leave to appeal in the Michigan Supreme Court (Docket No. 168460).

On March 27, 2024, Plaintiff also filed an Original Action in Case No. 24-32242-CZ, based

upon the same underlying transaction/occurrence as the appeal from the Township Board decision. Plaintiff even acknowledges this in its pleadings. The Original Action arises from and involves all the same facts and legal arguments as the Appeal from the Township Board, plus a regulatory takings claim and a claim for violation of the Open Meetings Act. Summary disposition in the Original Action was filed in the end of July of 2024, and originally set for hearing on October 3, 2024, but then the Defense withdrew the first dispositive motion so it could re-brief the issues, based on the Court's opinion in the Appeal case. A new summary disposition motion was filed November 13, 2024. Plaintiff answered on January 9, 2025. Defendant filed a reply on January 13, 2025, but failed to provide a Judge's Copy.

This Court heard oral arguments on January 16, 2025, and ruled from the bench that the summary disposition motion was granted in part and denied in part. The Court found that the C(7) argument was premature, and denied it without prejudice, specifically noting that Plaintiff had argued waiver of the res judicata argument in the response to Defendant's dispositive motion, but since Defendant's motion to amend its affirmative defenses was pending, a finding was waiver was inappropriate. The Court granted C(8) summary disposition on Counts IV, VII, and VIII. The Court also denied the C(8) portion of the dispositive motion on Counts I, II, III, V, VI, and IX on the grounds that those arguments were really C(10) arguments wearing C(8) clothing, and thus the arguments were premature while discovery remained open.

Plaintiff Howell-Mason LLC filed a timely motion for reconsideration on February 5, 2025, and the Court took it under advisement. In its motion for reconsideration, Plaintiff re-argues many of the same arguments it made to oppose the original dispositive motion --- namely that Defendant cannot prove the elements of res judicata or collateral estoppel because the claims in this Original Action *should not*¹ have been decided on the merits by the Court in the Appeal. Plaintiff continues that this Court focused too much on the headings in the First Amended Complaint when it struck Count VIII (permanent injunction) for not stating a cause of action because the substance of Count VIII pleaded the required statutory language for a permanent injunction. As to Count IV, Plaintiff asserts that the Court should have allowed Plaintiff to maintain a non-existent cause of action because Defendant engaged in some conspiracy by writing their agenda items "in code" in order to avoid the requirements of MZEA. Plaintiff asks the Court to deny Defendant's C(7) arguments with prejudice, and to reinstate Counts IV, VII, and VIII.

Before the dispositive motion was even heard, Defendant filed a motion for leave to amend its pleadings, seeking specifically to add a res judicata and collateral estoppel defense to its affirmative defenses. Due to docket congestion, a hearing on such motion was not able to be held until February 27, 2025. The parties appeared for the hearing on Defendant's motion for leave to amend and placed their oral arguments on the record. After hearing the arguments and having already reviewed all the briefing, this Court ruled from the bench to grant Defendant's motion for

¹ Plaintiff repeatedly argues that the claims in the Original Action cannot have been decided on the merits in Case No. 24-350-AA, but that is a misstatement, because the majority of the claims were actually fully litigated and adjudicated in the Appeal from the Township Board. Plaintiff's position that the claims litigated and adjudicated in the Appeal "cannot" have been adjudicated in the Appeal is based upon one sentence in *Houdini Properties LLC v City of Romulus*, 480 Mich 1022 (2008) which suggests several of the issues raised by Howell-Mason LLC in the Appeal were beyond the scope of what a Circuit Court *should* typically review in an appeal from a lower tribunal. Plaintiff extrapolates from *Houdini Properties LLC* that it is entitled to a second bite at the proverbial apple now in this Original Action, raising the same claims again and seeking a different disposition.

leave to file first amended affirmative defenses. Also on February 27, 2025, this Court entered a short written order to memorialize its ruling on the motion from the bench, and further directing Defendant to file those amended affirmative defenses within seven (7) calendar days of the date of the Order. Defendant did file those amended affirmative defenses on March 6, 2025.

On March 18, 2025, Plaintiff filed a motion for reconsideration of the Court's February 27, 2025 decision to allow Defendant to amend its affirmative defenses, asserting that the amendment is futile because the elements of res judicata cannot be met since the Counts were not fully litigated to judgment in the AA case. Plaintiff further argues that the Court could not render a decision on the merits regarding Defendant's res judicata argument, because the doctrine of res judicata asks the Court to avoid a decision on the merits in the second case. Plaintiff goes on that the Court made a mistake of law in holding it would reach a decision on the res judicata/collateral estoppel defenses on the merits, because the time to decide whether an argument is futile is at the motion to amend. Finally, Plaintiff argues that the deposition of Greg Tatara, the Director of MHOG, has revealed Plaintiff's claims on Counts IV, VII, and VIII to be meritorious. For all those reasons, Plaintiff asks this Court to rescind its order allowing Defendant to amend its affirmative defenses, and allow the case to proceed to dispositive motions.

Pursuant to MCR 2.119(F)(1), both of Plaintiff's motions for reconsideration were timely filed, having been filed 20 and 19 days, respectively, after the Court issued orders on the Defendant's motion for summary disposition and on Defendant's motion for leave to amend. Pursuant to MCR 2.119(F)(2), no responses are permitted, and no oral arguments are scheduled, unless the Court directs otherwise. After review of the motions and briefs and attached exhibits, the Court finds that no response from Defendant, nor any oral argument, on either motion is justified.

II. STANDARD

A motion for reconsideration under MCR 2.119(F)(3) requires the moving party to "demonstrate a palpable error by which the court and the parties have been misled and show that a different disposition of the motion must result from correction of the error." "Palpable" is defined as "[e]asily perceptible, plain, obvious, readily visible, noticeable, patent, distinct, manifest." *Stamp v Mill Street Inn*, 152 Mich App 290, 294 (1986), quoting Black's Law Dictionary (5th ed.), p. 1000. Responses and oral arguments are not permitted unless ordered by the Court. See MCR 2.119(F)(2). The purpose of this subrule is "to allow a trial court to immediately correct any obvious mistakes it may have made in ruling on a matter, which would otherwise be subject to correction on appeal, but at a much greater expense to the parties." *Bers v Bers*, 161 Mich App 457, 462 (1987). Though a Court may reconsider a motion it previously denied in the absence of the movant showing palpable error, a Court is far from required to do so. See *Kokx v Bylenga*, 241 Mich App 655, 658-59 (2000). Under the applicable court rule, MCR 2.119(F), a court need only grant a motion for reconsideration when palpable error is shown. When the movant simply raises the same arguments it raised before the court previously, such motion "will not be granted." MCR 2.119(F)(3).

After review of the file and the record, the Court finds that the decision to grant summary disposition in favor of Defendant on Counts IV, VII, and VIII, along with the decision to allow

Defendant to amend its pleadings, does not contain, nor is it based upon, any error, much less a palpable error. Plaintiff's motion for reconsideration of the February 27, 2025 decision allowing Defendant to amend its pleadings is primarily based on Plaintiff deliberately twisting this Court's colloquy from the bench into something the Court did not rule, and then holding that Straw Man up as an error of law.

III. ANALYSIS

At the time of the original dispositive motion, Defendant asked this Court for dismissal of Plaintiff's First Amended Complaint under MCR 2.116(C)(7) and (C)(8), arguing that most of the Counts raised in the First Amended Complaint were already argued and adjudicated in Case No. 24-350-AA (hereinafter "the Appeal"), and so Plaintiff should be estopped from re-litigating those issues again here in this CZ action (hereinafter "the Original Action"). Defendant also argued that all of the Counts in the First Amended Complaint fail to state a cause of action or fail to entitle Plaintiff to relief, even if all the well-pled allegations in the First Amended Complaint are taken as true. As to Count V, the claim for violation of the Open Meetings Act, Defendant argued that the allegations in the First Amended Complaint are bare conclusions and cannot overcome the presumption that the officials acted in good faith. Defendant then attached a whole slew of documents outside of the pleadings, effectively turning the dispositive motion into a C(10) motion.

Plaintiff responded to the original dispositive motion by arguing that Defendant waived any (C)(7)/res judicata argument it may have had by failing to raise that defense in its first responsive pleading. Res judicata is an affirmative defense, and it is waived if not made in the first pleading. In addition, the claims of violation of due process, equal protection, and State law preemption were not actually litigated and decided on the merits in the appeal. Even though Plaintiff raised those arguments in the Appeal itself, Plaintiff challenged that it was error for the Court to decide those arguments. Plaintiff asserted that the Court lacked jurisdiction to decide those claims in the Appeal, and it was entirely proper (indeed it was "best practices") for Plaintiff to bring those constitutional claims in the original action. As to the violation of MZEA claim, Plaintiff entreated the Court to look at the substance of the entire complaint and read beyond the labels of the Counts.

Now in this motion for reconsideration, Plaintiff raises many of the same arguments it already briefed extensively at the time of the original dispositive motion. Plaintiff also seeks for the Court to dismiss Defendant's C(7) arguments with prejudice, rather than without prejudice.

A motion for summary disposition may be brought under MCR 2.116(C)(7) on the ground that entry of judgment, dismissal of the action, or other relief is appropriate "because of release, payment, prior judgment, immunity granted by law..." C(7) motions included those brought on the basis of res judicata or collateral estoppel. *King v Munro*, 329 Mich App 594 (2019). Evidentiary support is only required for a motion brought under MCR 2.116(C)(7) "when the grounds asserted do not appear on the face of the pleadings." MCR 2.116(G)(3)(a). The contents of the complaint are accepted as true unless contradicted by documentation submitted by the movant."). Notwithstanding, a party may wish to submit affidavits, depositions, admissions, or other documentary evidence in support of a motion seeking dismissal on one of the grounds listed in MCR 2.116(C)(7). MCR 2.116(G)(2). Affidavits and other documentary evidence offered in

support of or in opposition to such a motion may be considered only to the extent that its content or substance would be admissible as evidence to establish or deny the grounds stated in the motion. MCR 2.116(G)(6).

MCR 2.116(C)(8) tests the legal sufficiency of the plaintiff's claim and results in a determination whether the plaintiff's allegations are sufficient to establish a prima facie case. *Maiden v Rozwood*, 461 Mich 109, 119 (1999). The motion should be granted if the claim is so clearly unenforceable that no factual development could justify the plaintiff's claim for relief. *Maiden*, 461 Mich at 119. A motion brought under MCR 2.116(C)(8) is decided on the pleadings alone; no other evidence may be considered. MCR 2.116(G)(5). However, in an action based on a contract, the court may examine the contract. *Woody v Tamer*, 158 Mich App 764, 770 (1987). When deciding a motion under MCR 2.116(C)(8), the court must accept as true all factual allegations contained in the complaint as well as any reasonable inferences that may be drawn from those allegations. *Singerman v Municipal Serv Bureau*, 455 Mich 135, 139 (1997). The court may not consider the merits of the plaintiff's factual allegations, *Mieras v DeBona*, 452 Mich 278, 291 (1996), and it must construe those allegations in the plaintiff's favor. *Wortelboer v Benzie Cty*, 212 Mich App 208, 217 (1995). Mere conclusory statements, however, without supporting allegations of fact are insufficient to state a cause of action.

Defendant argued in the original dispositive motion that Counts I, II, III, and IX were already raised, argued, litigated, and adjudicated in the Appeal from the Township Board decision denying the Special Land Use Permit. Defense asserted that because those arguments have already been adjudicated on the merits in Case No. 24-350-AA, the Plaintiff should be barred from relitigating those claims again in this separate action by the doctrine of res judicata.² Res judicata bars a second, subsequent action when all of the following conditions exist:

- (1) the prior action was decided on the merits,
- (2) both actions involve the same parties or their privies, and
- (3) the matter in the second case was, or could have been, resolved in the first.

Washington v Sinai Hosp, 478 Mich 412, 418 (2007) (quoting *Adair v State*, 470 Mich 105, 121 (2004)). Michigan courts take a broad approach to res judicata, barring claims already litigated as well as every claim arising from the same transaction that the parties, exercising reasonable diligence, could have raised but did not. *Id.* In determining whether a claim could have been brought in a prior action, the Michigan Supreme Court has accepted the broad "same transaction" test, which simply asks whether the claim "arose as part of the same transaction" as did the claims in the prior action. *Adair*, 470 Mich at 125.

² Defense primarily argued res judicata, with only a little collateral estoppel sprinkled in. Collateral estoppel precludes relitigation of an issue in a subsequent cause of action. Collateral estoppel requires that

- (1) a question of fact essential to the judgment was actually litigated and determined by a valid and final judgment,
- (2) the same parties had a full and fair opportunity to litigate the issue, and
- (3) mutuality of estoppel.

See *Estes v Titus*, 481 Mich 573, 585 (2008). For collateral estoppel to apply, "the ultimate issue to be concluded in the second action must be the same as that involved in the first." *Board of Cty Rd Comm'rs v Schultz*, 205 Mich App 371, 376 (1994). The estoppel doctrine requires that the issues in the two actions be identical, not merely similar. However, unlike res judicata, collateral estoppel may apply where the parties are not identical in a subsequent lawsuit, so long as both litigants in the second suit are bound by the judgment rendered in the first suit. See *Wilcox v Sealey*, 132 Mich App 38 (1984).

The Court has reviewed the First Amended Complaint, the extensive briefing in this case, as well as the extensive briefing in Case No. 24-350-AA. Counts I, II, III, and IX in this case are nearly identical in substance to arguments raised, argued, litigated, and ruled upon in the Appeal case. Both this case and the Appeal case involve the exact same parties. The two cases arise from the same underlying nucleus of operative facts. Plaintiff also argued that those issues of State law preemption, takings, and constitutionality of the zoning ordinance could not be “adjudicated on the merits” in the Appeal case because the Circuit Court lacked jurisdiction to decide those issues on appeal from the Township’s decision. The appeal from the Township’s decision was limited to the record, and the Township could not decide the constitutional issues, so the Circuit Court could not take up those questions on appeal. The Plaintiff cites extensively to *Houdini Properties LLC v City of Romulus*, 480 Mich 1022 (2008), which is a 1 and ½ page cursory reversal by the Michigan Supreme Court of a 2006 Court of Appeals opinion regarding a Zoning Board of Appeals decision.

Plaintiff’s argument that this Court lacked jurisdiction to decide those issues in the Appeal (see pages 12-19 of the Response Brief to the dispositive motion), constitutes the most flamboyant manufactured appellate parachute this Court has ever seen. Plaintiff raised those constitutional arguments in the Appeal case. Plaintiff briefed and argued those matters in the filings and at the time of oral arguments. Plaintiff could have, as Plaintiff now claims, pleaded those claims out of an abundance of caution in the Appeal case, and then, once the original action was also filed and was proceeding towards summary disposition (in July 2024), dismissed or withdrawn the constitutional arguments from the Appeal case. Plaintiff could have even argued at the Appeal hearing that this Court lacked jurisdiction over those claims, and to please dismiss them without prejudice for lack of jurisdiction. Plaintiff did none of those things. Plaintiff put those claims before the Court and asked the Court to render a decision on them. Now when Plaintiff does not like the result on those claims, Plaintiff claims it was error for this Court to give Plaintiff exactly what it asked for: a decision on issues Plaintiff raised.

Whether Plaintiff dislikes this Court’s adjudication of the claims in the Appeal that are the same as in Counts I, II, III, and IX in the Original Action does not change the fact that the parties briefed up and litigated those issues on the merits, and this Court rendered a detailed decision addressing the merits of those issues. Plaintiff’s argument now on reconsideration, the same as its argument at the time of the original dispositive motion, that somehow the claims litigated in the Appeal are immune from disposition under C(7) in this Original Action because Plaintiff asked the Court to decide matters that it now contends were outside the scope of the Appeal is nothing more than bad faith tactics designed to increase the costs of litigation, waste judicial resources, and help Plaintiff skirt around a plain application of the law to their claims.

It is true that the doctrine of *res judicata* is an affirmative defense. “An affirmative defense is a defense that does not controvert the plaintiff’s establishing a *prima facie* case, but that otherwise denies relief to the plaintiff.” *Stanke v State Farm Mut Auto Ins Co*, 200 Mich App 307, 312, (1993).³ “[A]n affirmative defense includes any defense that seeks to foreclose a plaintiff from continuing a civil action for reasons unrelated to the plaintiff’s *prima facie* case.” *Kelly-Nevils v Detroit Receiving Hosp*, 207 Mich App 410, 420 (1994). Plaintiff has argued that

³ See also *Citizens Ins Co of America v Juno Lighting, Inc*, 247 Mich App 236 (2001); *Cole v Ladbroke Racing Michigan, Inc*, 241 Mich App 1 (2000).

Defendant should be estopped *with prejudice* from raising the doctrine of res judicata in any stage of this Original Action because Defendant has failed to plead the affirmative defense in the first responsive pleading. Defendant concedes that it failed to raise res judicata as an affirmative defense in the Answer and Affirmative Defenses.

The failure to timely assert an affirmative defense results in a waiver of that defense, *Stanke v State Farm Mut Auto Ins Co*, *supra*.⁴ Defendant has filed a motion seeking to amend the affirmative defenses, and this Court found that the circumstances justifying permitting such amendment. On March 6, 2025, Defendant did actually include in its First Amended Affirmative Defenses a defense based on res judicata and/or collateral estoppel. However, on January 16, 2025, at the time of the original dispositive motion, the res judicata defense had not been properly pleaded, so this Court dismissed those arguments.

In allowing Defendant to amend those affirmative defenses, this Court reasoned that MCR 2.118(A)(2) grants the trial courts broad discretion to freely grant a party leave to amend its pleadings when justice so requires, unless leave would result in undue delay or prejudice to nonmoving party, moving party had bad faith or dilatory reasons, moving party repeatedly failed to cure deficiencies by previously permitted amendments, or if amendment would be futile. *See Sands Appliance Servs v Wilson*, 463 Mich 231 (2000). Delay, without more, does not mandate denial of motion to amend. *Traver Lakes Cmty Maintenance Ass'n v Douglas Co*, 224 Mich App 335 (1997).

In the case at bar, the Defendant's Answer and Affirmative defenses to Plaintiff's First Amended Complaint was filed on June 10, 2024, which was 262 days prior to the hearing on Defendant's motion to amend. However, the res judicata defense could only have possibly arisen after September 16, 2024, because that is when this Court issued the written opinion denying the appeal in the Appeal case. The ruling on the Appeal case was issued 162 days prior to the February 27, 2025 hearing on Defendant's motion to amend. In addition, the motion for summary disposition, out of which this motion to amend was born, was heard only 42 days prior to the hearing on Defendant's motion to amend. Defendant did actually file the motion to amend on January 9, 2025, before the dispositive motion was heard. Given all the circumstances, and how the Appeal and this Original Action have progressed, the delay in filing the motion to amend was not an undue delay. The delay is also not the kind that creates undue prejudice to Plaintiff. The kind of undue prejudice that would have to exist to justify denial of a motion to amend is the kind of prejudice that would work to prevent the opposing party from receiving a fair trial – such as when a party adds a claim or theory of recovery after discovery closes or after trial has already begun. *See Knauff v Oscoda County Drain Commissioner*, 240 Mich App 485, 493-94 (2000).⁵ In this case, with discovery having really only just begun in February of 2025 and trial dates not yet

⁴ See also *Kemerko Clawson, LLC v RxIV Inc*, 269 Mich App 347, 349–352 (2006) (defendant who failed to assert release as affirmative defense in pleadings waived defense, and it was within trial court's discretion to bar defendant from asserting that defense at trial).

⁵ See also *Muilenberg v The Upjohn Co.*, 169 Mich App 636, 645 (1988) (holding that it would have unduly prejudiced defendants to permit plaintiff to amend on the third day of the second trial by adding a theory that a prescribed drug aggravated a preexisting condition because such late amendment did not give defendants adequate notice and time to investigate that theory and prepare a defense).

being scheduled, there is no undue prejudice to Plaintiff in allowing amendment.

Plaintiff complains in its motion for reconsideration that the Court is wasting its time by allowing the amendment, and in that way, Plaintiff has been prejudiced. It weighs heavily to this Court that at the time of the February 27, 2025 hearing, the case was only in its infancy in terms of progression towards being ready for adjudication. The Pretrial Conference --- at which the trial date would be set, and deadlines for motions in limine and exchange of exhibit binders would be established --- is not until June 6, 2025. That was 99 days (or 3 months) from the time of hearing the Defendant's motion to amend. Discovery was only getting off the ground. More to the point, the defense which Defendant added to its pleadings was not one on which discovery is needed. It is a purely legal defense. If this Court had denied Defendant the opportunity to amend its pleadings when the case had made so little progress towards completion, this Court almost certainly would have been reversed. *See Traver Lakes Cmty Maintenance Ass'n v Douglas Co*, 224 Mich App 335 (1997) (in which the Court of Appeals reversed the trial court for denying a party's request to amend pleadings when there were several more months until trial).

In their response to the Defendant's motion to amend, Plaintiff further argued that the amendment would be futile. "An amendment is futile where, ignoring the substantive merits of the claim, it is legally insufficient on its face." *Hakari v Ski Brule, Inc*, 230 Mich App 352, 355 (1998). A proposed amendment is also futile if summary disposition would be appropriately granted regarding the new claims, either when a party has not established a genuine issue of material fact regarding an element, *Ormsby v Capital Welding, Inc*, 471 Mich 59-60 (2004), or when the undisputed facts establish that summary disposition would be appropriate, *Nowacki v State Employees' Retirement Sys*, 485 Mich 1037, 1037 (2010). An amendment may also be futile if it merely restates allegations already made; or it adds a claim over which the court lacks jurisdiction. *See Lane v KinderCare Learning Centers, Inc*, 231 Mich App 689, 697 (1998). Specifically, Plaintiff re-argued (now on this second reconsideration motion, for the fourth time) that allowing Defendant to add a res judicata defense was futile because this Court *should not* have addressed the issues of State law preemption, takings, and constitutionality of the zoning ordinance in the Appeal. For all the reasons set forth above, Plaintiff's disagreement with this Court's ruling on the issues Plaintiff raised, briefed, and fully litigated to completion in the Appeal does not equate to complete immunity from a res judicata defense. Since it was Plaintiff, in its role as Appellant, that raised and argued those issues in the Appeal case, it would be an absurd result to deny Defendant the opportunity to even argue that the issues were actually adjudicated. Holding the res judicata defense futile at this point would reward and promote the gamesmanship employed by Plaintiff -- arguing those claims and getting a ruling, not liking the ruling so making every bad faith attempt at a second bite at the apple based on one line in the *Houdini Properties LLC* case, *supra*, and now trying to estop Defense from even asserting a res judicata defense when all parties to this Original Action actually fully litigated those claims and received a substantive ruling on them. The Court previously found, on February 27, 2025, that based on all the unique circumstances of the case, especially the interplay between the Appeal and the Original Action, it could not be said that Defendant's res judicata defense is defective or legally insufficient on its face. After review of the record and Plaintiff's argument on the motion for reconsideration, this Court finds the same way. This Court finds in its February 27, 2025 ruling granting Howell Township permission to amend the affirmative defenses, no palpable error that would have changed the result of the motion to

amend. The amendment is certainly not futile, as either a C(7) or C(6) motion certainly appears to fit the fact pattern presented by these two cases that involve all the same parties and arise from the same transaction or occurrence. The Court DENIES Plaintiff's motion for reconsideration of the February 27, 2025 Order allowing Defendant to amend its pleadings.

In its original dispositive motion, Defendant also sought disposition of all the Counts of the First Amended Complaint pursuant to MCR 2.116(C)(8), asserting that all of Plaintiff's claims failed as a matter of law. However, the substance of most of Defendant's arguments asked the Court to look outside of the pleadings, which effectively would have forced the Court to analyze the motion as a C(10) motion. The Court is only permitted to look to the pleadings in a C(8) motion, making a determination as to their legal sufficiency. If the Court had delved into the exhibits outside the pleadings attached by both parties and reached a determination whether the attached evidence left any genuine issue of material fact, any determination this Court reached would have been reviewed by the Court of Appeals under the rubric of C(10). The Court determined that conducting a C(10) analysis was not what Defendant had said it was asking for, and it would have been unfair to the Plaintiff to suddenly, at the time of the hearing, require Plaintiff to respond to a C(10) motion when only a C(7)/C(8) motion had been noticed up by Defendant. Finding that the majority of Defendant's arguments were C(10) arguments wearing the thin gloss of C(8) motion, and considering that the parties both concede that discovery is ongoing in this case, Plaintiff specified in the Response that depositions of EGLE and LARA employees were in the process of being arranged. Summary disposition on C(10) grounds is generally premature when discovery has not been completed on the material facts at issue. *See e.g., Village of Dimondale v Grable*, 240 Mich App 553, 564 (2000). It cannot be said that further discovery would not stand a fair chance of uncovering factual support for Plaintiff's claims in this case. *See Village of Edmore v Crystal Automation Systems Inc*, 322 Mich App 244 (2017). Accordingly, the Court dismissed Defendant's remaining dispositive arguments without prejudice, because they have the substance of C(10) motions, which were premature at that time. After review of the record, this Court still finds that the Defendant's dispositive arguments asking the Court to render a decision based upon the attached exhibits was premature.

Defendant did make a few purely C(8) arguments in its original dispositive motion – particularly with regards to Counts IV, VII, and VIII. Reading the First Amended Complaint side-by-side with the briefs in the original dispositive motion, the Court found that Counts IV and VIII fail to state a valid cause of action on which relief could be granted. Count IV claims a violation of the Michigan Zoning Enabling Act. Defendant remains correct that no such private cause of action exists. The Act empowers municipalities to establish a system of administrative appeals regarding local zoning decisions, and then ultimately appeal the highest municipal body to the local circuit court. *See e.g., Saugatuck Dunes Coastal Alliance v Saugatuck Township*, 509 Mich 561 (2022). The Act does not contain any remedy for a private landowner to pursue to enforce the Act. Plaintiff seems to concede this in its Response in Section III.E (page 11), entreating the Court to instead look beyond the labels of the First Amended Complaint and consider the content as a whole. The Court has considered the content as a whole, and the allegations that comprise Count IV are duplicated to support Counts I, II, and III. Plaintiff has stated several valid causes of action with the same basic allegations, thus rendering Count IV entirely duplicative (or entirely subsumed by other Counts). Plaintiff cannot get around the fact that there simply is no such cause of action as a private claim for violation of MZEA by asserting the municipal bodies were speaking in code

in their agendas. The Court has endorsed no activity by the municipality. The Court has merely declined to create a cause of action where the Legislature did not create one. Plaintiff's feelings of inequity do not create sufficient justification to "Legislate from the bench." This Court concludes that it committed no palpable error in dismissing Count IV.

Similarly, Count VIII is a count for injunctive relief. There is no such cause of action as "injunctive relief." Injunctive relief is a remedy, not a cause. The substance of that Count asks the Court to stop the Township from violating the Plaintiff's constitutional rights. That is a remedy that is also sought or will necessarily flow from the relief requested in Counts I, II, and III. As with Count IV, VIII is a cause of action that does not exist, and it is entirely duplicative. If Plaintiff chose not to include elsewhere in the First Amended Complaint the statutory language that must be included in seeking a permanent injunction as a form of relief, that is Plaintiff's pleading error, and not this Court's error in declining to create a cause of action where Michigan law does not recognize such independent cause. This Court finds that it committed no palpable error in dismissing Count VIII under C(8).

Finally, Count VII of the First Amended Complaint attempted to state a claim for unjust enrichment. It is a well-established maxim of law that a contract will be implied only if there is no express contract covering the same subject matter. *Morris Pumps v Centerline Piping Inc*, 273 Mich App 187, 195 (2006). Plaintiff's First Amended Complaint affirmatively alleges that the parties to this case signed an agreement regarding the fees and costs for review and evaluation of the plans and application for the gas station on the Subject Property. Since the Plaintiff has alleged the parties had an express contract covering the same subject matter as the claim for unjust enrichment, the claim for unjust enrichment cannot stand.

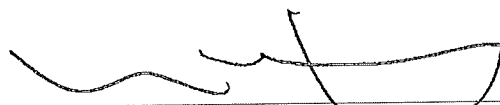
Plaintiff now argues on this motion for reconsideration of the dispositive ruling that Plaintiff's position is that the contract was invalid and therefore unenforceable, with the unwritten premise being that the Court should declare it void, and then allow Plaintiff to pursue quasi-contract remedies (i.e., a claim for unjust enrichment). However, those allegations are new and novel in this motion for reconsideration, having never been pleaded in the Complaint nor First Amended Complaint. The only paragraphs of the First Amended Complaint that address the contract are paragraphs 22, 23, 77, 92-96. Paragraph 49 could be read as referring to the contract obliquely. Reading the entire First Amended Complaint, focusing on the substance of the allegations, no allegation was ever made nor any argument ever raised that the contract was void or otherwise unenforceable. All Plaintiff alleged in its pleadings regarding the contract was that it existed, it was required as part of the SLUP application process, it was not specified by the Ordinance, Plaintiff paid a great deal of money based on the contract, and the ZBA lacked authority to grant the SLUP. Where Plaintiff failed to plead a single allegation challenging the validity or enforceability of the contract, and instead pleaded that the parties had a contract that governed their relationship, there was no basis for the Court to allow the quasi-contract claim to remain when a plain application of Michigan law to the facts as alleged by Plaintiff in the First Amended Complaint resulted in a clear preclusion of quasi-contract claims. Plaintiff cannot now fix its own pleading error by shoehorning in additional allegations via this motion for reconsideration. In reviewing the entire record, the Court's prior ruling, and Plaintiff's motion for reconsideration, this Court finds that it committed no palpable error in dismissing Count VII (unjust enrichment) pursuant to MCR 2.116(C)(8), as the First Amended Complaint stated the parties had a contract

that governed the review process and payment of fees, and thus a quasi-contract claim arising from the same obligations created by the contract is precluded as a matter of law. The allegations that Plaintiff wishes it had made in its First Amended Complaint, but failed to make, cannot retroactively create error in the Court's ruling.

IV. CONCLUSION

After review of the Plaintiff's two motions (and briefs) for reconsideration – one for the Court's January 16, 2025 decision on Defendant's dispositive motion, and another one for the Court's February 27, 2025 decision on Defendant's motion for leave to amend – and after review of the filings on the original summary disposition motion and motion for leave to amend, and after review of all other relevant portions of the file, the Court being otherwise fully advised in the premises, and for all the reasons set forth in detail above, the Court finds that the law and the pleadings support summary disposition in favor of Defendant on Counts IV, VII, and VIII. The Court further finds that the particular circumstances and posture of the Original Action, and its intersection with the Appeal, justified permitting Defendant to amend its affirmative defenses to add a defense that the Original Action is at least partially barred by the doctrines of res judicata and/or collateral estoppel. The amendment was not futile because all the elements of res judicata appear to be present on several Counts of the First Amended Complaint, and the Court seeks to resolve the legal question posed by *Houdini Properties LLC v City of Romulus*, 480 Mich 1022 (2008) on the merits and after proper briefing by both parties. Finally, the Court finds that dismissal of Defendant's C(7) arguments from the dispositive motion without prejudice was warranted by the law and the facts. The Court finds that no palpable error was committed in ruling in favor of Defendant on the dispositive motion and on the motion to amend. Many of the arguments that Plaintiff makes in its motions for reconsideration are simply reiterations of arguments already raised before this Court and rejected. The Court finds those arguments no more meritorious than it did the first time around. Accordingly, both of Plaintiff's motions for reconsideration are DENIED.

IT IS SO ORDERED.


Hon. Matthew J. McGivney (P63325)
Chief Circuit Court Judge

5-7-2025

8A

Integrated Payments Addendum

This Addendum ("**Addendum**") supplements the Customer Agreement entered into by and between BS&A Software, LLC ("**BS&A**") and the [Howell Township, Livingston County, MI] ("**Customer**") together with the BS&A Customer Terms and Conditions (collectively, the "**Agreement**"), effective on the date of the Customer signature.

Payment processing services accessible through an integration with BS&A's platform are provided by BS&A's designated payment processor, as BS&A may designate from time to time ("**Processor**"). As of the effective date of this Addendum, the Processor is Stripe, Inc. ("**Stripe**"). This Addendum will apply if Customer sets up an account with the Processor (with Stripe as processor, such account is referred to herein as the "**Stripe Connected Account**"), to receive payment processing services from Processor ("**Payment Processing Services**") through such integration. Capitalized terms used but not defined here will have the meanings given to them in the Agreement or in the Stripe Agreements (defined below).

1. Payment Processing Services

1.1 Processor Agreements. As of the effective date of this Addendum, use of the Payment Processing Services is subject to the Stripe Connected Account Agreement, the Stripe Privacy Policy, and other terms and conditions of Stripe, as each may be updated or modified by Stripe from time to time (collectively, the "**Stripe Agreements**"). Customer may not use any Payment Processing Services until Customer agrees to the Stripe Agreements, and by agreeing to this Addendum, Customer expressly (a) accepts and agrees to the Stripe Agreements, and (b) authorizes BS&A to capture Customer's electronic or digital acceptance of the Stripe Agreement and provide proof of such acceptance to Stripe as may be requested by Stripe. Customer understands that the Stripe Agreements are solely between Customer and Stripe, and the Payment Processing Services are provided solely by Stripe. BS&A is not a party to the Stripe Agreements, has no control over the Payment Processing Services and the Stripe Agreements, and will have no liability under the Stripe Agreements or in any way relating to the Payment Processing Services. Customer is responsible for checking for applicable updates to the Stripe Agreements from time to time, and any use by Customer of the Payment Processing Services following a change to the Stripe Agreements shall constitute acceptance of such change.

1.2 Customer Information and onboarding. Customer will follow the onboarding procedures and policies provided by BS&A and Stripe (as may be amended from time to time), and Customer will provide all requested information. All information provided by Customer to BS&A must be truthful and accurate. Customer acknowledges that Processor has the ultimate decision whether to approve Customer for the Payment Processing Services.

1.3 Transaction Processing and Settlement. Transactions are processed by Processor, not BS&A. Stripe (or its partner banks) will settle Transaction proceeds to Customer's designated bank account in accordance with the Stripe Agreements. Customer acknowledges and agrees that its processed transactions may be deposited into to a pooled account held for the benefit of Customer and other customers of BS&A held at any financial institution so that such funds may be combined and aggregated with other funds that are ultimately settled to Customer by such financial institution. Customer understands and agrees that BS&A does not process, receive, or hold Customer funds at any time and that BS&A is not a bank, money transmitter, or other money services business (as such terms are defined by the Bank Secrecy Act or any state law). To the extent BS&A is deemed to hold or receive funds (constructively or otherwise) of any customer of Customer at any point in time, Customer hereby irrevocably appoints BS&A as its non-fiduciary agent for the limited purpose of collecting, receiving, holding, and settling funds from Customer's customer (the cardholder) on Customer's behalf. In such

event, such funds shall be deemed received by Customer upon receipt by BS&A and shall satisfy the cardholder's obligation to Customer in connection with the transaction for the goods or services sold by Customer. If BS&A fails to remit such funds to Customer, Customer's sole recourse for such event is solely against BS&A and not against the cardholder or the cardholder's financial source.

1.4 Data Usage and Sharing. Customer authorizes BS&A to (a) access and receive data relating to Customer's Stripe Connected Account (as such term is defined in the Stripe Agreements), including transaction and usage data and other data about the Stripe Connected Account; (b) share data regarding the Stripe Connected Account, related activity and other Customer data with Stripe in connection with the Payment Processing Services; and (c) issue instructions to Stripe regarding Transactions and funds processed by Stripe. Customer agrees to complete and submit any additional authorization forms or other such documentation as requested by BS&A or Stripe.

2. Payment Terms

2.1 Fees. The fees for the Payment Processing Services will be as set forth in Schedule A of this Addendum and will be automatically debited by BS&A via ACH from the depository account designated by Customer that is on file with BS&A ("**Customer Account**"). Customer hereby authorizes BS&A, Processor, their financial institutions and any of their assignees to collect amounts owed under this Addendum (including, but not limited to, the fees for the Payment Processing Services set forth on Schedule A and any liabilities arising under this Addendum) by debiting funds from the Customer Account ("**ACH Debit Authorization**"). All payments are non-refundable. If Customer fails to make any payment when due (or any ACH Debit of the Customer Account is returned or rejected for any reason), late charges will accrue as permitted pursuant to Section 7.1 of the Agreement. For clarity, any fees or payment terms that may be posted on Stripe's website for Stripe's direct customers are not applicable. All fees are exclusive of any applicable taxes, unless otherwise provided. Customer agrees that all ACH transactions authorized pursuant to this authorization comply with all applicable laws and with the Network Rules (including the Nacha Operating Rules). Notwithstanding anything to the contrary in the Agreement, fees for the Payment Processing Services can be amended upon thirty days notice to Customer.

2.2 Disputes. If Customer believes that there is an error in any statement provided by BS&A or any information reported by BS&A regarding a Transaction, or any error made in the amount of a payment or settlement, Customer must notify BS&A within thirty (30) days of Customer's receipt of the statement or payment containing the error or it will waive such claim.

2.3 Tax Reporting. BS&A may send documents to Customer and the Internal Revenue Service (IRS) or other tax authority for Transactions processed using the Payment Processing Services. BS&A may have tax reporting responsibilities in connection with the Payment Processing Services such as an Internal Revenue Service report on Form 1099-K (which reports Customer's gross transaction amounts each calendar year to the IRS), or state or other taxing authority requirements. Customer acknowledges that BS&A or Stripe (as determined in their sole discretion) will report the total amount of transactions received by Customer in connection with the Payment Processing Services each calendar year as required by the taxing authorities. Customer will cooperate with BS&A and Stripe in providing accurate and complete tax reporting information, including any other information that may be required by the taxing authorities to fulfil tax reporting described herein. Customer represents and warrants that all information that it submits for tax reporting purposes is complete and accurate to the best of its knowledge, and that BS&A and Stripe may rely on all such information submitted by Customer. Customer agrees that neither Stripe nor BS&A will be liable for any penalty or other damages stemming from any 1099-K form that is issued incorrectly if it comports with the information provided by

Customer, and neither Stripe nor BS&A will have any obligation to verify the legal name or tax ID number for reporting purposes. Customer understands and agrees that BS&A and Stripe may submit tax reporting information exactly as provided by Customer. Notwithstanding the foregoing, BS&A or Stripe may in their sole discretion investigate or validate any tax reporting information or other information submitted by Customer.

2.4 Electronic Delivery of Tax Documents. In connection with the tax reporting activities described above, Customer may elect to receive electronic delivery of the referenced tax-related documents from BS&A or Stripe, including through BS&A's platform or another online portal whereby Customer can access and download the applicable statements. If Customer elects to receive tax documents electronically, it will provide such consent by clicking an "I Accept" or similar button or checking a box captioned with acceptance and consent language ("**Tax E-Delivery Consent**"). The Tax E-Delivery Consent will remain in effect until withdrawn by Customer. The Tax E-Delivery Consent may be printed or downloaded. If Customer does not specifically consent to the electronic delivery of tax-related documents, Customer will receive paper copies of all required tax-related documents, including Form 1099-K. BS&A or Stripe will notify Customer once the applicable tax forms become available via the email address BS&A has on file for Customer.

3. Compliance

3.1 Laws and Rules. Customer agrees to comply at all times with all applicable laws and regulations as well as the rules and regulations of all applicable payment networks ("**Network Rules**"), including industry standards such as the Payment Card Industry Data Security Standards ("**PCI-DSS**"). Additional data protection standards and policies which Customer must comply with are set forth in the Stripe Agreements. Furthermore, Customer acknowledges and agrees that it is fully responsible for all acts and omissions of its employees, contractors, and agents and will ensure their compliance with all laws and Network Rules as well as Customer's other obligations under this Addendum and the Stripe Agreements.

3.2 Customer's Business. Customer understands that any transactions involving Customer's goods or services which are processed through the Payment Processing Services pursuant to this Addendum ("**Transactions**") are between Customer and its customer (the cardholder), and any issues relating to a Transaction are solely between Customer and the cardholder. Customer is solely responsible for all liabilities associated with Customer's payment processing activity and use of the Payment Processing Services, including without limitation with respect to chargebacks, refunds, identity theft, fraud and any assessments or fees imposed by Stripe, a sponsor bank, the card networks or any third party. Customer is responsible for determining what, if any, taxes apply to the goods and services Customer provides to its cardholders and the payments Customer makes or receives, and it is Customer's responsibility to collect, report and remit the correct tax to the appropriate tax authority. Customer will comply with any and all applicable tax laws, including those in connection with Transactions.

3.3 Prohibited Activities. Customer will not use the Stripe Connected Account for any activity prohibited by Stripe, including but not limited to those activities listed in the section of Stripe Services Agreement titled "Services Restrictions" or those activities listed in the Stripe Restricted Businesses List. Customer shall not use the Payment Processing Services to conduct a Restricted Business or transact with a Restricted Business. Customer may not use the Payment Processing Services in breach of the Connected Account Agreement or for any activity that applicable law or the Stripe Agreements prohibit.

3.4 Fraud Monitoring. BS&A and Stripe may monitor Transactions for the purpose of determining fraudulent activity and whether Customer is in good standing. Such monitoring if conducted, will be for the benefit of BS&A and/or Stripe only. BS&A does not have any obligation to monitor Transactions on

Customer's behalf. Based on BS&A's methods, which are subject to change without notice, BS&A may decide to suspend Customer's access to the Payment Processing Services, or in other ways limit Customer's privileges to the extent BS&A deems necessary or useful to prevent fraud or losses. Without limiting the foregoing, BS&A may delay, in its sole discretion, or at the direction of Stripe sending instructions on Customer's behalf if BS&A reasonably believes that Customer's instructions may involve fraud or misconduct, or violate applicable law, rule, regulation, order, this Addendum, or other applicable BS&A or Stripe policies, as determined by BS&A or Stripe in their sole and absolute discretion.

3.5 Cardholder Fee Programs. If Customer elects to impose a fee on cardholders with respect to Transactions (including a surcharge for credit cards, a convenience fee, service fee or other similar type of fee) or implement a discount based on the type of payment method used for a Transaction (including cash, check, or ACH) (collectively, "**Cardholder Fee Program**"), Customer must first seek approval from BS&A. Customer is solely responsible for its compliance with all applicable Network Rules and all present and future federal and state laws and regulations relating to any such Cardholder Fee Program and any required consumer disclosures related thereto. Although BS&A may, in its discretion, assist Customer with disclosures and practices relating to such Cardholder Fee Programs, BS&A's provision or approval of any materials or practices shall not be deemed a confirmation that such materials or practices comply with the Network Rules or applicable law and shall not in any way relieve Customer from its responsibility to ensure that all program materials and practices comply with the Network Rules and applicable law. Customer must provide BS&A with at least at thirty (30) days prior written notice before implementing (or announcing publicly that it intends to implement) any Cardholder Fee Program that would be considered a surcharge program under the Network Rules.

4. Chargebacks

4.1 Chargebacks. If BS&A determines in its sole discretion that Customer is incurring excessive chargebacks, BS&A may establish controls or conditions governing Customer's use of the Payment Processing Services, including without limitation, by (a) establishing new fees, (b) instructing Stripe to require a reserve, (c) instruct Stripe to delay payouts, and/or (d) terminating this Addendum and access to the Payment Processing Services. Notwithstanding anything to the contrary herein, for any Transaction that results in a chargeback, BS&A may direct the withholding of the chargeback amount and any associated fees. Customer authorizes BS&A to deduct or debit the amount of any chargeback and any associated fees, fines, or penalties assessed by a third party, from Customer's Account or offset from any amounts otherwise due to Customer. Further, if BS&A reasonably believes that a chargeback is likely with respect to any Transaction, BS&A may instruct Stripe to withhold the amount of the potential chargeback from payments otherwise due to Customer until such time that: (a) a chargeback is assessed, in which case BS&A will retain the funds; (b) the period of time under applicable law or Rule by which the cardholder may dispute the Transaction has expired; or (c) BS&A determines that a chargeback on the Transaction will not occur, in which case BS&A will instruct the release of the withheld funds to Customer. If BS&A is unable to recover funds related to a chargeback for which Customer is liable, BS&A may set off or debit Customer's Account for the full amount of the applicable chargeback, or, if BS&A is unable to do so, Customer shall pay BS&A the amount of such chargeback and any associated fees, fines or penalties immediately upon demand. Customer will pay all costs and expenses, including without limitation attorneys' fees, other legal expenses, and handling fees incurred by or on behalf of BS&A in connection with the collection of all chargebacks. This section will survive termination of this Addendum. Additional chargeback terms and requirements are set forth in the Stripe Agreements.

4.2 Investigations. BS&A is not obligated to intervene in any dispute arising between Customer and cardholders. Notwithstanding anything to the contrary herein, if BS&A needs to conduct an investigation or resolve any pending dispute related to chargebacks or Transactions, Customer will assist BS&A when requested, at Customer's expense, to investigate such Transactions. Customer will timely submit all applicable information, documentation, or evidence related to such chargeback to BS&A, within the timeframe instructed by BS&A, necessary for BS&A to meet card network timelines for submitting evidence and responding to a chargeback. Customer authorizes BS&A to share information about a chargeback with the cardholder, the cardholder's financial institution and Customer's financial institution in order to investigate or mediate a chargeback. BS&A will request necessary information from Customer to contest the chargeback. If a chargeback dispute is not resolved in Customer's favor by the card network or issuing bank or Customer chooses not to contest the chargeback, BS&A may recover the chargeback amount and any associated fees. Customer acknowledges that its failure to assist BS&A in a timely manner when investigating a Transaction, including providing necessary documentation within the time period specified in BS&A's request, may result in an irreversible chargeback. BS&A will charge a fee as set forth in the applicable price schedule for mediating or investigating chargeback disputes, in addition to any other chargeback fees set forth in this Addendum or the Agreement, if applicable. BS&A reserves the right to change such fee at any time. If BS&A reasonably suspects that the Customer's access to the BS&A platform or Payment Processing Services has been used for an unauthorized, illegal, or criminal purpose, Customer gives BS&A express authorization to (but understands that BS&A is not obligated to) share information about Customer and any Transactions with law enforcement.

5. Liability

5.1 Indemnification.

5.1.1 In addition to the indemnification obligations under the Agreement, Customer will indemnify and hold harmless BS&A and its officers, affiliates, and representatives from and against any and all losses, damages, claims, assessments, chargebacks, fees, and other amounts incurred arising out of or in any way related to: (a) Customer's breach of any of its representations, warranties or covenants in this Addendum; (b) the Stripe Agreements or Customer's use of the Payment Processing Services, including all activity on Customer's Stripe account; (c) Customer's violation or non-compliance with any applicable law, rule, regulation, order, or Network Rules (including non-compliance of PCI-DSS); (d) all Merchant Losses (as defined in the Stripe Agreements); (e) Customer's implementation of a Cardholder Fee Program; and (f) Customer's gross negligence or willful misconduct.

5.1.2 In addition to the indemnification obligations under the Agreement, BS&A will indemnify and hold harmless Customer and its officers, affiliates, and representatives from and against any and all losses, damages, claims, and other amounts incurred resulting from third party claims to the extent directly and solely arising out of: (a) BS&A's breach of any of its representations, warranties or covenants in this Addendum; (b) BS&A's violation or non-compliance with any applicable law, rule, regulation, or order; and (c) BS&A's gross negligence or willful misconduct.

5.2 Limitation of Liability. TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT SHALL BS&A, ITS OFFICERS, DIRECTORS, EMPLOYEES, AFFILIATES, OR AGENTS, BE LIABLE TO CUSTOMER OR ANY OTHER PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, OR CONSEQUENTIAL OR EXEMPLARY DAMAGES, WHETHER BASED ON WARRANTY, CONTRACT, TORT (INCLUDING NEGLIGENCE), OR ANY OTHER LEGAL THEORY, AND WHETHER OR NOT BS&A IS ADVISED OF THE POSSIBILITY OF SUCH

DAMAGES. EXCEPT FOR BS&A'S INDEMNITY OBLIGATIONS SET FORTH IN SECTION 5.1.2, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL BS&A'S TOTAL CUMULATIVE LIABILITY ARISING OUT OF OR RELATED TO THIS ADDENDUM EXCEED IN THE AGGREGATE THE TOTAL FEES CUSTOMER PAID TO BS&A UNDER THIS ADDENDUM IN THE SIX (6) MONTHS IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO THE LIABILITY. THE EXISTENCE OF MULTIPLE CLAIMS WILL NOT ENLARGE THIS LIMIT. BS&A'S LIABILITY IN CONNECTION WITH ITS INDEMNITY OBLIGATIONS SET FORTH IN SECTION 5.1.2, SHALL NOT EXCEED IN THE AGGREGATE THE TOTAL FEES CUSTOMER PAID TO BS&A UNDER THIS ADDENDUM IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO THE LIABILITY. FOR THE AVOIDANCE OF DOUBT, CUSTOMER AGREES AND ACKNOWLEDGES THAT ANY ASSESSMENT, FINE, PENALTY, FEE, OR OTHERWISE IMPOSED BY STRIPE, A BANK, A CARD NETWORK OR A GOVERNMENT AGENCY OR REGULATOR WILL BE DEEMED TO BE A DIRECT DAMAGE AND NOT INDIRECT, CONSEQUENTIAL, OR INCIDENTAL.

5.3 Force Majeure. BS&A is not responsible for any delay or failure in performing its obligations under this Addendum, in whole or in part, for any cause or circumstance outside its reasonable control, including, without limitation: fires, floods, storms, earthquakes, civil disturbances, disruption of telecommunications, pandemics, transportation, utilities, services or supplies, governmental action, computer viruses, corruption of data, failures of Processor or other third party provider, DDoS or other computer attacks, incompatible or defective equipment, software, or services, or otherwise.

6. Term and Termination

6.1 Term. This Addendum will be effective on the date that BS&A approves Customer for the Payment Processing Services and will continue for one (1) year ("**Initial Term**") unless earlier terminated in accordance with this section. This Addendum will automatically renew for consecutive one (1)-year renewal terms (each a "**Renewal Term**" and together with the Initial Term, the "**Term**") unless either party gives the other party written notice of non-renewal no less than sixty (60) days before the end of the then-current Term.

6.2 Termination. This Addendum will automatically terminate upon termination of the Agreement.

6.3 Termination by BS&A. In addition to the termination rights set forth under the Agreement, BS&A will have the right to terminate this Addendum immediately, with or without notice, for: (a) Customer breaches any provision of this Addendum or any Stripe Agreements; (b) Customer or its employees and agents use the Payment Processing Services in a manner inconsistent with the intended purpose; (c) Customer or its employees and agents violate any applicable laws or Network Rules; or (d) BS&A is required to terminate this Addendum by Stripe, government agency, payment network, or other regulator. BS&A will not be liable to Customer or other third party for termination of the Payment Processing Services for any reason. Upon the termination of the Stripe Agreements or the Customer's Stripe Connected Account for any reason, this Addendum will automatically terminate.

6.4 Effect of Termination. The termination of this Addendum will not affect any of BS&A's rights or Customer's obligations arising under this Addendum. After termination of this Addendum and/or Customer's Stripe account, Customer shall continue to be liable for all chargebacks, refunds, fees, card network liabilities, credits, and adjustments resulting from or relating to Transactions processed pursuant to this Addendum. The termination of Customer's access to Payment Processing Services will be effective immediately. Customer authorizes BS&A to notify Stripe of any termination of this Addendum; however, Customer is responsible to manually close its Stripe Connected Account separately in accordance with Stripe procedures.

7. General

7.1 Precedence. Any inconsistency, conflict, or ambiguity between these Addendum and the Agreement will be resolved by giving precedence and effect to this Addendum, but only to the extent of the inconsistency, conflict, or ambiguity. Other than as expressly amended by this Addendum, all other provisions of the Agreement will remain in full force and effect.

7.2 Amendments. Except as set forth below in this section, this Addendum may only be amended with the written consent of both parties. Notwithstanding the foregoing, BS&A reserves the right to amend this Addendum without the consent of Customer if such amendment is required to comply with applicable laws, Network Rules or the directives of the Processor or any payment network. BS&A will use reasonable efforts to give Customer thirty (30) days' prior notice of any such amendment. Additionally, during the Term and upon at least 30 days' prior written notice, BS&A may amend this Addendum to pass through increases in third party costs and fees, including but not limited to fees and assessments charged by Stripe, payment networks, or BS&A's vendors and service providers. BS&A may amend this Agreement other than as indicated herein, including applicable fees and rates, no less than ninety (90) days before the end of the then-current Term.

7.3 Dispute Resolution. The dispute resolution provisions of the Agreement, including the choice of law and venue will apply to any and all disputes or claims arising under this Addendum.

7.4 Counterparts. This Addendum may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. An electronic signature shall be accepted as an original for all purposes. This Addendum may be executed and delivered by electronic means (including click-to-accept) and the parties agree that such electronic execution and delivery will have the same force and effect as delivery of an original document with original signatures, and that each party may use such electronic signatures as evidence of the execution and delivery of this Addendum to the same extent that an original signature could be used.

Signature: _____

Name:

Title:

Date:

Tax E-Delivery Consent

Please read this information carefully and print or download a copy for your files.

Consent to Electronic Delivery of Tax-Related Documents

By executing the Addendum or otherwise accepting this Tax E-Delivery Consent ("**Consent**"), you acknowledge that you have read and understand the terms of this Consent, and you affirmatively elect and consent to receive tax-related documents in connection with the Payment Processing Services ("**Tax Documents**"), including but not limited to IRS Form 1099-K, via electronic delivery.

This Tax E-Delivery Consent ("**Consent**") is effective until withdrawn in the manner described below. You understand you will **NOT** receive hard (paper) copies of Tax Documents unless and until such withdrawal.

This is your copy of the Consent. Please print, download, and save a copy of this Consent for your records.

Electronic Delivery

You agree that BS&A may deliver Tax Documents to you in any of the following ways:

- (a) via email at the email address BS&A has on file for you; and/or
- (b) via an online interface which allows you to view and download the Tax Documents. For example, such interface may be provided through your account or profile on the BS&A services, if applicable. If Tax Documents are provided via the BS&A services or other online interface, BS&A (or its processor or service provider, as applicable) will notify you via email once each Tax Document becomes available.

Additional or Substitute Paper Copies

In addition to obtaining electronic copies, you may also request paper copies of your Tax Documents by contacting BS&A at the contact information provided below. Note that requesting a paper copy of Tax Documents will be considered a one-time request and will not be considered a withdrawal of this Consent. You must formally withdraw this Consent in the manner described below to begin regularly receiving paper copies of Tax Documents on a going-forward basis.

For information that is required by law to be sent to you, including Form 1099-K and other Tax Documents, as applicable, if BS&A receives notice that an email is undeliverable due to an incorrect or inoperable email address, or if BS&A is otherwise unable to deliver your Tax Documents via electronic means, BS&A will attempt to send such information via U.S. Postal Service to the mailing address BS&A has on file for you.

Notification of Change of Tax Information or Email

You must notify BS&A promptly if your email address used to receive Tax Documents, notifications, or other account information changes. You must also notify BS&A promptly of any relevant change in your information as it appears on your Form W-9, including your name, address, or taxpayer identification number. BS&A must have such information exactly as it appears on your Form W-9 in order to properly fill out and issue your Form 1099-K.

By agreeing to this Consent, you agree to notify BS&A promptly of any such change, by contacting BS&A by mail or email at the contact information provided below

Withdrawal or Termination this Consent

You may withdraw this Consent at any time by providing written notice of withdrawal to BS&A by mail or email at the contact information provided below. In each case, you must state that you are withdrawing consent to paperless delivery of tax-related documents, and you must provide your name and taxpayer identification number exactly as they appear on your IRS Form W-9.

You understand that withdrawal of this Consent is prospective only; withdrawal ensures that future Tax Documents will be delivered to you in paper, but does not apply to any Tax Document that has already been furnished to you electronically. BS&A may take up to 10 business days after receipt of your withdrawal to process your request.

In addition, BS&A reserves the right to terminate this Consent and stop electronic delivery of Tax Documents at any time by giving notice to you. If BS&A does so, BS&A will send future Tax Documents as paper copies, via mail.

System Requirements

To access Tax Documents electronically, you need a computer system or mobile device that, at minimum, has the following features and capabilities:

- internet access;
- browser software (at least 128-bit encryption, JavaScript enabled);
- application that can read and display PDF files;
- sufficient hardware necessary to support the above features, including sufficient storage to download and retails files to keep a copy for your records; and
- printer (if you want to print a hard copy).

By agreeing to this Consent you certify that your computer system or mobile device meets these hardware and software requirements.

Contact BS&A

You may contact BS&A by mail or email to update your Form W-9 information or to withdraw this Consent at:

BS&A Software, LLC

- 14965 Abbey Ln, Bath Twp, MI 48808
- payments@bsasoftware.com

Signature: _____

Name:

Title:

Date:

Schedule A – Payment Processing Services & Fees

Service	Fee
Payment Processing Implementation	\$0
Monthly Account Fee	\$0
Gateway	\$0
PCI DSS	\$0
Tokenization	\$0
Chargeback / Dispute Management	\$0
Real-Time ACH Validation	\$0
Real-Time Transaction Fraud & Risk Monitoring	\$0
Text – to – Pay	\$0
IVR	\$0

Credit Card – Visa, Mastercard, Discover, American Express – Pass-Through to Payor		
Online, Text, IVR, Counter	Percentage	Per Transaction
Utility Billing	2.95%	\$0.50
Tax	2.80%	\$0.50
Misc.	2.95%	\$0.50

Credit Card – Visa, Mastercard, Discover, American Express – Absorbed by Municipality		
Online, Text, IVR, Counter	Percentage	Per Transaction
Utility Billing	2.80%	\$0.50
Tax	2.80%	\$0.50
Misc.	2.80%	\$0.50

ACH – Pass-Through to Payor	
Transaction Amount	Fee per Transaction
\$0 - \$1,000	\$3.00
\$1,001 - \$5,000	\$6.00
\$5,001 +	\$12.00

ACH – Absorbed by Municipality	
Transaction Amount	Fee per Transaction
\$0 - \$1,000	\$1.50
\$1,000 - \$5,000	\$3.00
\$5,000 +	\$6.00

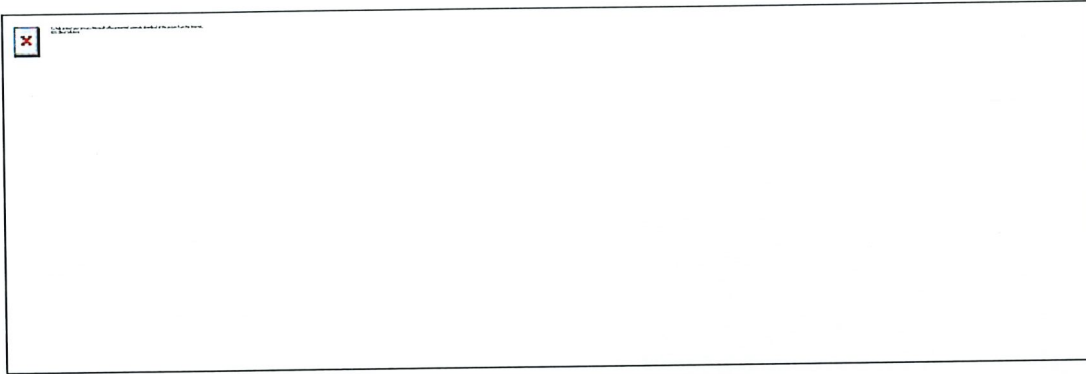
Item	Price	Quantity	Total
Stripe S700 Terminal and Dock	\$415.00		\$
Stripe S700 Terminal	\$350.00	1	\$ 350
Stripe S700 Dock	\$65.00		\$
Stripe S700 Hub	\$50.00		\$
Stripe S700 Case	\$35.00		\$

Payment Type	Accept Payments Using This Method
Online with BS&A Online	✓
Text-to-Pay	✓
IVR Phone Payments	✓
Counter with Cash Receipting	✓

Type	Pass Through to Payor	Absorbed by Municipality
Credit Card Fees - Online	✓	
Credit Card Fees - Text	✓	
Credit Card Fees - IVR	✓	
Credit Card Fees - Counter	✓	
ACH Fees - Online	✓	
ACH Fees - Text	✓	
ACH Fees - IVR	✓	

Howell Township Treasurer

From: G2G Cloud Solutions <oakgov@service.govdelivery.com>
Sent: Tuesday, April 22, 2025 3:02 PM
To: Howell Township Treasurer
Subject: UPCOMING G2G PAYMENT PLATFORM CHANGES



Hello G2G Cloud Solutions Participants!

We are pleased to inform you that we are moving the G2G Cloud Solutions Program to a new platform with **PayIt™**. The current platform and services will end as of December 31, 2025.

The new platform will provide **enhanced payment options like eWallet** (i.e. ApplePay, GooglePay) as well as the **option to create a profile** for a more personalized user experience.

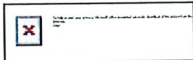
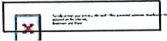
Other Changes

1. Beginning **July 1, 2025**, the **Service Fee** schedule will be eliminated and **replaced** with a **flat percentage rate of 3.5%** for credit cards. The \$2.50 flat rate Service Fee for ACH will not change.
2. **Revenue Sharing for G2GCS Service Fees will end December 31, 2025.**
3. Due to the above changes, new **Interlocal Agreements and Exhibits** for the new programs will be issued within the next 3 months.
4. **G2G payment card devices** will be **replaced with Ingenico™ Lane/3600** payment devices (**see [brochure](#) for more information**) at a cost of **\$450 per device**. Additional available options:
 - - Standard mount = \$60 per device
 - Deluxe mount with key = \$75 per device

- Lane/7000 payment device = \$200 per device

A G2G Cloud Solutions representative will be reaching out to obtain additional information as well as all the documentation necessary for transition to the new platform. The email will come from Transition@g2gcloud.com.

If you have any questions, please reach out to our team at Transition@g2gcloud.com. We appreciate your business!



Questions?
[Contact Us](#)

STAY CONNECTED:

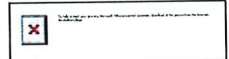


SUBSCRIBER SERVICES:

[Manage Preferences](#) | [Unsubscribe](#) | [Help](#)

This service is provided to you by [Oakland County, Michigan](#).

This email was sent to treasurer@howelltownshipmi.org using GovDelivery Communications Cloud on behalf of: Oakland County, Michigan · 1200 North Telegraph Road · Pontiac, MI 48341 · 1-888-350-0900 · [Unsubscribe](#)



8B

Howell Township
Human Resources Committee Meeting
Date May 20, 2025 4:00 pm

Attending: Mike Coddington, Sue Daus, Jonathan Hohenstein

2025-2026 Payroll Discussion

The Committee discussed pay increases for the 2025-2026 budget year.

Last year the Township used a method to determine pay increases that are a certain percentage above the Social Security Cost of Living Adjustment (COLA). The Committee has researched the COLA and is providing the recent history in the chart below. As indicated at both the 2025-2026 Budget Public Hearing and during the May Board meeting Deputy Supervisor Kilpela indicated that the budget could support up to a 5% pay increase for the 2025-2026 budget year without a budget amendment. The Committee recommends that the Board discuss and consider any increase as two separate parts:

1. the COLA as a minimum increase to keep staff from losing ground due to inflationary pressures
2. any proposed pay increase

S.S. Cost of Living Adjustment

2019-Jan.	2.80%
2020-Jan.	1.60%
2021-Jan.	1.30%
2022-Jan.	5.90%
2023-Jan.	8.70%
2024-Jan.	3.20%
2025-Jan.	2.50%

Respectfully submitted,
Jonathan Hohenstein

**Howell Township
Livingston County, Michigan**

Resolution to Establish Township Officers Salary

Supervisor

June 9, 2025

06.25._____

At a regular meeting of the Howell Township Board, held at the Township Hall on the 9th day of June 2025 at 6:30 p.m.

Present:

Absent:

The following resolution was offered by _____ and supported by _____:

Whereas, the Board of the Township of Howell, County of Livingston, State of Michigan, at a regular meeting held after the budget meeting,

Be it resolved, that this resolution is subject to MCL 41.95(3). In a township that does not hold an annual meeting; the salary for officers of the Township Board shall be determined by the Township Board.

Now therefore, be it resolved, by the Board of Howell Township, that as of the 1st day of July, 2025 the salary of the Supervisor shall be as follows: \$_____ fixed annual salary and \$80.00 per diem for subsequent meetings after attending the first meeting in a month.

Yeas:

Nays:

RESOLUTION DECLARED _____

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Clerk for the Township of Howell, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Howell Township Board at a meeting held on the 9th day of June 2025, and further certify that the above resolution was adopted at said meeting.

Sue Daus, Howell Township Clerk

**Howell Township
Livingston County, Michigan**

**Resolution to Establish Township Officers Salary
Clerk**

**June 9, 2025
06.25, _____**

At a regular meeting of the Howell Township Board, held at the Township Hall on the 9th day of June 2025 at 6:30 p.m.

Present:

Absent:

The following resolution was offered by _____ and supported by _____:

Whereas, the Board of the Township of Howell, County of Livingston, State of Michigan, at a regular meeting held after the budget meeting,

Be it resolved, that this resolution is subject to MCL 41.95(3). In a township that does not hold an annual meeting; the salary for officers of the Township Board shall be determined by the Township Board.

Now therefore, be it resolved, by the Board of Howell Township, that as of the 1st day of July, 2025 the salary of the Clerk shall be as follows: \$ _____ fixed annual salary and \$80.00 per diem for subsequent meetings after attending the first meeting in a month.

Yeas:

Nays:

RESOLUTION DECLARED _____

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Clerk for the Township of Howell, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Howell Township Board at a meeting held on the 9th day of June 2025, and further certify that the above resolution was adopted at said meeting.

Sue Daus, Howell Township Clerk

**Howell Township
Livingston County, Michigan**

Resolution to Establish Township Officers Salary

Treasurer

June 9, 2025

06.25._____

At a regular meeting of the Howell Township Board, held at the Township Hall on the 9th day of June 2025 at 6:30 p.m.

Present:

Absent:

The following resolution was offered by _____ and supported by _____:

Whereas, the Board of the Township of Howell, County of Livingston, State of Michigan, at a regular meeting held after the budget meeting,

Be it resolved, that this resolution is subject to MCL 41.95(3). In a township that does not hold an annual meeting; the salary for officers of the Township Board shall be determined by the Township Board.

Now therefore, be it resolved, by the Board of Howell Township, that as of the 1st day of July, 2025 the salary of the Treasurer shall be as follows: \$_____ fixed annual salary and \$80.00 per diem for subsequent meetings after attending the first meeting in a month.

Yeas:

Nays:

RESOLUTION DECLARED _____

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Clerk for the Township of Howell, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Howell Township Board at a meeting held on the 9th day of June 2025, and further certify that the above resolution was adopted at said meeting.

Sue Daus, Howell Township Clerk

**Howell Township
Livingston County, Michigan**

Resolution to Establish Township Officers Salary

Trustee

June 9, 2025

06.25._____

At a regular meeting of the Howell Township Board, held at the Township Hall on the 9th day of June 2025 at 6:30 p.m.

Present:

Absent:

The following resolution was offered by _____ and supported by _____:

Whereas, the Board of the Township of Howell, County of Livingston, State of Michigan, at a regular meeting held after the budget meeting,

Be it resolved, that this resolution is subject to MCL 41.95(3). In a township that does not hold an annual meeting; the salary for officers of the Township Board shall be determined by the Township Board.

Now therefore, be it resolved, by the Board of Howell Township, that as of the 1st day of July, 2025 the salary of the Trustee shall be as follows: \$ _____ fixed annual salary and \$80.00 per diem for subsequent meetings after attending the first meeting in a month.

Yeas:

Nays:

RESOLUTION DECLARED _____

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Clerk for the Township of Howell, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Howell Township Board at a meeting held on the 9th day of June 2025, and further certify that the above resolution was adopted at said meeting.

Sue Daus, Howell Township Clerk

8C

RECEIVED

MAR 17 2025

HOWELL TOWNSHIP**HOWELL TOWNSHIP****Application for Re-Zoning/Text Amendment**

3525 Byron Road Howell, MI 48855

Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

Fee: \$1000.00

PC 2025-03

Parcel ID #: 4706-	<u>12 400 010</u>	Date	<u>3</u>
Applicant Name	<u>Alisa & Marc Seyburn</u>		
Applicant Address	<u>779 Elderberry Ct - Commerce Twp., MI 48390</u>		
Phone	<u>[REDACTED]</u>	Fax	<u>[REDACTED]</u>
Email	<u>[REDACTED]</u>		
Property Owner Name	<u>Alisa & Marc Seyburn</u>		
Phone	<u>[REDACTED]</u>	Fax	<u>[REDACTED]</u>
Email	<u>[REDACTED]</u>		

Current Zoning Classification	<u>Single Family Housing</u>	Proposed Zoning Classification	<u>Agricultural / Rural Residential</u>
Existing Use	<u>Vacant</u>	Proposed Use	<u>Working Farm</u>
Legal description (attach copy if necessary)			
<u>See attached</u>			

Request	<u>change in Ordinance / Zoning Map:</u>
<u>Agricultural / Rural Residential</u>	

Reason for Requested Change:

Desire general agricultural activities, including receiving and handling of sheep, horses, and other domestic animals with necessary agricultural buildings/barns, Functionally related to on-site agricultural activities.

Has the Applicant made a previous request to rezone the property?

☐

Yes

☒

No

If yes, state when and the decision of the Township Board:

Owner, being first fully sworn, on oath deposes and says that all of the above statements in this application herewith are true.

Owner Signature

Alisa Seyburn

Date

3.15.25

Printed Name

Alisa Seyburn

Subscribed and sworn to before me

This *15th* day of *March*, *2025*

Emily Nuttall

Notary Public

Oakland County, Michigan

My commission expires: *10/29/2030*



TOWNSHIP HOURS 8-5 MONDAY-THURSDAY. CLOSED FRIDAYS.
POSTMARKS ARE NOT ACCEPTED. USE DROP BOX AFTER HOURS,
PAYMENTS WILL BE POSTED NEXT BUSINESS DAY. PLEASE WRITE
PROPERTY NUMBER AND PHONE NUMBER ON CHECK. RECEIPTS ARE
GIVEN UPON REQUEST.

TOWNSHIP OFFICE WILL BE CLOSED: DECEMBER 24, 25 AND 31,
2024

LAST DAY TO PAY TAXES IN 2024: DECEMBER 30, BY 5 PM.

TOWNSHIP SPRING CLEAN UP DAY - MAY 17, 2025 9:00A.M. TO
NOON INFORMATION AVAILABLE AT HOWELLTOWNSHIPMI.ORG

PROPERTY INFORMATION

Property Assessed To:
SEYBURN MARC AND ALISA
7457 FRANKLIN RD STE 250
BLOOMFIELD HILLS, MI 48301-3612

Prop #: 4706-12-400-010 HOWELL PUBLIC SCHOO
Prop Addr: MARR - VACANT School: 47070

Legal Description:

SEC 12 T3N R4E BEG 847 FT N & 272 FT W OF SE COR, W 1852 FT, N N 1130
FT, E 2121.5 FT, S3/4W 235.7 FT, W 236 FT, S 896 FT TO BEG, EXC THE E 25
AC, THEREOF. 24.5 AC.

As of March 1st, all or part of your prior year taxes
were returned delinquent to the County. For more
information please call the County Treasurer (517) 546
-7010.

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
operations for the following fiscal year(s):

County: 01-01 - 12-31
Twn/Cty: 07-01 - 06-30
School: 07-01 - 06-30
State: 10-01 - 09-30
Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is due: 02/14/2025

Pay by mail to: HOWELL TOWNSHIP TREASURER
3525 BYRON ROAD
HOWELL, MI 48855

SUMMER TAXES OWING

TAX DETAIL

Taxable Value: 51,362 RESIDENTIAL-VACANT
State Equalized Value: 96,647 Class: 402
PRE/MBT %: 0.0000

THIS ESCROW COMPANY REQUESTED YOUR BILL:

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
COUNTY AMBULANCE	0.28230	14.49
HCMA - PARKS	0.20620	10.59
VETERANS RELIEF	0.09180	4.71
HOWELL ALLOC	0.84530	43.41
HOWELL ROAD	0.90020	46.23
HO SCHOOL DEBT	2.75000	141.24
HO LIBRARY	1.02320	52.55
HO FIRE AUTH	1.98400	101.90
HAPRA - PARKS	0.50000	25.68

Total Tax	8.58300	440.80
Administration Fee		4.40
Interest/Penalty		
TOTAL AMOUNT DUE		445.20
Previous Payments		
BALANCE DUE		445.20

Please detach and return with payment. Keep the top portion.

Bill #

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due: 02/14/2025

Township office will be open for tax payments only
on Friday, Feb. 14th from 8-5pm

2024 Winter Tax for Prop #: 4706-12-400-010

Pay this tax to:

HOWELL TOWNSHIP TREASURER
3525 BYRON ROAD
HOWELL, MI 48855

TAXPAYER NOTE: Is your name & mailing address correct?
If not, please make corrections below. Thank You.

Make Check Payable To: HOWELL TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 445.20

Amount Remitted: _____

SUMMER TAXES OWING

Property Addr: MARR - VACANT

*****AUTO**ALL FOR AADC 480
SEYBURN MARC AND ALISA
7457 FRANKLIN RD STE 250
BLOOMFIELD HILLS, MI 48301-3612





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 15, 2025

**Land Use and Zoning Analysis
For
Howell Township, Michigan**

Applicant: Alisa & Marc Seyburn

Project Name: Working Agricultural Farm Rezoning

Location: Parcel #4706-12-400-010

Current Zoning: Single Family Residential, SFR

Action Requested: Rezoning from SFR (Single Family Residential) to AR (Agricultural Residential)

PETITION

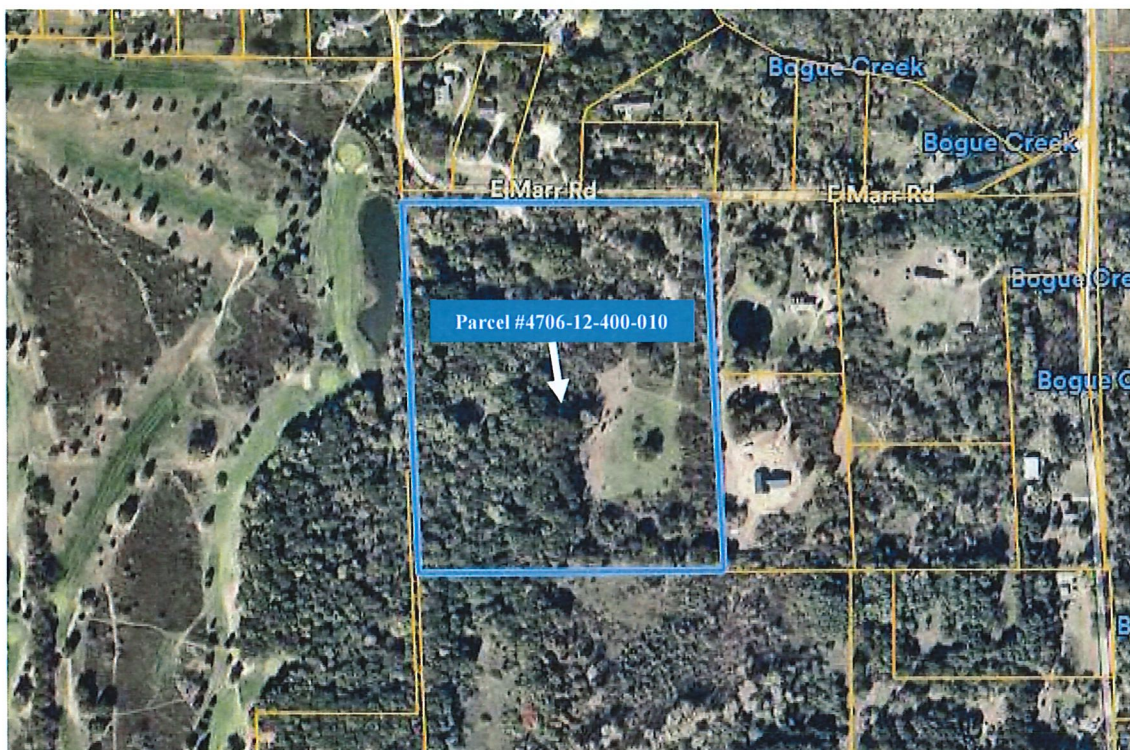
The applicant is requesting a rezoning for parcel #4706-12-400-010 located on East Marr Road and east of Fisher Road. The petitioner requests that the parcel be re-designated from SFR, Single Family Residential, to AR, Agricultural Residential. The applicant has indicated that their intended use if approved will be general agricultural activities including receiving and handling of sheep, horses, and other domestic animals.

SITE DESCRIPTION/CURRENT USE

The subject site is approximately 24 acres and is currently vacant. The site is next to 1900 E Marr Rd (parcel #4706-12-400-019) a single family residence, 410 E Marr Rd (parcel #4706-12-300-007) a recreation golf course, parcel #4706-12-400-002 which is currently vacant, and 1013 E Marr Rd (parcel #4706-12-400-031) a single family residence.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Figure 1 - Aerial Image of Site and Surroundings



Source: Nearmap, October 2024

SURROUNDING ZONING AND LAND USE

The following chart compares zoning, future land use designation per the Master Plan, and existing land use for the subject parcel and its adjacent parcels.

	Zoning	Existing Land Use	Future Land Use Designation
Subject parcel	Single Family Residential	Vacant	Agricultural Preservation
North	Agricultural Residential	Residential	Agricultural Preservation
South	Single Family Residential	Vacant	Agricultural Preservation
East	Single Family Residential	Residential	Agricultural Preservation
West	Single Family Residential	Recreation (Golf Course)	Low Density Residential

MASTER PLAN

Figure 2 - Current Zoning Map

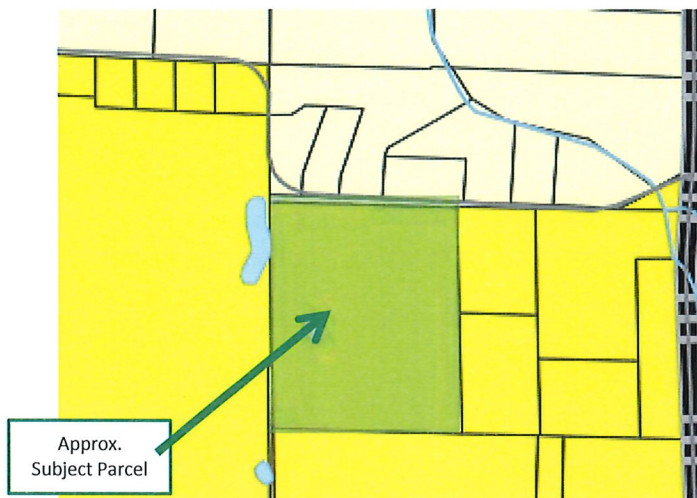
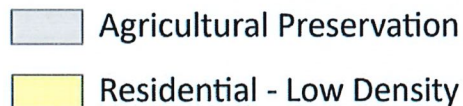
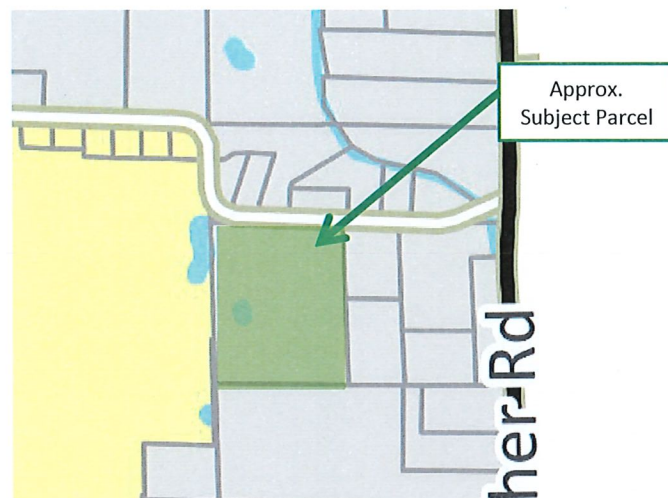


Figure 3 - Future Land Use Map



As noted above and depicted in Figure 2, which portrays the current zoning map, the subject site is presently zoned Single Family Residential (SFR). Figure 3 depicts the Future Land Use Map from the adopted 2023 Howell Township Master Plan. The Future Land Use Plan designates the subject site as being Agricultural Preservation which the Master Plan defines as:

"These areas are intended to remain rural. These areas are intended to maintain the existing agricultural lands in the Township. Housing in these areas should be on large lots to keep density low. The area planned for Agricultural Preservation includes the majority of the Township. In addition to preserving large swaths of active farmland that helps to support the agricultural industry in the community, these areas also help to maintain the existing character that many Township residence identify as what they feel is most important about the community."

DEVELOPMENT POTENTIAL

Current Zoning: Single Family Residential

A significant portion of the Township is zoned Single Family Residential. Much of this zoning district is planned to remain as low density residential in the 2023 Master Plan. The Single Family Residential District's intent is to provide for single family housing neighborhoods free from other uses except those which are normally accessory and compatibly supportive and convenient to the residents. Currently, this includes uses such as single family conventional dwellings, state licensed day care facilities, state licensed foster care facilities, and allows for the rearing and housing of horses, mules, and similar domestic animals as a special land use.

Proposed Zoning: Agricultural Residential

Agricultural Residential (AR) is the largest zoning district within the Township. The primary goal of the AR District is to facilitate the compatible development of residential properties in pastoral, agricultural, woodland, or open land areas. These areas are expected to remain unserved by public water and wastewater systems for the foreseeable future. The district is intended for residential use in locations that can support safe, on-site water supply and wastewater disposal. Additionally, it aims to preserve and conserve land that is best suited for current and future agricultural, woodland, natural resource, and other extensive land uses.

Permitted uses within the AR district include general agriculture, state licensed day care facilities, state licensed foster care facilities, single family farm related or non-farm conventional dwelling, developments for the purpose of conservation, growing and harvesting of stock, churches, and stables. A number of special land uses may also be considered in the AR district.

Proposed Use

As noted above the applicant has indicated that they would like to use the site for general agricultural activities. We do not foresee the described use negatively impacting the surrounding area. It should be noted that if the rezoning is approved any permitted or special use in the AR district could be lawfully established on the property, subject to review and approval as well as review of any special use permit and supplemental regulations.

FINDINGS FOR REZONING

In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

- a) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;

CWA The Future Land Use Map in the Master Plan designates this area as being Agricultural Preservation. Agricultural Preservation zoning accounts for roughly 62% of the land in the Township and has been identified as a topic of importance in the Master Plan. The intended use proposes low density development of the land that is adjacent to other low density housing or agricultural uses. The proposed rezoning is in line with the goals of the Master Plan.

- b) Whether all uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

CWA The site is situated between residential uses, a recreation area, and vacant land, with the intent of the area mapped out in the Master Plan as continuing to develop in this manner. The Future Land Use Map plans for Agricultural Preservation and Low Density Residential on adjacent parcels.

- c) Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and

CWA The proposed zoning should not adversely impact public services and facilities.

- d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

CWA The uses permitted in the Agricultural Residential District are compatible with this area. The site is situated in an area that is surrounded by existing or planned residential and agricultural uses.

RECOMMENDATIONS

The Planning Commission should review each of the findings in this report to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner

#PC-2025-03

cc: Joanathan Hohenstein, Township Zoning Administrator
 Carol Makushik, Township Deputy Zoning Administrator
 Adam Jacqmain, Township Engineer

Howell Township Inspector

From: Brian Boudreau [REDACTED]
Sent: Friday, March 28, 2025 2:16 PM
To: Howell Township Inspector
Cc: Kelly Boudreau
Subject: Parcel # 4706-12-400-010

Petitioner Alisa and Marc Seyburn file number pc2025-03 Vacant Land Rezone SFR to AR.

Property owner Brian and Kelly Boudreau 1013 E. Marr Rd Howell MI 48855 , no objections or issue with Request to Rezone to AR Agriculture Residential.

Have A Great Day,

Brian Boudreau
CEO
BKJ Construction



Excavation & Concrete Services

www.bkjconstruction.net

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
April 22, 2025
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Tim Boal	Board Representative
Chuck Frantjeskos	Commissioner
Matt Stanley	Commissioner
Sharon Lollo	Commissioner

MEMBERS ABSENT:

Also in Attendance:

Township Planner Grayson Moore, Timothy Zimmer from Livingston Engineering, Steve Schimpke from Schafer Construction 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 Boal, **Second** by Spaulding, "To amend the current agenda and add 12A number two for the discussion of Renewable Energy." Motion carried.

APPROVAL OF THE MEETING MINUTES:

March 25, 2025

Motion by Boal, **Second** by Newstead, "To approve the minutes with a minor edit on page two paragraph A 2/3 of the way down, arborvitae." Motion carried.

Call to the Public

Bob Wilson, 2945 Brewer Rd.- Spoke on his social media survey, Zoning Administrator Hohenstein, the Shane Fagan lawsuit, and his dissatisfaction with Township's record keeping.

ZONING BOARD OF APPEALS REPORT:

Minutes are not finalized and will be included in May packet

TOWNSHIP BOARD REPORT:

Draft minutes were not finalized in time to be included in the packet. Board Representative Boal gave an update of the meeting.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollo questioned 5757 Warner Rd and the process of this violation.

Scheduled Public Hearings:

- A. Alisa and Marc Seyburn, PC2025-03, 4706-12-400-010 Request to rezone from Single Family Residential (SFR) to Agricultural Residential (AR). Township Planner Moore discussed the future Township Master Land Plan and the request to rezone is in alignment with the Master Plan and does not see any negative impacts in the area. Marc Seyburn discussed purchasing the property last Summer and would like to create a possible property split for two homes with animal structures to rescue larger animals. Alisa Seyburn spoke on their request to rezone in order to operate a private animal rescue sanctuary dedicated to the care and rehabilitation of neglected and abused animals. These animals will not be used for recreation or work. Their mission is to offer these animals a second chance at life. Activities conducted on property will align with intended uses under the Residential Agricultural Zoning which includes raising/care of livestock and barns to shelter the animals. Commissioner Lollo questioned if there is someone who will oversee the rescue. Vice Chair Spaulding questioned if there will be a house built on the property. Commissioner Frantjeskos questioned if there would be funding for the rescue. Board Representative Boal questioned if they have experience or if they have partnered with anyone to help. **Motion** by Boal, **Second** by Spaulding, **"To open the public hearing."** Motion carried.

Anthony Swarthout, 1389 E. Marr Rd.- spoke on his support for the rezoning of the property

Motion by Boal, **Second** by Newstead, **"To close the public hearing."** Motion carried. Vice chair Spaulding questioned if there was a description of Agricultural Preservation in the zoning ordinance book. Discussion followed. **Motion** by Boal, **Second** by Lollo, **"To recommend to the Township Board approval of the rezoning application PC2025-03, for parcel 4706-12-400-010 to rezone from single family residential to agricultural residential based on the following findings pursuant of section 23.02 of the Howell Township ordinance under A) rezoning is consistent with the policies and uses proposed for that area in the Township Master Land Use Plan B) All uses allowed under the proposed rezoning would be compatible with other zones and used in the surrounding area C) public services and facilities or faculties would not be significantly adversely impacted by development or use allowed under the requested rezoning and D) the uses allowed under the proposed rezoning would be equally or better suited to the area than the uses allowed under the current zoning of the land. Those would be the findings."** Motion carried.

Other Matters to be Reviewed by the Planning Commission:

- A. Legal Update- Legal bulletin from Fahey Schultz Burzych Rhodes regarding Accessory Dwelling Units (ADUs.)

BUSINESS ITEMS:

- A. Old Business:

1. ADU Ordinance- Township Planner Moore gave an amendment update to add a new category that would be Permitted Accessory Special Uses with Conditions for an ADU, this would be a more appropriate categorization. Vice Chair Spaulding questioned if someone wanted to put an ADU on a home if they would need a Special Land Use permit and go in front of the Planning Commission, if the applicant needed a document to be filed with the register of deeds and if the wording septic should be replaced with sanitary sewer service. Discussion followed. **Motion** by Spaulding, **Second** by Boal, with a friendly amendment **"To recommend the Township Board to approve proposed zoning ordinance text amendment based on the findings that it is consistent with the goals**

and policies of the Master Plan that supports the public health, safety and welfare of the Township, to add to the motion making the changes to the zoning ordinance 16.23 with the change of septic in line (l) to sanitary sewer service.” Motion carried.

2. Renewable Energy-Cohoctah Township Supervisor will be present at the next Planning Commission meeting to discuss how they have managed Renewable Energy Zoning in their Township. Consensus was for Commissioners to submit their questions by May 13th to Chairman Williams to be addressed at the May 27th meeting.

B. New Business:

1. Kory Leppek, PC2025-04, 4706-20-100-027, 4940 W. Grand River Ave., Final Site Plan Review. Township Planner Moore gave a review of the final site plan and his recommendations to be addressed by the board. Timothy Zimmer with Livingston Engineering was available to answer questions and addressed comments from previous meetings. Discussion followed. **Motion** by Newstead, **Second** by Boal, **“To approve the Leppek Landscapes proposed final site plan PC2025-04 for parcel 4706-20-100-027. The commission finds that the landscape screening meets the intent of the conditional rezoning and approval is subject to the following conditions the applicant addresses the outstanding items in the Planner’s report dated March 31, 2025.”** Motion carried.
2. Agape City Church, PC2025-05, 4706-28-400-012, Vacant Grand River Ave., Preliminary Site Plan Review. Township Planner Moore gave an overview of the site plan. The applicant is proposing the construction of a 30,320 square foot worship center. This building will consist of a worship space, lobby area, preschool rooms, elementary school rooms and middle school rooms. These rooms will be used for youth activities during service. Steve Schimpke from Schafer Construction gave his overview of the proposed worship center and answered questions. Pastor Brad Tate spoke on his history as a pastor and his dedication to help the community and answered questions. Vice Chair Spaulding questioned if they plan to keep their offices in Downtown Howell or move them to the new location. Commissioner Lollio questioned time frame of breaking ground. Board Representative Boal questioned if they had reached out to MDOT regarding the traffic in the area, if there will be two entrances/exits and if the drainage has been addressed. **Motion** by Spaulding, **Second** by Stanley, **“To approve the Agape City Church proposed Preliminary Site Plan PC2025-05, for parcel 4706-28-400-012 on a newly created 10 acre parcel subject to the following conditions. Address any outstanding items in the Planner’s report dated April 14, 2025, and address any outstanding items in the Engineer’s report dated April 7, 2025, address any concerns from MDOT received April 15th, addressing any concerns from MHOG on their correspondence dated April 1st, 2025 and I believe there is an email from Mr. Recker in here, address any concerns from an email from Livingston County Drain Commissioner’s office dated March 26, 2025 and the correspondence from Howell Area Fire Department dated April 1st, 2025.”** Motion carried.
3. Mark Juett, PC2025-06, 4706-28-100-071, Vacant Hydraulic Dr., Preliminary Site Plan Review. Township Planner Moore gave a review of the site plan. They are requesting preliminary site plan approval for the construction of an outdoor storage facility. The site was previously rezoned from Industrial (I) to Industrial Flex Zone (IFZ) at the beginning of 2025. The development will contain storage for boats, trucks, RVs and small contractor’s equipment. It is permitted if completely enclosed and screened from external visibility. Special Land Use Permit is needed per section 12.03

of the Zoning Ordinance for RV storage. There will be no employees on site. Applicant Mark Juett gave an overview and addressed previous concerns that were noted relating to the landscaping and screening of the site and answered questions. Chairman Williams questioned dumpster/ waste disposal on site and if contractors would be allowed to work on their equipment there. Board Representative Boal questioned time frame between phases, what problems were endured with their site on Rock Road, if storage containers would be allowed, cedar fences and landscaping. Commissioner Lollo questioned if there would be fuel storage tanks allowed for equipment on property. Vice Chair Spalding questioned if storage/shipping containers are allowed in the Industrial Flex (IFZ) Zoning. Board Representative Boal questioned whether the Special Land Use Permit is needed before the Board can approve the Preliminary Site Plan. **Motion** by Franjeskos, **Second** by Newstead, **"To postpone the action on Juett Outdoor storage proposed preliminary site plan PC2025-06, parcel # 4706-28-100-071, until the applicant has addressed the outstanding preliminary site plan issues identified in the Planner's report dated April 15, 2025, the Howell Area Fire Department report dated April 1st 2025 and the applicant has applied for a Special Use Permit and the storage containers permitted in the Industrial Flex Zone, I guess we would just need to get clarification on that."** Motion carried.

CALL TO THE PUBLIC:

None

ADJOURMENT:

Motion by Newstead, **Second** by Spaulding, **"To Adjourn."** Motion carried. The meeting was adjourned at 8:04 P.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary



Livingston County Department of Planning

May 22, 2025

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
Principal Planner

Howell Township Board of Trustees
c/o Sue Daus, Clerk
3525 Byron Road
Howell, MI 48855

Re: Planning Commission Review of Rezoning Z-13-25.

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, May 21, 2025, and reviewed the zoning map amendment referenced above. The County Planning Commissioners made the following recommendation:

Z-13-25 Approval. The proposed rezoning from SFR (Single-Family Residential) to AR (Agricultural Residential) is compatible with the overall goals and objectives of the 2022 Howell Township Master Plan.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Scott Barb

Scott Barb

sb

Enclosures

c: Wayne Williams, Vice Chair, Planning Commission
Jonathan Hohenstein, Township Zoning Administrator

Meeting minutes and agendas are available at:
<http://www.livgov.com/plan/agendas.aspx>

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
<http://www.livgov.com>



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, May 21, 2025 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
Principal Planner

Beginning May 2025, all Planning Commission meetings will be held solely in-person.

Members of the public that wish to make public comment must be physically in attendance at the scheduled meeting. No public comments will be taken virtually.

Meetings will be recorded and will be available to the public for post-meeting viewing at the link below:

https://www.youtube.com/channel/UCLhIYSsr9oYZ_gG25eNveiA/featured

Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – May 21, 2025
5. Approval of Meeting Minutes – April 16, 2025
6. Call to the Public
7. Zoning Reviews
 - A. MP-01-25: Cohoctah Township, 2025 Master Plan
 - B. Z-13-25: Howell Township Rezoning, Section 12, SFR to AR
 - C. Z-14-25: Howell Township Text Amendments, Sections 4, 6, & 16 Accessory Dwelling Units
 - D. Z-15-25: Hartland Township Rezoning, Section 26 CA/HDR to PD (Planned Development)
8. Old Business: 2026-2031 CIP Summary, Review, and Resolution for Approval
9. New Business:
10. Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
<https://milivcounty.gov/planning/>

DRAFT
LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES
MAY 21, 2025
6:30 p.m.

Meetings will be recorded and will be available to the public for post-meeting viewing at the link below:
https://www.youtube.com/channel/UCLhIYSsr9oYZ_gG25eNveiA/featured

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	Bill Anderson Dennis Bowdoin Bill Call Matt Ikle	Paul Funk Kevin Galbraith Margaret Burkholder
COMMISSIONERS ABSENT:		
STAFF PRESENT:	Scott Barb Rob Stanford Martha Haglund	
OTHERS PRESENT:	Bruce Powellson, Marion Township Troy Langer, Hartland Township Planning Director	

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Anderson at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** None.
4. **APPROVAL OF AGENDA:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA DATED MAY 21, 2025, SECONDED BY COMMISSIONER BOWDOIN.

All in favor, motion passed 7-0.

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, AS AMENDED, DATED APRIL 16, 2025, SECONDED BY COMMISSIONER BURKHOLDER.

All in favor, motion passed 7-0.

6. **CALL TO THE PUBLIC:** None.

7. ZONING REVIEWS:

A. MP-01-25: COHOCTAH TOWNSHIP, 2025 MASTER PLAN

Livingston County Planning Department received correspondence on April 7, 2025, from Cohoctah Township requesting Livingston County Planning Commission review and comment on the proposed *Draft 2025 Cohoctah Township Master Plan*. This review is required by Section 125.3841 of the Michigan Planning Enabling Act (2008). The Planning Act provides surrounding communities and other respondents 63 days to provide comments. This review period expires on June 9, 2025. The proposed Master Plan replaces the *2011 Township Master Plan*.

Township Recommendation: Final Approval Pending.

Staff Recommendation: Approval. The 2025 Cohoctah Township Master Plan is consistent with land use and trends and incorporates public feedback. County Planning Staff recommend that the Cohoctah Township Consider all staff suggestions prior to final adoption.

Commission Discussion: Commissioner Ikle asked about the settlement and residential recreation density on the future land use map and where those density calculations came from.

Public Comment: None

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER FUNK.

Motion passed: 7-0.

B. Z-13-25: HOWELL TOWNSHIP REZONING, SECTION 12, SFR, SINGLE FAMILY RESIDENTIAL TO AG, AGRICULTURAL RESIDENTIAL

Township Recommendation: Approval. The Howell Township Planning Commission recommended approval at their April 22, 2025, Planning Commission meeting.

Staff Recommendation: Approval. The proposed rezoning from SFR (Single Family Residential) to AR (Agricultural Residential) is compatible with the overall goals and objectives of the 2022 Howell Township Master Plan.

Commissioner Discussion: None

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed: 7-0.

C. Z- 14-25: HOWELL TOWNSHIP TEXT AMENDMENTS, SECTIONS 4, 6, & 16 ACCESSORY DWELLING UNITS

Township Recommendation: Approval. The Howell Township Planning Commission recommended approval of the proposed amendments at their February 25, 2025, public hearing.

Staff Recommendation: Approval. The proposed amendments are a reasonable addition to the Township Ordinance.

Commissioner Discussion: Commissioner Ikle inquired what about when there is no familial opportunity and the property changes ownership. Commissioner Burkholder inquired about who at the township oversees compliance. Commissioner Bowdoin stated that it is good that the township chose to go with attached rather than detached. Aging in place is encouraged. There was a general discussion amongst all commissioners regarding the ability for someone to get a separate address number for the ADU.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.

Motion passed: 7-0.

D. Z-15-25 HARTLAND TOWNSHIP REZONING, SECTION 26 CA/HDR TO PD (PLANNED DEVELOPMENT)

Township Recommendation: Approval. The Hartland Township Planning Commission recommended approval of the proposed rezoning and final PD Site Plan at their April 24, 2025, Planning Commission meeting.

Staff Recommendation: Approval. The rezoning has been thoroughly reviewed. The proposed rezoning for the subject site from Conservation Agriculture (CA) and High-Density Residential (HDR) to Planned Development (PD) is consistent with Hartland Township Master Plan and compatible with surrounding land uses.

Commissioner Discussion: Commissioner Ikle asked how far east the development will be built.

Commission Action:


Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.

Motion passed: 7-0.

8. **OLD BUSINESS:** 2026-2031 CIP will be on agenda next month for a Planning Commission review and resolution for approval.
9. **NEW BUSINESS:** None
10. **REPORTS:** None
11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** None
12. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO ADJOURN THE MEETING AT 7:18 PM, SECONDED BY COMMISSIONER CALL.

Motion passed: 7-0

	LIVINGSTON COUNTY PLANNING DEPARTMENT REZONING REQUEST	CASE NUMBER: Z-13-25

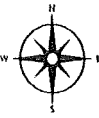
COUNTY CASE NUMBER:	Z-13-25	TOWNSHIP:	Howell Township
REPORT DATE:	May 13, 2025	SECTION NUMBER:	Section 12
STAFF ANALYSIS BY:	Scott Barb	TOTAL ACREAGE:	24 acres (approx.)

APPLICANT / OWNER:	Alisa and Marc Seyburn
LOCATION:	South side of Marr Road, approximately ¼ mile west of Fisher Road
LAND USE:	Currently vacant property

CURRENT ZONING: SFR – Single Family Residential	REQUESTED ZONING: AR – Agricultural Residential
PERMITTED/SPECIAL USES (Not all inclusive): <u>Permitted:</u> <p>SFR: Single family dwellings; Child family day care and adult family day care with 6 or fewer persons; State licensed foster care facilities.</p>	PERMITTED/SPECIAL USES (Not all inclusive): <u>Permitted:</u> <p>AR: Tree & small fruit production; field crops; production of livestock, sod, fiber, apiaries, maple syrup, mushrooms, bur bearer, greenhouse, silviculture; State licensed day care and foster care facilities; agriculture buildings; churches; stables; single family homes.</p>
<u>Special:</u> <p>SFR: State licensed foster care facilities with 7 to 12 persons; Rearing and housing of horses, mules, and similar domestic animals.</p>	<u>Special:</u> <p>AR: Confined feedlots; airports and landing fields; campgrounds and day camps; public and private cemeteries; agribusiness; home businesses.</p>
Minimum Lot Areas: SFR: 1 acre, 10,000 sq. ft. with public sewer; AR: 1 acre	

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS: <p>The proposed rezoning was approved at the April 22, 2025, public hearing. There were no major comments indicated in the draft meeting minutes of the April 22, 2025, public hearing on the proposed rezoning.</p>	ESSENTIAL FACILITIES AND ACCESS: <p>Water: Well Sewer: Septic Access: Property may be accessed via Marr Road</p>
--	---

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:

	Land Use:	Zoning:	Master Plan:
Subject Site:	Undeveloped	SFR Single Family Residential	Agricultural Preservation
	To the North:	Single Family Residential	AR Agricultural Residential
	To the East:	Residential	SFR Single Family Residential
	To the South:	Residential	SFR Single Family Residential
	To the West:	Hawk Meadows Golf Course	SFR Single Family Residential
			Residential – Low Density

ENVIRONMENTAL CONDITIONS:

Soils / Topography:	The site is composed primarily of Miami and Conover loams. These are areas of prime farmland, not highly erodible, and provide only slight septic limitations.
Wetlands:	The MIDEQ map tool illustrates hydric soils on the northern portion of the site.
Vegetation:	The parcel is undeveloped and in its natural state.
County Priority Natural Areas:	The site is labeled as a Priority 3 natural area due to the significant number of current woodlands and hydric soils on the northern part of the site.

TOWNSHIP MASTER PLAN DESIGNATION:

The draft Howell Township Future Land Use Map (2022) designates the subject parcel as **Agricultural Preservation**. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification:

'These areas are intended to remain rural. These areas are intended to maintain the existing agricultural lands in the Township. Housing in these areas should be on large lots to keep density low. The area planned for AP includes the majority of the Township. In addition to preserving large swaths of active farmland that helps to support the agricultural industry in the community, these areas also help to maintain the existing character that many Township residents identify as what they feel is most important about the community.'

The property is located along a highly rural area of Marr Road and adjacent to the Hawk Meadows Golf Course. The applicant intends to rezone the property exclusively for agricultural purposes including the raising of livestock (sheep, horses, domestic animals). The designation of Agricultural Preservation parallels the township master plan intent of maintaining the general area for these purposes. The 2022 Township Master Plan has clearly designated the subject property as agricultural preservation and the proposed rezoning satisfies the intent of the Township Master Plan.

COUNTY COMPREHENSIVE PLAN:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

COUNTY PLANNING STAFF COMMENTS:

The applicant is proposing to rezone approximately 24 acres in Section 12 of the Township from SFR (Single-Family Residential) to AR (Agricultural Residential) for the exclusive purpose of raising and keeping of livestock (sheep, horses, domestic animals). The property is located on Marr Road, approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile west of Fisher Road in an area that is primarily rural and lends itself to agricultural and pastoral uses.

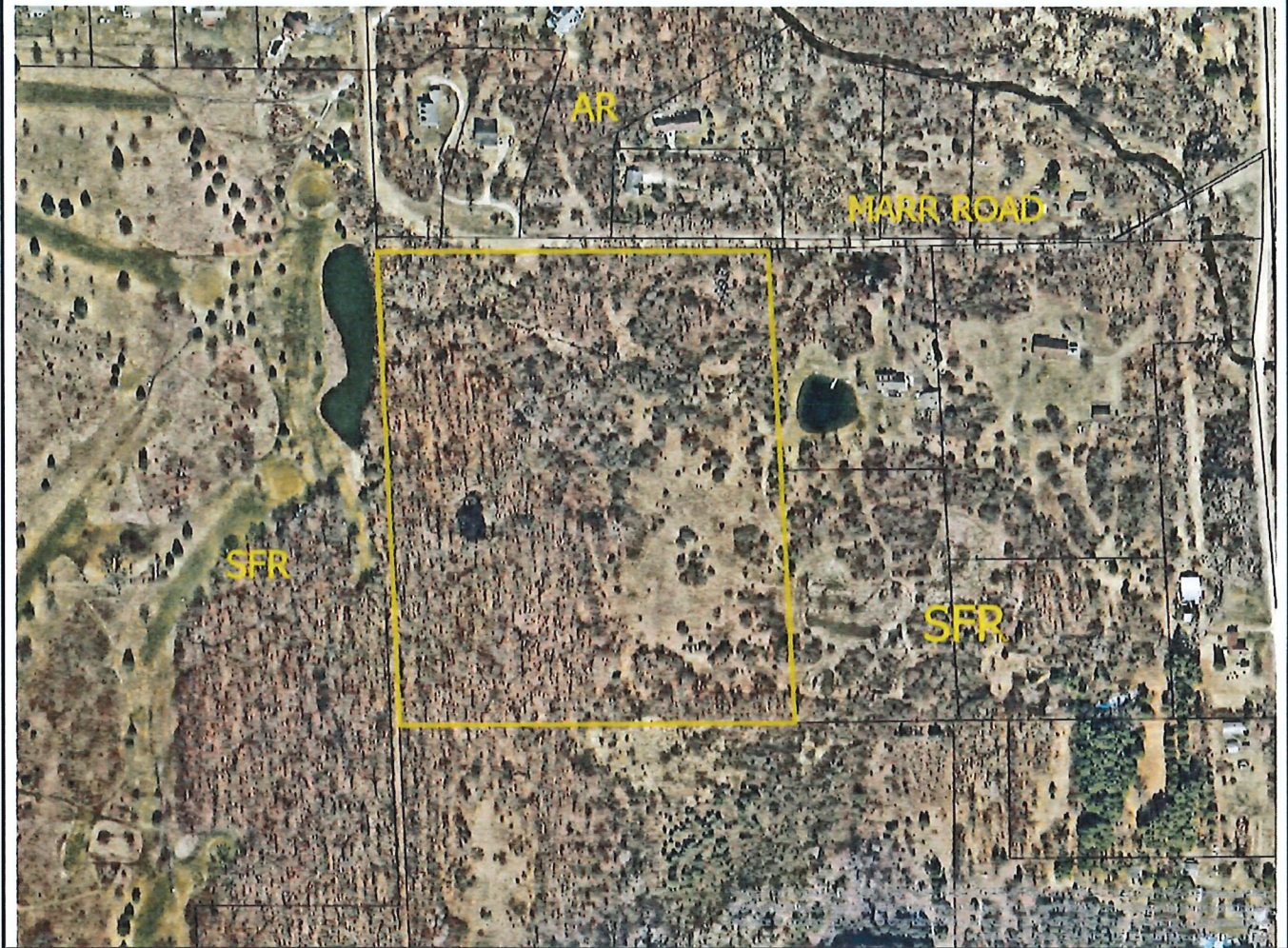
Article 23 of the Howell Township Zoning Ordinance establishes the criteria and factors that are to be considered by the Planning Commission and Township Board when consideration is given to a potential rezoning of land. These four factors are the following:

1. **Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.** The Howell Township Master Plan designates the subject parcel as Agricultural Preservation, which has been identified in several areas of the township plan as being of major importance. The request aligns well with the goals and objectives of the plan.
2. **Whether all the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.** Raising and keeping domestic livestock is a compatible use with the recreational use to the west (Hawk Meadows) and the large lot residential uses in the general vicinity of the proposed rezoning. There are no apparent conflicts with the subject parcel rezoning to AR.
3. **Whether any public services and facilities would be significantly adversely impacted by development or use allowed under the requested rezoning.** The proposed use of this property will have no adverse effects on public services.
4. **Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.** The subject property is in an area that is well suited for agricultural uses. Rural residential and agricultural uses are already located in this area of the Township.

The proposed rezoning is in the largest zoning district within the Township with the primary goal of this district to foster development of rural residential properties and the preservation of pastoral, agricultural, and sensitive land areas such as woodlands. The applicant is proposing exclusively agricultural uses that align well with the intent of the 2022 Township Master Plan. The township master plan designates the property as Agricultural Preservation that intends such areas to remain as rural as possible. We do not foresee any conflicts with the proposed rezoning and believe that the proposed use of the property will magnify the intended uses for this district.

COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL. The proposed rezoning from SFR (Single Family Residential) to AR (Agricultural Residential) is compatible with the overall goals and objectives of the 2022 Howell Township Master Plan.

EXISTING LAND USE MAP WITH SURROUNDING ZONING

8D



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Howell Township Planning Commission

FROM: Paul Montagno, AICP, Principal Planner

DATE: April 15, 2025

RE: Proposed Zoning Ordinance Amendments to Regulate Accessory Dwelling Units

Please find attached the revised draft Zoning Ordinance Amendments to regulate Accessory Dwelling Units (ADUs). Text amendments have been modified per the Planning Commission's requests made at their regularly scheduled March 25, 2025 meeting. The proposed text amendment now include ADUs as a permitted principal special use with conditions in the Agricultural-Residential (AR) District and the Single Family Residential (SFR) District.

Please note the following modifications to the proposed amendment:

- ADU's are permitted as principal special use with conditions in the Agricultural-Residential (AR) District and the Single Family Residential (SFR) District.
- Review authority has been changed from administrative to the Planning Commission.

We recognize that the Planning Commission has expressed a desire to have approval authority over ADUs by making them a Special Land Use. However, as you will note, because of the existing structure of the Zoning Ordinance, Special land uses are considered principle uses. An ADU is, by name and through the standards that have been drafted, clearly an accessory use. In the Zoning Ordinance there are two types of accessory uses; Permitted Accessory Uses and Permitted Accessory Uses with Conditions. Both of which are reviewed administratively.

If an accessory use needs specific safeguards to ensure that it is not detrimental to the character of the district and not a nuisance to the neighbors, we recommend making the use a Permitted Accessory Use with Conditions and creating conditions that would be applicable to all such uses to provide those safeguards. This is essentially what the Planning Commission has done over the past number of months in creating the list of ten conditions in the attached draft Ordinance text amendment. These conditions have been discussed many times by the Planning Commission. Conditions have been designed to provide those safeguards for the potential harm that might result from the construction and use of an ADU as identified by the Planning Commission. If the

Planning Commission wants to make this a special use, we suggest considering what additional concerns might be availed by going through the Special Use permitting process that have not already been addressed by the conditions that have been developed in the draft amendment.

We look forward to discussing these proposed Zoning Ordinance amendments at your next Planning Commission meeting. The next step in the process would be to make a recommendation to the Township Board to accept the proposed ordinance as presented, accept the proposed ordinance with modifications made by the Planning Commission, or recommend denial.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal

**SECTION 1 MOVE SECTION 4.06 DIMENSIONAL REGULATIONS TO SECTION 4.07
DIMENSIONAL REGULATIONS**

~~SECTION 4.06 DIMENSIONAL REGULATIONS.~~

SECTION 4.07 DIMENSIONAL REGULATIONS.

- A. Lot area. A non-farm single family residential parcel or lot shall have a minimum of one (1) acre in area, provided the parcel or lot contains a developable area or areas adequate to locate and space all buildings and structures proposed and required to be constructed on it.
- B. Lot width. Minimum of 150 feet at the building setback line.
- C. Lot coverage. Maximum of twenty (20) percent.
- D. First floor area. The minimum first floor area of a one (1) story dwelling is 900 square feet, and for a two (2) story dwelling is 600 square feet and minimum total of 900 square feet for both stories.
- E. Yard and setback requirements.
 - 1) Front Yard. Minimum of fifty (50) feet from the road right-of-way line or as specified in Section 26.05, whichever is greater.
 - 2) Side Yard. Minimum of twenty (20) feet for each side yard.
 - 3) Rear Yard. Minimum of fifty (50) feet.
- F. Height limitations. Maximum of 2.5 stories or forty-five (45) feet, except on all non-agricultural parcels, accessory buildings and structures shall not exceed twenty-five (25) feet.

**SECTION 2 REPLACE SECTION 4.06 WITH PERMITTED ACCESSORY SPECIAL
USES WITH CONDITIONS AND ADD ATTACHED ACCESSORY DWELLING UNITS**

SECTION 4.06 PERMITTED ACCESSORY SPECIAL USES WITH CONDITIONS.

- A. Interior or Attached Accessory Dwelling Units subject to requirements listed in Section 16.23 Accessory Dwelling Units.

**SECTION 3 MOVE SECTION 6.06 DIMENSIONAL REGULATIONS TO SECTION 6.07
DIMENSIONAL REGULATIONS**

~~SECTION 6.06 DIMENSIONAL REGULATIONS.~~

SECTION 6.07 DIMENSIONAL REGULATIONS.

- A. Lot area. Minimum of 10,000 square feet with public sewer
- B. Lot area. A minimum of one (1) acre with on-site water supply and waste water disposal providing public sanitary sewer or public water supply systems are not available to the lot or parcel.
- C. Lot width. Minimum of 120 feet for a one (1) acre or more parcel and a minimum of 70 feet for a 10,000 square feet to less than (1) acre parcel.
- D. Lot coverage. Maximum of 30%.
- E. Gross Floor Area. Minimum for:
 - 1) One (1) story dwellings: 900 square feet.
 - 2) Two (2) story dwellings: 600 square feet on the first floor and at least 900 square feet for both stories.
- F. Yard and setback requirements.
 - 1) Front yard. Minimum of thirty (30) feet from the road right-of-way line, or as specified in Section 26.05, whichever is greater.
 - 2) Side yard. Minimum of ten (10) feet for each side yard, but a minimum total of twenty (20) feet for both side yards.
 - 3) Rear yard. Minimum of forty (40) feet.
- G. Height limitations. Maximum of two and one-half (2 1/2) stories or 35 feet, except that detached accessory structures shall not exceed twenty (20) feet.

**SECTION 4 REPLACE SECTION 6.06 WITH PERMITTED ACCESSORY SPECIAL
USES WITH CONDITIONS AND ADD ATTACHED ACCESSORY DWELLING UNITS**

SECTION 6.06 PERMITTED ACCESSORY SPECIAL USES WITH CONDITIONS.

- A. Interior or Attached Accessory Dwelling Units subject to requirements listed in Section 16.23 Accessory Dwelling Units

SECTION 5 ADD SECTION 16.23 ACCESSORY DWELLING UNITS TO ARTICLE XVI
SPECIAL USES

Accessory Dwelling units shall serve as a supplemental, smaller dwelling unit developed within an existing single-family home such as a basement, attic, or attached addition.

- A. The ADU and single-family dwelling together shall be in a direct family relationship to the principal dwelling.
- B. An ADU must be located within the appropriate setback lines of the corresponding zoning district.
- C. The floor area of an ADU shall be no more than 1,000 square feet
- D. An ADU shall adhere to the lot coverage requirements of the corresponding zoning district.
- E. ADUs are permitted to have an additional entrance point or to share a common entrance point with the principal building.
- F. The ADU shall be designed so that the appearance of the building will remain that of a single-family dwelling. The ADU shall not distract from the appearance of the lot as a place of one (1) residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.
- G. Upon the construction of an ADU, there shall be a combined off-street parking for a minimum of four (4) automobiles for the parcel. An ADU shall not be permitted to have a separate driveway.
- H. Leasing or renting an ADU is not permitted.
- I. The Principal Dwelling Unit and the ADU must share common water, septic, and electric facilities, in compliance with state and county codes.
- J. The applicant shall submit the following information for review in lieu of requirements listed Article XX, Site Plan Review Procedures:
 - 1) A plot plan showing the location of the proposed accessory dwelling unit, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, location of structures on adjacent lots, abutting streets, driveways, and parking areas.

- 2) Sufficient architectural drawings or clear photographs to show the exterior building alterations proposed.
- 3) Interior floor plans showing the floor area of the proposed accessory dwelling unit and the primary dwelling.
- 4) A mechanism or legal instrument that memorializes that the ADU cannot be rented must be recorded within the chain of title for the property and reviewed by the Township Attorney prior to approval of the permit.

SECTION 6 UPDATE TABLE OF CONTENTS TO REFLECT SECTION CHANGES

ARTICLE IV. AGRICULTURAL-RESIDENTIAL DISTRICT

Section 4.01 Purpose

Section 4.02 Permitted Principal Uses

Section 4.03 Permitted Principal Special Uses with Conditions

Section 4.04 Permitted Accessory Uses

Section 4.05 Permitted Accessory Uses with Conditions

~~Section 4.06 Dimensional Regulations~~

Section 4.06 Permitted Accessory Special Uses with Conditions

Section 4.07 Dimensional Regulations

ARTICLE VI. SFR SINGLE FAMILY RESIDENTIAL DISTRICT

Section 6.01 Purpose

Section 6.02 Permitted Principal Uses

Section 6.03 Permitted Principal Special Uses with Conditions

Section 6.04 Permitted Accessory Uses

Section 6.05 Permitted Accessory Uses with Conditions

~~Section 6.06 Dimensional Regulations~~

Section 6.06 Permitted Accessory Special Uses with Conditions

Section 6.07 Dimensional Regulations

ARTICLE XVI. SPECIAL USES

Text proposed to be added is in red text (example)

Text proposed to be deleted is in red, strikethrough text (example)

Section 16.01	Purpose
Section 16.02	Authority to Grant Permits
Section 16.03	Application and Fee
Section 16.04	Data, Exhibits and Information Required in Applications
Section 16.05	Public Hearing
Section 16.06	Required Standards and Findings for Making Determinations
Section 16.07	Site Plan Review
Section 16.08	Junk Yards
Section 16.09	Inoperative Vehicles & Equipment
Section 16.10	Temporary Locations of Mobile Homes
Section 16.11	Temporary Transient Amusement Enterprises
Section 16.12	Gasoline Service Stations
Section 16.13	Sanitary Landfills
Section 16.14	Extraction of Natural Resources
Section 16.15	Single Family Earth Homes
Section 16.16	Wind Energy Systems
Section 16.17	Not for Profit Shelters for Small Animals
Section 16.18	Public, semi-public and private park and indoor and outdoor recreation facilities
Section 16.19	Onsite Solar Energy Systems and Solar Energy Farms
Section 16.20	Vehicle Repair Facilities
Section 16.21	Tow Yards
Section 16.22	Open Air Businesses
Section 16.23	Accessory Dwelling Units

Draft Howell Twp. PC 5-28-24

B. ADU Ordinance – Discussion

Commissioner's discussed the draft ADU ordinance from Planner Montagno, including:

- Concern with allowing additional residence on single family zoned parcels, changing the feel of the neighborhood, turning it into multi-family
- Section 14.33 already allows for multiple dwellings on a single parcel
- Would section 14.25, temporary use, address the need instead of adopting an ADU ordinance
- Include square foot size requirements in 14.10-E
- Clarification on detached units sharing a 15-foot wall
- Ability to limit the people using the ADU to "family"
- What happens should the primary unit not be owner occupied
- Running all utilities from the primary dwelling would limit the size of the ADU
- Including garbage service with an ADU
- Will an ADU increase the number of cars allowed under the ordinance
- Possibility of allowing attached ADUs and putting a process in place on a case-by-case basis for approval of detached ADUs

Draft Howell Twp. PC 6-25-24

ADU Ordinance – Discussion

Planner Montagno discussed the changes made to the draft ordinance. Discussion followed, including:

- Locational requirements
- Utility sharing and repercussions
- Detached versus attached
- Low-cost approach to increase housing for various needs
- Changing the feel of single-family housing
- Garages for ADUs

It was the consensus of the Commission for Planner Montagno to update the draft ordinance on some of the issues discussed.

Draft Howell Twp. PC 9-5-24

ADU Ordinance - Discussion

Chairman Williams discussed number of access points, and attached versus detached units. Commissioner Boal discussed the zoning implications of adding an ADU to a property in the Single Family Residential zoning district. Commissioner Counts discussed requiring the splitting of property versus keeping the unit close to the primary dwelling. Vice Chair Spaulding discussed the one-thousand square foot limit and instead restrictions using a percentage of the primary dwelling and Principal Resident Exemption and assessment implications. Commissioner Counts discussed the provision over the number of people that can be in an ADU. Planner Montagno will incorporate the discussion points into the draft ordinance and bring it back to the Planning Commission for further discussion.

Draft Howell Twp. PC 10-22-24

ADU Ordinance

Vice Chair Spaulding opened the public hearing on the ADU Ordinance. Planner Montagna gave an overview of the changes to the draft ADU Ordinance. Chair Spaulding took comments from the public:

Kerry McFarland, 2885 W. Marr Rd.: In favor of allowing ADUs due to her personal situation with her aging parents that do not live near her. Would like detached units to be allowed to give her parents some dignity and privacy.

Shane Fagan, 30 Santa Rosa Dr.: Township needs to include detached units, concerned with affordability, has issue with only allowing two bedrooms.

Bob Wilson, 2945 Brewer Rd.: Concerned with affordability, wants ADUs to be temporary, allow detached units.

Joe Harvey, 5301 Preston Rd.: Concerned with affordability, allow detached units, good for parents and children.

Aaron McFarland, 2885 W. Marr Rd.: Does not see the logic of splitting property for an additional unit.

Sharon Lollo, 2650 Fisher Rd.: What happens when family is no longer using the unit. What happens when they are rental units?

Brian Scagliarini, formerly from 7770 Golf Club Rd.: Need some sort of supplemental units so people can live here.
Andrew Hamm, 14 Santa Rosa Dr.: Housing and rental prices are very high, making an ADU be attached makes it too expensive. Wants to stipulate to family only for ADUs.
Shane Fagan, 30 Santa Rosa Dr.: Does not feel the Township should regulate if ADUs are rentals.
Sharon Lollo, 2650 Fisher Rd.: Clarified her previous comments on renters and how bad renters impact the neighbors.
Aaron McFarland, 2885 W. Marr Rd.: Can you rent without a separate address?
Joe Harvey, 5301 Preston Rd.: Are there rules in place for rental property in the Township?
Andrew Hamm, 14 Santa Rosa Dr.: Spoke on rental units, in favor of allowing ADUs to be rented.
Cade Wilson, 1598 Woodhaven: Difference between an ADU and a house with an additional kitchen and bedrooms?
Brian Scagliarini, 7770 Golf Club Rd.: Don't limit ADUs to family only.
Shane Fagan, 30 Santa Rosa Dr.: Township has other Ordinances to deal with problems with renters.

Public hearing was closed by Chair Spaulding at 8:41 p.m. and opened to discussion by the Planning Commission. Planner Montagna clarified how multiple family units are not allowed in a single house. Commissioner Boal addressed the rental of ADUs attached or detached. Commissioner Counts along with other commissioners would like to allow detached ADUs as part of the ordinance. Assessor Kilpela spoke to taxable value and the homestead exemption for ADUs. Motion by Counts, Second by Pominville, "To table the accessory dwelling units, and Paul, I would ask that you bring it back with the detached ADU included." Discussion followed regarding size of the ADU and to take acreage into consideration. Motion carried.

Draft Howell Twp. PC 11-19-24

ADU Ordinance- Planner Montagno reported on the changes to the ADU ordinance.

Commissioner Boal discussed concerns on how the Township would regulate detached rentals in single family residential backyards that would not be intended for family. Commissioner Newstead discussed concerns with ADUs that are detached. Commissioner Counts questioned if deed restrictions are in place then the ordinance is changed. Planner Montagno discussed other possible options for the ADU ordinance. Discussion followed. It was the consensus of the Commissioners to work on a family oriented ADU ordinance. Motion by Spaulding, Second by Newstead, "To postpone action on ADU ordinance discussion." Motion carried.

Draft Howell Twp. PC 12-17-24

ADU Ordinance- Township Planner Moore gave an overview of what an ADU would require to be authorized under the proposed ordinance. Attorney Beyea gave his perspective on the ordinance regarding deed restrictions and changes regarding the clarification and definition of "Family" in the single-family district. Board Representative Boal questioned how the Township would regulate and enforce ADUs that are detached, present and no longer needed for family members and if homeowners could apply for a Condition of Use Permit vs. changing the ordinance. Discussion followed. Motion by Boal, Second by Newstead, "To continue discussion at our next meeting." Motion carried.

Draft Howell Twp. PC 1-28-25

ADU Ordinance- Township Planner Montagno updated the presented language changes on the ADU ordinance and discussed options to be decided by the Planning Commission that can be taken to the Township Board for approval. Commissioner Lollo is concerned with detached ADUs and potentially becoming a rental. Commissioner Spaulding is concerned with detached ADUs and potential problems for homeowners and neighbors. Chairman Williams is concerned with allowing detached ADUs and future ramifications. Secretary Newstead is in favor of supporting an option for a detached ADU. Board Representative Boal questioned splitting property into parcels and attaching additions to the existing home and is concerned about detached ADUs. Discussion followed. Motion by Boal, Second by Lollo with friendly amendments, "To recommend to the Board a denial of proposed ordinance language." Roll Call: Stanley- yes, Newstead- no, Lollo-yes, Frantjeskos-yes, Boal-yes, Williams-yes, Spaulding-no. Motion passed 5-2.

Draft Howell Twp. PC 2-25-25

ADU Ordinance- Motion by Boal, Second by Stanley, "To open the Public Hearing." Motion carried.
Bob Wilson, 2945 Brewer Rd: Spoke on opposition of having an ADU ordinance if detached ADUs will not be allowed.
Thomas Bull, 2704 Fisher Rd: Spoke on taxing and opposition to detached ADUs
Kaydon Lechevalier, 2900 Brewer Rd: spoke on concerns of detached ADUs
Motion by Newstead, Second by Lollo, "To close the public hearing." Motion carried.
Board Representative Boal questioned if there are any restrictions for attached additions if needed in the future for family.
Discussion followed. Motion by Boal, Second by Newstead, "To postpone the ADU ordinance discussion." Motion carried.

Draft Howell Twp. PC 3-25-25

ADU Ordinance- Commissioner Lollo read her letter on her concerns regarding potential ADUs in the Township. Planner Moore reviewed the ordinance and answered questions. Commissioner Frantjeskos spoke on being able to put an extension on an existing residence to be able to house family members in need. Vice Chair Spaulding questioned what needs to be changed to incorporate the approval of ADUs with a Special Use Permit and the current cost of a Special Land Use Permit. Chairman Williams questioned what is legally enforceable to be considered family. Discussion followed. Motion by Newstead, Second by Spaulding, "To postpone action on the proposed text amendment so the following items can be addressed, that all changes that were discussed in this meeting are added to the final ordinance Special Use." Motion carried.

Draft Howell Twp. PC 4-22-25

ADU Ordinance- Township Planner Moore gave an amendment update to add a new category that would be Permitted Accessory Special Uses with Conditions for an ADU, this would be a more appropriate categorization. Vice Chair Spaulding questioned if someone wanted to put an ADU on a home if they would need a Special Land Use permit and go in front of the Planning Commission, if the applicant needed a document to be filed with the register of deeds and if the wording septic should be replaced with sanitary sewer service. Discussion followed. Motion by Spaulding, Second by Boal, with a friendly amendment "To recommend the Township Board to approve proposed zoning ordinance text amendment based on the findings that it is consistent with the goals and policies of the Master Plan that supports the public health, safety and welfare of the Township, to add to the motion making the changes to the zoning ordinance 16.23 with the change of septic in line (l) to sanitary sewer service." Motion carried.



Livingston County Department of Planning

May 22, 2025

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
Principal Planner

Howell Township Board of Trustees
c/o Sue Daus, Clerk
3525 Byron Road
Howell, MI 48855

Re: Planning Commission Review of Ordinance Amendment Z-14-25.

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, May 21, 2025, and reviewed the ordinance amendment referenced above. The County Planning Commissioners made the following recommendation:

Z-14-25 Approval. The proposed amendments are a reasonable addition to the Township Ordinance.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Scott Barb

Scott Barb

sb

Enclosures

c: Wayne Williams, Vice Chair, Planning Commission
Jonathan Hohenstein, Township Zoning Administrator

Meeting minutes and agendas are available at:
<http://www.livgov.com/plan/agendas.aspx>

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
<http://www.livgov.com>



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, May 21, 2025 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
Principal Planner

Beginning May 2025, all Planning Commission meetings will be held solely in-person.

Members of the public that wish to make public comment must be physically in attendance at the scheduled meeting. No public comments will be taken virtually.

Meetings will be recorded and will be available to the public for post-meeting viewing at the link below:

https://www.youtube.com/channel/UCLhIYSsr9oYZ_gG25eNveiA/featured

Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – May 21, 2025
5. Approval of Meeting Minutes – April 16, 2025
6. Call to the Public
7. Zoning Reviews
 - A. MP-01-25: Cohoctah Township, 2025 Master Plan
 - B. Z-13-25: Howell Township Rezoning, Section 12, SFR to AR
 - C. Z-14-25: Howell Township Text Amendments, Sections 4, 6, & 16 Accessory Dwelling Units
 - D. Z-15-25: Hartland Township Rezoning, Section 26 CA/HDR to PD (Planned Development)
8. Old Business: 2026-2031 CIP Summary, Review, and Resolution for Approval
9. New Business:
10. Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
<https://milivcounty.gov/planning/>

DRAFT
LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES
MAY 21, 2025
6:30 p.m.

Meetings will be recorded and will be available to the public for post-meeting viewing at the link below:
https://www.youtube.com/channel/UCLhIYSsr9oYZ_gG25eNveiA/featured

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	Bill Anderson Dennis Bowdoin Bill Call Matt Ikle	Paul Funk Kevin Galbraith Margaret Burkholder
COMMISSIONERS ABSENT:		
STAFF PRESENT:	Scott Barb Rob Stanford Martha Haglund	
OTHERS PRESENT:	Bruce Powellson, Marion Township Troy Langer, Hartland Township Planning Director	

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Anderson at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** None.
4. **APPROVAL OF AGENDA:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA DATED MAY 21, 2025, SECONDED BY COMMISSIONER BOWDOIN.

All in favor, motion passed 7-0.

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, AS AMENDED, DATED APRIL 16, 2025, SECONDED BY COMMISSIONER BURKHOLDER.

All in favor, motion passed 7-0.

6. **CALL TO THE PUBLIC:** None.

7. ZONING REVIEWS:

A. MP-01-25: COHOCTAH TOWNSHIP, 2025 MASTER PLAN

Livingston County Planning Department received correspondence on April 7, 2025, from Cohoctah Township requesting Livingston County Planning Commission review and comment on the proposed *Draft 2025 Cohoctah Township Master Plan*. This review is required by Section 125.3841 of the Michigan Planning Enabling Act (2008). The Planning Act provides surrounding communities and other respondents 63 days to provide comments. This review period expires on June 9, 2025. The proposed Master Plan replaces the *2011 Township Master Plan*.

Township Recommendation: Final Approval Pending.

Staff Recommendation: Approval. The 2025 Cohoctah Township Master Plan is consistent with land use and trends and incorporates public feedback. County Planning Staff recommend that the Cohoctah Township Consider all staff suggestions prior to final adoption.

Commission Discussion: Commissioner Ikle asked about the settlement and residential recreation density on the future land use map and where those density calculations came from.

Public Comment: None

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER FUNK.

Motion passed: 7-0.

B. Z-13-25: HOWELL TOWNSHIP REZONING, SECTION 12, SFR, SINGLE FAMILY RESIDENTIAL TO AG, AGRICULTURAL RESIDENTIAL

Township Recommendation: Approval. The Howell Township Planning Commission recommended approval at their April 22, 2025, Planning Commission meeting.

Staff Recommendation: Approval. The proposed rezoning from SFR (Single Family Residential) to AR (Agricultural Residential) is compatible with the overall goals and objectives of the 2022 Howell Township Master Plan.

Commissioner Discussion: None

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed: 7-0.

C. Z- 14-25: HOWELL TOWNSHIP TEXT AMENDMENTS, SECTIONS 4, 6, & 16 ACCESSORY DWELLING UNITS

Township Recommendation: Approval. The Howell Township Planning Commission recommended approval of the proposed amendments at their February 25, 2025, public hearing.

Staff Recommendation: Approval. The proposed amendments are a reasonable addition to the Township Ordinance.

Commissioner Discussion: Commissioner Ikle inquired what about when there is no familial opportunity and the property changes ownership. Commissioner Burkholder inquired about who at the township oversees compliance. Commissioner Bowdoin stated that it is good that the township chose to go with attached rather than detached. Aging in place is encouraged. There was a general discussion amongst all commissioners regarding the ability for someone to get a separate address number for the ADU.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.

Motion passed: 7-0.

D. Z-15-25 HARTLAND TOWNSHIP REZONING, SECTION 26 CA/HDR TO PD (PLANNED DEVELOPMENT)

Township Recommendation: Approval. The Hartland Township Planning Commission recommended approval of the proposed rezoning and final PD Site Plan at their April 24, 2025, Planning Commission meeting.

Staff Recommendation: Approval. The rezoning has been thoroughly reviewed. The proposed rezoning for the subject site from Conservation Agriculture (CA) and High-Density Residential (HDR) to Planned Development (PD) is consistent with Hartland Township Master Plan and compatible with surrounding land uses.

Commissioner Discussion: Commissioner Ikle asked how far east the development will be built.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.

Motion passed: 7-0.

8. **OLD BUSINESS: 2026-2031 CIP** will be on agenda next month for a Planning Commission review and resolution for approval.
9. **NEW BUSINESS:** None
10. **REPORTS:** None
11. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** None
12. **ADJOURNMENT:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO ADJOURN THE MEETING AT 7:18 PM, SECONDED BY COMMISSIONER CALL.

Motion passed: 7-0



Livingston County Department of Planning

MEMORANDUM

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP Candidate
Principal Planner

TO: Livingston County Planning Commission and the Howell Township Board of Trustees

FROM: Scott Barb

DATE: May 7, 2025

SUBJECT: Z-14-25 Amendments to the Zoning Ordinance: Section 4, AR District; Section 6, SFR District; Section 16, Special Uses

The Howell Township Planning Commission is proposing to amend several sections of the Township Ordinance to include language regarding accessory dwelling units within the Township. Staff have reviewed the proposed amendments for accuracy and compatibility with the existing ordinance language and offer the following summary for your review. Staff comments are written in *italic and underlined* with additions and changes to the Ordinance written in red.

Article 4, Section 4.07 Dimensional Regulations

Section 4.06 will be renumbered to become Section 4.07

Article 4, Section 4.06 Permitted Accessory Special Uses with Conditions

- A. Interior or Attached Accessory Dwelling Units subject to requirements listed in Section 16.23 Accessory Dwelling Units.

Article 6.07 Dimensional Regulations

Section 6.06 will be renumbered to become Section 6.07

Article 6, Section 6.06 Permitted Accessory Uses with Special Conditions

- A. Interior or Attached Accessory Dwelling Uses subject to requirements listed in Section 16.23 Accessory Dwelling Units.

Staff comments: The above sections are being renumbered and list ADU's as special uses in the Township.

Article 16, Section 16.23 Accessory Dwelling Units to Article 16 Special Uses

A new Section 16.23 will be added to the Ordinance and will read as follows:

Accessory Dwelling Units shall serve as a supplemental, smaller dwelling unit developed within an existing single-family home such as a basement, attic, or attached addition.

- A. The ADU and single-family dwelling together shall be in a direct family relationship to the principal dwelling.
- B. An ADU must be located within the appropriate setback lines of the corresponding zoning district.

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
millivcounty.gov

- C. The floor area of an ADU shall be no more than 1,000 square feet
- D. An ADU shall adhere to the lot coverage requirements of the corresponding zoning district.
- E. ADU's are permitted to have an additional entrance point or to share a common entrance point with the principal building.
- F. The ADU shall be designed so that the appearance of the building will remain that of a single-family dwelling. The ADU shall not distract from the appearance of the lot as a place of one (1) residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.
- G. Upon the construction of an ADU, there shall be a combined off-street parking for a minimum of four (4) automobiles for the parcel. An ADU shall not be permitted to have a separate driveway.
- H. Leasing or renting and ADU is not permitted.
- I. The principal dwelling unit and the ADU must share common water, septic sanitary sewer services, and electric facilities, in compliance with state and county codes.
- J. The applicant shall submit the following information for review in lieu of requirements listed in Article 20, Site Plan Review Procedures.
 - 1. A plot plan showing the location of the proposed accessory dwelling unit, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, location of structures on adjacent lots, abutting streets, driveways, and parking areas.
 - 2. Sufficient architectural drawings or clear photographs to show the exterior building alterations proposed.
 - 3. Interior floor plans showing the floor area of the proposed accessory dwelling unit and the primary dwelling.
 - 4. A mechanism or legal instrument that memorializes that the ADU cannot be rented and must be recorded within the chain of title for the property and reviewed by the Township Attorney prior to approval of the permit.

Staff comments: The proposed standards for ADU's are compatible with the Township Ordinance and will allow ADU's for familial purposes.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL. The Howell Township Planning Commission recommended approval of the proposed amendments at their February 25, 2025, public hearing.

RECOMMENDATION: APPROVAL. The proposed amendments are a reasonable addition to the Township Ordinance.

8E

RECEIVED

APR 23 2025

HOWELL TOWNSHIP
Application for Special Use Permit

3525 Byron Road Howell, MI 48855
Phone: 517-546-2817 ext. 108
Email: inspector@howelltownshipmi.org

HOWELL TOWNSHIP

Fee: \$750.00

File No. _____

Parcel ID #: 4706-	28	-	100	-	071	Date	04/23/25
Applicant Name		Mark Juett		Applicant Address		7761 Locklin, West Bloomfield, MI 4	
Phone		2482178308		Fax		n/a	
Email		juettstorage@gmail.com					
Applicant is:	<input type="checkbox"/>	Owner	<input type="checkbox"/>	Lessee	<input type="checkbox"/>	Land Contract Vendee	
	<input checked="" type="checkbox"/>	Other: Under contract with Purchase Agreement					

Complete and Attach: **Application for Land Use Permit** and **Application for Site Plan Review**

Current Zoning Classification	Industrial Flex	Proposed Use	Storage of recreational vehicles.
Legal Description (attach copy if necessary):			
Designate Ordinance Section Number Authorizing Special Use Requested: 12.03			

Attach supporting material, exhibits and information that will support a finding of the following criteria: (Section 16.06)

1. Use will be harmonious with and in accordance with the general objectives, intent, and purposes of this ordinance.
2. The use will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or the intended character of the general vicinity.
3. The use will be served adequately by essential public facilities, such as highways, police, and fire protection, drainage, and refuse disposal.
4. That the use will not be hazardous or disturbing to existing or future neighboring uses.
5. That the use will create excessive additional requirements of public costs for public facilities, utilities, and services.
6. That this use will not have substantial adverse impact upon the natural resources and environment of the lot or parcel upon which it is to be located and adjacent areas, including,

but not limited to prime agricultural areas, forest and woodlot areas, lakes, rivers, streams, watersheds, water recharge areas, flood ways, and wildlife areas.

I hereby depose and say that all the above statements and information contained in this application and any attachments submitted herewith are true and accurate.

Applicant Signature Mark C. Suett

Print Name MARK C. SUETT

Date 4.23.25

Subscribed to and sworn to before me

This 23RD day of April,
2025.

Angela Cacalott

Notary Public

Oakland County, MI

My Commission Expires: 11-7-2030





Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 15, 2025

Rev. May 19, 2025

Site Plan Review For Howell Township, Michigan

Applicant: Outdoor Storage, LLC

Project Name: Juett Outside Storage

Plan Date: April 23, 2025

Location: 4802 Hydraulic Drive (Parcel #4706-28-100-071)

Zoning: Industrial Flex (IFZ)

Action Requested: Preliminary Site Plan & Special Land Use Approval

PROJECT AND SITE DESCRIPTION

The applicant has submitted a special land use permit in addition to an amended preliminary site plan dated April 23, 2025, that proposes the construction of an outdoor storage facility located at the end of Hydraulic Dr. on the vacant parcel #4706-28-100-071. The applicant has stated the development is intended to provide storage for boats, RV's, trucks, and small contractors.

Contractor equipment and materials storage yards for building and other types of construction are permitted in the IFZ district with the requirement that any area used for outdoor storage is completely enclosed and screened from external visibility beyond such storage area per Section 12.02. L.

Per Section 12.03 of the Howell Township Zoning Ordinance, any storage of recreational vehicles within the Industrial Flex Zone requires a Special Land Use permit and is subject to Article XVI Special Uses. During the April 22, 2025 Planning Commission meeting the applicant made note

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

that shipping containers were intended to be utilized for storage on site as well. Per Section 12.04 Cargo Containers, are considered accessory uses in the IF Zoning District subject to Section 14.07, storage of containers on site shall be limited to 4% of the lot area, up to 3,000 square feet. Additionally, each container is considered an accessory building and would require a Zoning permit prior to its placement.

Proposed storage spaces on the site are as follows:

Table 1. Proposed Storage Spaces

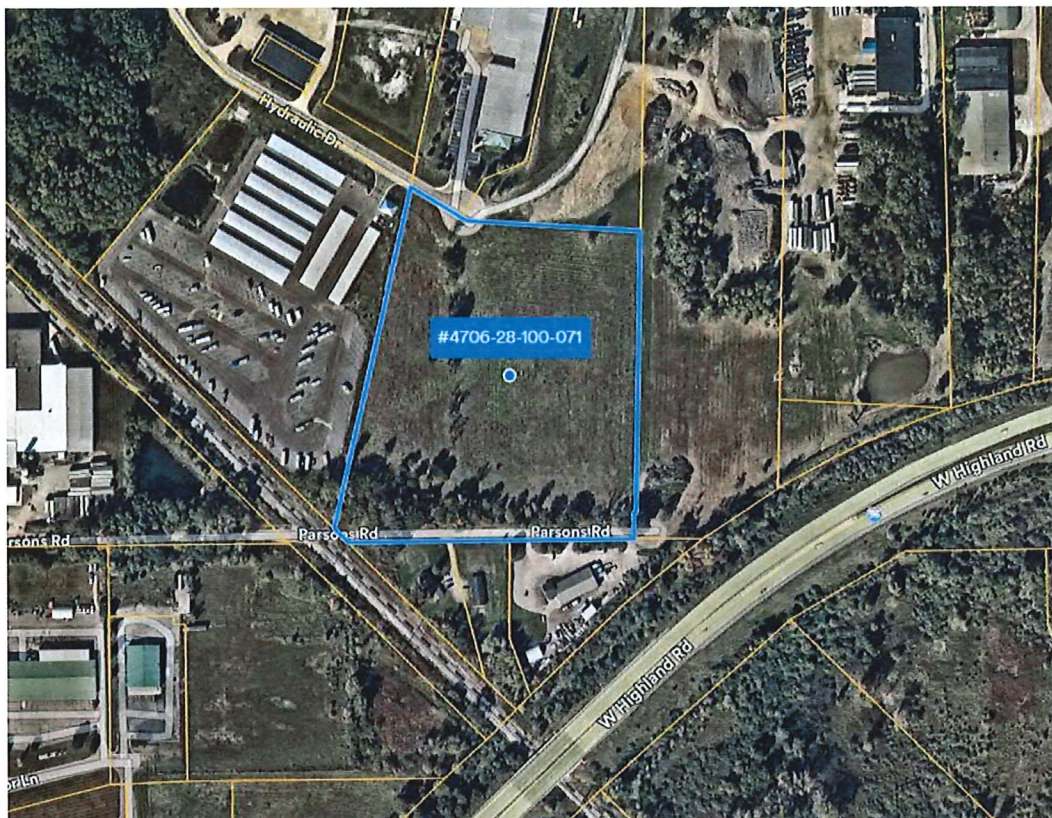
Number of Spaces	Dimensions
5	35' x 90'
1	90' x 95'
1	75' x 94'
68	12' x 80'
55	12' x 35'
11	35' x 80'
2	60' x 129'
3	80' x 129'
Total Number of Spaces	147

The subject site is a vacant 11.5 acre parcel and neighbors an existing storage facility. The site is proposed to function solely as an outdoor storage site. No work is performed at the facility and the applicant has stated that lease agreements are required for each tenant, which includes the provision that tenants are to be responsible for keeping their rental spaces clean and orderly, making each tenant responsible for the disposal of any waste generated. At the April 22, 2025 Planning Commission meeting the applicant spoke to how the business manages this agreement through regular inspections and surveillance. Ultimately any issues on the property will be the responsibility of the property owner.

The applicant has proposed the project in two phases. Phase 1 includes forty-eight (48) storage spaces beginning on the western property line. Phase 2 will build out the remaining ninety-nine (99) of the total 147 storage spaces.

The applicant appeared before the Planning Commission at their April 22, 2025 meeting with a preliminary site plan. The Commission requested the applicant address the items listed in the Planners report dated April 15, 2025 and the Howell Area Fire Department review dated April 1, 2025 prior to preliminary site plan approval.

Figure 1. Aerial Image of Subject Site and Vicinity



Source: NearMap October 2024

Items to be Addressed: None

NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Neighboring zoning designations are summarized in Table 1.

Table 1. Zoning, Land Use and Master Plan Designations

	Zoning	Existing Land Use	Master Plan Designations
Subject Site	Industrial Flex Zone	Vacant	Industrial Flex Zone
North	Industrial	IT / Electrical Services	Industrial Flex Zone
South	Industrial Flex Zone / Highway Service Commercial	Landscaping Business	Industrial Flex Zone
East	Industrial Flex Zone	Trucking Company	Industrial Flex Zone
West	Industrial Flex Zone	Outdoor Storage	Industrial Flex Zone

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use.

Table 2. Density, Placement, and Height Regulations

	Required	Provided
Lot Area	2 Acres	11.5 Acres
Lot Width	200 Feet	>200 Feet
Front Setback	35 Feet	35 Feet
Side Setback	10 Feet Minimum (Minimum Total of Both Sides=25 Feet)	10 feet (west) 15 feet (east)
Rear Setback	10 Feet Minimum	35 Feet
Lot Coverage	75 % Max	74.9%
Building Height	70 Feet Max	No proposed building

Items to be Addressed: None.

PARKING, LOADING

The letter submitted by the applicant states that the majority of the storage units will be used for work vehicles. The applicant states that typically, tenants come to the site, move vehicles out of their rented space, and park a personal vehicle in its place until they return. No formal parking area is proposed separate from the units themselves. The proposed seventy (70') foot wide drives are expected to provide reasonable space for a tenant to move their work vehicle out of their rented space and pull a personal vehicle in. Smaller spaces are positioned on a forty (40') foot wide drive, with direct access to the wider areas throughout the site.

Section 18.02 does not specifically address outdoor storage centers for parking, which allows for the Planning Commission to assign the parking requirements of a similar or related use. The proposed site will not have a building erected and no employees are planned to be on site as the entrance is via keypad, the Planning Commission may decide that no separate parking spaces would be required.

During their April 22, 2025 meeting the Planning Commission discussed whether separate parking spaces would be required. As the preliminary site plan was not approved during this meeting, the Commission should include their decision on parking as part of their motion to the Township Board should the proposal be approved.

Section 18.02.E requires that all driveways accessing parking areas and all parking areas shall be hard surfaced with asphalt or concrete. We note that the majority of the site is proposed to be bituminous millings.

The Planning Commission has the discretion of waiving certain hard surface paving requirements where:

1. Driveways, loading or turnaround storage areas receive only limited use and are not used for employee parking, customer parking, or primary access.
2. Gravel surfacing and potential problems arising from dust or scattered gravel will not impact neighboring properties.
3. Hard surfacing will significantly increase stormwater runoff and create a potential for flooding and/or soil erosion.

We recommend the Planning Commission permit storage areas be bituminous millings as proposed due to their limited use and require asphalt or concrete on the major drives throughout the site.

Items to be Addressed: 1) Planning Commission to determine the most appropriate similar or related use to assign parking requirements. 2) Planning Commission to determine surface paving requirements.

FENCING

Six (6') foot chain linked fencing is proposed along the majority of the parcel boundary lines and will work as the dividing wall between storage spaces. The chain link fence along the boundary will have screen fabric attached. There will also be eight (8') high cedar wood slat screen fencing along the northwestern portion of the site that fronts Hydraulic Drive.

Fencing details are provided on Sheet DT1 of the submitted plans.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Proposed access to the facility will be from a two-way drive off Hydraulic Drive. Tenants are granted entrance via keypad as they enter and exit the site. Drives located within the site are either seventy (70') feet wide or forty (40') feet wide.

The applicant has provided an emergency vehicle circulation plan which demonstrates proper vehicular traffic flow.

We defer to Engineering and the Fire Chief for further consideration.

Items to be Addressed: None.

NATURAL FEATURES

The site is mostly open space and tilled farmland with trees lining the southern parcel boundary and lightly dispersed throughout. EGLE's Wetlands Map Viewer depicts soil area which include wetland soils near the southwest corner of the site. This is not an identified wetland on the National Wetlands Inventory (NWI) or Michigan Resource Inventory System (MIRIS) maps.

Items to be Addressed: None.

LANDSCAPING

The applicant has provided a landscape plan on Sheet L-1. A complete landscape plan is required for final site plan approval. The following table demonstrates compliance with the Zoning Ordinance.

Landscaped Area	Requirement	Factor	# Required	Provided
Non-Residential Parcel	1 tree per 3,000 square feet (25.1% open space = 112,945 square feet)	112,945 square feet / 3,000 square feet = 38 trees	38 trees	24 trees
Hydraulic Drive	1 deciduous or evergreen tree per 40 linear feet	329.48 feet / 40 feet = 9 trees	9 trees	9 trees
	1 ornamental tree per 100 linear feet	329.48 feet / 100 feet = 4 trees	4 trees	4 trees
	Min. of 8 shrubs per every 40 linear feet	(329.48 feet / 40 feet) * 8 = 66 shrubs	66 shrubs	69 shrubs
Parsons Road	1 deciduous or evergreen tree per 40 linear feet	728.39 linear feet / 40 linear feet = 19 trees	19 trees	Existing trees (99+)
	1 ornamental tree per 100 linear feet	728.39 linear feet / 100 linear feet = 8 trees	8 trees	
	Min. of 8 shrubs per every 40 linear feet	728.39 linear feet / 40 linear feet x 8 shrubs = 146	146 shrubs	145 shrubs
Stormwater Retention/ Detention Area	Sodded or seeded groundcover		N/A	Seeded
	1 deciduous shade or evergreen tree per 50 lineal feet	471.5 linear feet / 50 linear feet = 10 trees	10 trees	19 trees

	10 shrubs for every 50 lineal feet	(471.5 linear feet / 50 linear feet) * 10 = 95 shrubs	95 shrubs	93 shrubs
--	------------------------------------	---	-----------	-----------

For final site plan approval, the applicant will need to provide the following landscaping details:

- Two (2) additional shrubs along the storm water management basin.
- Three (3) additional shrubs along Hydraulic Drive.

Further, as noted above, contractor equipment and materials storage yards for building and other types of construction are permitted in the IFZ district with the requirement that any area used for outdoor storage is completely enclosed and screened from external visibility beyond such storage area. The applicant must demonstrate that the outdoor storage will be screened from view from all directions.

We highly recommend the addition of a berm and evergreen trees in two staggered lines along the eastern parcel line to provide sufficient screening from M-59. The currently proposed maple trees in this area will not achieve the required screening. However, the space lost to required screening could potentially be offset by reducing the 70-foot drive aisle widths.

Items to be Addressed: 1) The outdoor storage areas shall be completely screened from view from all directions per Section 12.02. L of the Zoning Ordinance. 2) Incorporate two (2) additional shrubs along the storm water management basin. 3) Incorporate three (3) additional shrubs along Hydraulic Drive.

LIGHTING

A sufficient lighting plan has been provided. A photometric plan indicates that the light levels at property lines are acceptable. Planned lighting includes two types of base mounted downward fixed lights which will be located near the entrance as well as four (4) other corners throughout the site. All lights appear to be permanent horizontal fixtures that will appropriately shield light from adjacent properties.

Items to be Addressed: None.

SIGNS

The site plan does not indicate any signage proposed on the site.

If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

Items to be Addressed: None.

TRASH ENCLOSURE

There is no trash enclosure proposed for the site. During the April 22, 2025 meeting, the applicant explained that each tenant will be responsible for the removal of any refuse in their storage area. The applicant has confirmed this is a requirement for each tenant per the lease agreement and that inspections and surveillance are utilized to ensure compliance.

Items to be Addressed: None.

SPECIAL LAND USE REQUIREMENTS

Per Section 12.03, any storage of recreational vehicles within the Industrial Flex Zone requires a Special Land Use permit. As the applicant wishes to pursue this type of recreational vehicle storage, the application must be in compliance with Article 16, Special Uses.

For a special use, the Planning Commission must hold a public hearing, after which the Planning Commission should discuss the following required standards and findings from Section 16.06 in relation to special uses prior to their recommendation to the Township Board.

- 1) **Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance in terms of their uses, activities, processes, materials, equipment and conditions of operation, that will be detrimental to any persons, property, or the general welfare of the surrounding area in which it is located due to excessive production of traffic, noise, smoke, fumes, glare, or odors.**

CWA Comment: *This standard can be met. We believe the proposed use will be harmonious with the intent and general objectives of the Ordinance. Similar uses are located nearby, and the operation is not expected to be detrimental to the surrounding area.*

- 2) **Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.**

CWA Comment: *This standard can be met so long as appropriate screening along the eastern property line is provided.*

- 3) **Will be served adequately by essential public facilities and services; such as, highways, roads, water supply systems, wastewater disposal systems, police and fire protection, storm water drainage systems, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service**

CWA Comment: *We defer to the Township Engineer and Howell Area Fire Chief.*

4) Will not be hazardous or disturbing to existing or future neighboring uses.

CWA Comment: *This standard can be met. We do not foresee the proposed use to be disturbing to the existing or future neighboring parcels.*

5) Will not create excessive additional requirements at public cost for public facilities, utilities and services.

CWA Comment: *We defer to the Township Engineer and Howell Area Fire Chief.*

6) Will not have a substantial adverse impact upon the natural resources and environment of the lot or parcel upon which it is to be located and adjacent areas, including, but not limited to prime agricultural areas, forest and woodlot areas, lakes, rivers, streams, watersheds, water recharge areas, flood ways, and wildlife areas.

CWA Comment: *This standard can be met. As long as all recreational vehicles that are stored on site are in good working order and do not leak fluids and all fuel is stored appropriately so contaminants are not introduced to the ground water.*

Items to be Addressed: *Planning Commission to evaluate required standards and findings for making determinations and make a recommendation to the Township Board.*

RECOMMENDATIONS

The next step for the Planning Commission is to determine if the preliminary site plan has met the requirements listed in Article 20 Site Plan Review Procedures and if the Special Land Use satisfies the required standards listed in Article 16 Special Uses. Per Zoning Ordinance requirements, if recommended for approval, the Special Land Use application will need to be approved by the Township Board prior to the applicant receiving final site plan approval.

The Planning Commission should act on the following item(s) prior to action being taken on the preliminary site plan and special land use application:

1. Planning Commission to determine the most appropriate similar or related use to assign parking requirements.
2. Planning Commission to determine surface paving requirements.
3. Planning Commission to evaluate required standards and findings for making determinations and make a recommendation to the Township Board.

We recommend the applicant address the following items:

1. The outdoor storage areas shall be completely screened from view from all directions per Section 12.02. L of the Zoning Ordinance.
2. Provide three (3) additional shrubs along Hydraulic Drive.
3. Incorporate two (2) additional shrubs along the storm water management basin.



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner

#PC-2025-05

cc: Joanathan Hohenstein, Township Zoning Administrator
Carol Makushik, Township Deputy Zoning Administrator
Adam Jacqmain, Township Engineer

Howell Township Inspector

From: jason kratt [REDACTED]
Sent: Tuesday, May 20, 2025 8:42 AM
To: Howell Township Inspector
Subject: Parcel #4706-28-100-071 Hydraulic Drive

Hi Jonathon my name is Jason Kratt I am owner of Out Of Site Storage in in Howell. I am opposed to more storage put in the howell area especially right next to our business. I understand competition is good but there is a huge new facility already right next to us with a ton of room for more rentable space.

Were 2 years into our new facility and are not at 50% rented yet, if we water it down with too much the property taxes will be unafordable due to all of us having to undercut each others prices to try to get spaces rented.

Thank you

Jason Kratt
Owner out of Site
[REDACTED]

Jason

Hamilton's Propane
14063 N. State Road
Otisville, MI 48463

Phone: 989-871-6661
Fax 989-871-6664

Email: [REDACTED]

10A

Job Title: Ordinance Enforcement Officer
Location: Howell Township, Michigan
Department: Code Enforcement

Position Overview:

Howell Township is seeking a dedicated and proactive Ordinance Enforcement Officer to join our team. The Ordinance Enforcement Officer will be responsible for investigating, documenting, and enforcing violations of municipal ordinances. This position plays a crucial role in ensuring compliance with local laws and regulations, contributing to the safety and well-being of the community.

Key Responsibilities:

- **Investigate Ordinance Violations:** Monitor and investigate complaints related to ordinance violations in the community, including zoning, public safety, and health regulations.
 - **Issue Violation Notices:** Provide notices to individuals or entities in violation of municipal ordinances and ensure they are informed of required corrective actions.
 - **Serve Appearance Tickets:** Issue and serve appearance tickets as authorized by Public Act 147 of 1968 (MCL 764.9c), directing violators to attend court proceedings.
 - **Issue Citations:** Enforce municipal code violations by issuing citations in accordance with Public Act 12 of 1994 (MCL 600.8701, et seq) and the Township's Civil Infractions Ordinance.
 - **Court Representation:** Represent the municipality in judicial or quasi-judicial proceedings, assisting in the prosecution of ordinance violations.
 - **Additional Duties:** Perform other ordinance enforcement tasks as delegated by the supervisor or municipal leadership.
-

Required Qualifications:

- High School Diploma or equivalent; some college coursework or certifications in law enforcement or public administration preferred.
- Previous experience in code enforcement, law enforcement, or a related field preferred.
- Knowledge of municipal ordinances, regulations, and enforcement procedures.
- Strong written and verbal communication skills.
- Ability to work independently and handle multiple tasks simultaneously.

- Ability to interact professionally with the public, local officials, and other stakeholders.
 - Valid Michigan Driver's License and a good driving record.
-

Preferred Skills:

- Certification in Code Enforcement or a related field.
 - Experience with court proceedings related to ordinance enforcement.
 - Familiarity with the specific ordinances and regulations of Howell Township.
 - Conflict resolution and negotiation skills.
-

Salary and Benefits:

- **Salary Range:** [Insert Salary Range]
 - **Benefits:** [List benefits, such as health insurance, retirement plans, paid time off, etc.]
-

Application Instructions:

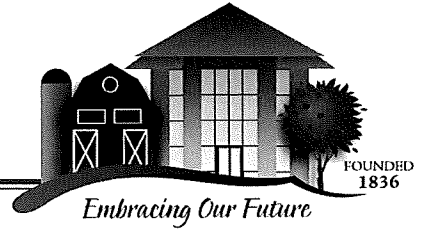
Interested candidates should submit a resume and cover letter to [Insert contact details, or specify application portal] by [Insert deadline date].

(Howell Township is an equal opportunity employer.)

10B

Howell Township

3525 Byron Road • Howell, MI 48855
Phone: (517) 546-2817 • Fax (517) 546-1483
www.howelltownshipmi.org



TO: Howell Township Board

FROM: Teresa Murrish, Howell Township Deputy Treasurer

DATE: May 14, 2025

SUBJECT: BS&A Software Governmental Accounting Webinar - Cloud

I respectfully request approval to attend a Cloud based Governmental Accounting Webinar presented by BS&A Software on July 8, 2025, at 9:00am to 12:00pm. The cost of this online seminar is \$200.00. "Governmental accounting operates under a different set of principles and standards than for-profit accounting, with the Governmental Accounting Standards Board (GASB) setting rules that emphasize accountability and transparency of public funds rather than profitability (Gemini, Google AI, May 14, 2025)". This online seminar will cover Governmental Accounting principles and how they are applied in Cloud based BS&A Software's General Ledger application. This training will provide me with essential skills necessary to perform the responsibilities as Howell Township's Deputy Treasurer effectively.

Thank you for your consideration.

Respectfully,
Teresa Murrish
Howell Township Deputy Treasurer

Howell Township

3525 Byron Road • Howell, MI 48855
Phone: (517) 546-2817 • Fax (517) 546-1483
www.howelltownshipmi.org



HOWELL TOWNSHIP'S HALLOWEEN EVENT PROPOSAL

LOCATION: 3525 Byron Road Howell, MI

DATE: Thursday, October 30, 2025

TIME: 8:00 a.m. – 5:00 p.m.

Fall Office/Lobby Decorations	Staff Donations	\$0.00
Donuts and Apple Juice	Staff Donations	\$0.00
Halloween Candy	Staff Donations	\$0.00
TOTAL COST:		\$0.00

Howell Township employees have agreed to donate candy for the Trick or Treaters along with money for donuts and apple juice. Township employees will dress in festive clothing on October 30th and will decorate the office and lobby areas with fall decorations. The event will be advertised in the following ways:

- Township website
- Township Newsletter
- "Community Events" area on WHMI.COM
- A sign in front of the township hall building.

HOWELL TOWNSHIP'S HALLOWEEN EVENT

OCTOBER 30, 2025



Thursday, October 30, 2025 from 8:00am – 5:00pm



3525 Byron Road Howell, MI 48855



Trick or Treaters can come inside the Township Hall dressed in costumes, to collect treats.



Donuts and apple juice available.



Call Howell Township for additional information (517) 546-2817.



Howell Township

3525 Byron Road • Howell, MI 48855
Phone: (517) 546-2817 • Fax (517) 546-1483
www.howelltownshipmi.org



TO: Howell Township Board

FROM: Teresa Murrish, Howell Township Deputy Treasurer

DATE: April 24, 2025

SUBJECT: Cybersecurity Audit and Vulnerability Assessment for Howell Township

This memo addresses cyberattack risk reduction along with completing a security audit and vulnerability assessment for Howell Township.

As we have all seen on the news and across social media, there has been a nationwide increase in cyberattacks across all levels of government. Not only can these attacks result in a substantial monetary loss, but also potential for the theft of confidential data, lawsuits, work stoppage of essential services, and loss of taxpayer confidence.

It was felt that a cybersecurity audit and vulnerability assessment for the Township would be prudent. This would be the initial steps required to learn what the Township's vulnerabilities are and where our weaknesses lie, and the necessary steps to correct them. At minimum the following would be reviewed:

- Hardware
- Software applications
- Network systems
- Data encryption
- Communication sources
- Policies and procedures
- Township website
- Disaster recovery plans

Initially several companies were contacted requesting quotes for a cybersecurity audit and vulnerability assessment. During that process, it was found that the required services could be provided at no cost through the Cybersecurity and Infrastructure Agency (CISA). CISA is the federal government's National Coordinator for Critical Infrastructure Security and Resilience. Danny Cook, who is the CISA regional representative, was contacted and after reviewing our needs, stated he would be able to provide the necessary services. Shortly afterwards, Mr. Cook contacted the Township stating that due to the current reorganization of the federal government he no longer would be able to provide us with contracted services. It is unclear at this time if or when the required services may become available. It was felt that due to the importance of the matter, we believe it is in the township's interest to contract with the private sector.

Attached are bids from the companies that we initially contacted. With new threats continuously emerging, this is the first step for the Township to create a solid defense and reduce its risk.

10C

Howell Township

3525 Byron Road • Howell, MI 48855
Phone: (517) 546-2817 • Fax (517) 546-1483
www.howelltownshipmi.org



TO: Howell Township Board
FROM: Sue Daus, Howell Township Clerk
DATE: June 3, 2025
SUBJECT: Earned Sick Time Act & Cemetery Challenges and Solutions

I respectfully request approval for myself and Deputy Clerk Davidson to attend MTA's Earned Sick Time Act & Cemetery Challenges and Solutions classes.

Michigan Township Association (MTA) 06/24/25

- Earned Sick Time Act (ESTA) session - 2.5 hours
- Cemetery Challenges & Solutions session - 4 hours

Registration fee covers

- Instructional costs
- Course material

Course of Instruction

- Review key provisions
- ESTA Compliance
- Cemetery Management
- Legal obligations
- Budgeting & Financial aspects
- Duties and responsibilities

Registration

\$125.00/attendee x 2/attendees	\$250.00
\$35.70 Cemetery book x 1 book	<u>\$ 35.70</u>
	\$285.70 *Plus Mileage

Susan Daus

Howell Township Clerk

Dates and locations

- June 10: Commonwealth Commerce Center**
209 E. Washington Ave., Jackson (517) 784-0059
- June 17: Northern Center at NMU**
1401 Presque Isle Ave., Marquette (906) 227-2623
- June 18: Otsego Resort**
696 M-32 East, Gaylord (989) 732-5181
- June 24: Soaring Eagle Casino & Resort**
6800 Soaring Eagle Blvd. (888) 732-4537

Special needs

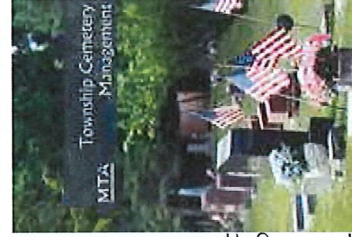
Participants with special needs (dietary, accessibility) should call MTA at (517) 321-6467, ext. 230 or email kristin@michigantownships.org at least two weeks in advance.

Cancellations, substitution and switching

Written cancellation requests received at the MTA office at least three weeks before the event will receive a full refund. No refunds will be issued thereafter without extenuating circumstances. If space allows, you may switch locations at no charge if you notify MTA of the change at least one week prior to class; otherwise, a \$25/person fee will be assessed. You may substitute another individual from your township without incurring a charge; please notify MTA of the change.

Continue learning with MTA resources

Add MTA's *Township Cemetery Management* book to a class registration for the discounted price of \$35.70. This handy guide offers a review of statutes that govern township authority over cemeteries, along with financial aspects of this valuable service. Sample policies that can be customized for your township are included with purchase. Pre-ordered books will be distributed onsite. A limited number will be available for purchase on-site.



512 Westshire Drive
P.O. Box 80078
Lansing, MI 48908-0078

Join our June classes to
get your questions answered
on the Earned Sick Time Act,
and explore township cemetery
management

Prsrt Std.
US Postage
Paid
Lansing, MI
Permit #765



MICHIGAN
TOWNSHIPS
ASSOCIATION
educational
workshops

Earned Sick Time Act and Your Township Cemetery Challenges and Solutions



June brings MTA's newest double feature

Join MTA in June for in-person sessions covering timely township topics. We'll begin the day with a review of Michigan's Earned Sick Time Act (ESTA), its impact on your township, and how to comply with ESTA requirements. Then, spend the afternoon exploring the fundamentals of cemetery management and administration. Both courses are taught by MTA Consultant Cindy Dodge, who has a background in human resources and is an expert in township cemetery issues. You may attend both sessions (at a discount registration rate!), or select the class that interests you most.

Earned Sick Time Act & Your Township

Michigan's Earned Sick Time Act underwent significant revisions before it was signed into law earlier this year, and it's essential for townships to understand how these changes affect their responsibilities as public employers. Join us as we review key provisions in the act, how it impacts your township, and policy updates you should make immediately. Designed to help townships navigate the new requirements with confidence and clarity, this session provides clarification on how it applies to deputies, election workers, firefighters and your assessor. You'll receive practical scenarios and ample time for Q&A to ensure you walk away prepared to update your policies and implement them effectively. Whether you're managing policy updates or overseeing leave time, we can help ensure your township stays compliant while supporting your township team.

Cemetery Challenges & Solutions

Township cemeteries provide a positive personal service to residents during a difficult time. MTA can help you gain a better understanding of the rules, regulations and other important aspects of cemetery management. We'll dig into elements of green or natural burials and other options that many conventional cemeteries are incorporating. We'll also:

- Review the legal obligations for cemeteries, including content and procedures for adopting a cemetery ordinance
- Explore fees and other budgeting and financial aspects, including tips on dealing with special cemetery management issues
- Examine the role of advisory committees, cemetery sextons and other caretakers, as well as the duties and responsibilities of the clerk and township board

Our thanks to afternoon session sponsor **TriMedia Environmental & Engineering**, a leading environmental and engineering firm offering environmental, health & safety, industrial hygiene, GIS, cemetery mapping & land surveying services.

Event details

Register for either class OR join us for both at a discounted rate!

Earned Sick Time Act & Your Township

(Includes coffee and pastries)

8:30 a.m.

Registration check-in

9 to 11:30 a.m.

ESTA session

Cemetery Challenges & Solutions

(Includes lunch, served at noon)

Noon

Afternoon-only registration check-in

12:50 p.m.

Welcome and Sponsor Remarks



1 to 5 p.m.

Cemetery Challenges & Solutions session

When & where

June 10: Commonwealth Commerce Center, Jackson

June 17: Northern Center at NMU, Marquette

June 18: Otsego Resort Event Center, Gaylord

June 24: Soaring Eagle Casino & Resort, Mt. Pleasant

Instructor

Cindy Dodge, Owner, LOR Consulting

Featured Michigan Association of Municipal Cemeteries conference speaker and former MTA Member Information Services liaison

Registration form

To register send completed form to
MTA, P.O. Box 80078, Lansing, MI 48908-0078.
email rebecca@michigantownships.org or fax (517) 321-8908.
Save time, register online at www.bit.ly/twptraining

Township	County
Name & Title	<input type="checkbox"/> Both classes <input type="checkbox"/> ESTA <input type="checkbox"/> Cemetery <input type="checkbox"/> Book
Name & Title	<input type="checkbox"/> Both classes <input type="checkbox"/> ESTA <input type="checkbox"/> Cemetery <input type="checkbox"/> Book
Name & Title	<input type="checkbox"/> Both classes <input type="checkbox"/> ESTA <input type="checkbox"/> Cemetery <input type="checkbox"/> Book

Which location will you attend?

- ☐ June 10: Jackson ☐ June 18: Gaylord
☐ June 17: Marquette ☐ June 24: Mt. Pleasant

Early-Bird Rate*	Regular Rates*	Late Rate*
Expires 2 weeks prior to event	Begins 2 weeks from event date	Applies 1 week from event
ESTA \$50/attendee	\$75/attendee	\$100/attendee
Cemetery \$100/attendee	\$125/attendee	\$150/attendee
Both \$125/attendee	\$150/attendee	\$175/person
_____ (# registered) x \$ _____ (Rate*) ESTA		
_____ (# registered) x \$ _____ (Rate*) Cemetery		
_____ (# registered) x \$ _____ (Rate*) Both classes		
_____ (# ordered) x \$ _____ (\$35.70*) Cemetery book		
= \$ _____ Total Amount Enclosed		

*Rate applies to MTA members. Non-members, call for rates.

Confirmations will be sent via email to individual registrants.
To add or update an email, call (517) 321-6467, ext. 231 or email database@michigantownships.org

Payment options

- ☐ Check enclosed (payable to MTA)
☐ Invoice my township (members only)
☐ Charge to: (circle one) MasterCard VISA

Card #	CSV (3-digit code)	Expires
Print Card Holder's Name		Signature

10D

Monthly Permit List

05/29/2025

1/3

MHOG

Permit #	Applicant	Address	Fee Total	Const. Value
PMHOG24-025	VANSTAN / O'BRIEN	4293 LAMBERT DR	\$0.00	\$0.00
Work Description: 1.24 REUs per Spicer's determination. Letter sent to owner 6.24.24				
PMHOG24-027	VANSTAN / O'BRIEN	4293 LAMBERT DR	\$0.00	\$0.00
Work Description: 1" meter package, 1" irrigation meter				
PMHOG24-005	PINEVIEW VILLAGE CONS. GROUP INC.	1678 PINECROFT LANE	\$0.00	\$0.00
Work Description:				
PMHOG24-006	PINEVIEW VILLAGE CONS. GROUP INC.	1680 PINECROFT LANE	\$0.00	\$0.00
Work Description:				

Total Permits For Type:	4
Total Fees For Type:	\$0.00
Total Const. Value For Type:	\$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-078	DOYLE HOMES, INC	W ALLEN - VACANT	\$75.00	\$0.00
Work Description: 3 bedroom, 2.5 bathroom ranch home with 2 car garage and covered front porch. Unfinished basement with daylight windows.				
P25-107	ROBINSON FENCE COMPANY	3575 AMBER OAKS DR	\$50.00	\$0.00
Work Description: 88 feet of 6' tall white vinyl with 2 sections with gates of 6' tall black chain link.				
P25-084	AAFAQ A. CHUGHTAU	327 CIMARRON DR	\$10.00	\$0.00
Work Description: 1 Egress, Egress will be installed at existing window. Header and Lintle present. Window width to remain the same as when built.				
P25-079	RENEWAL BY ANDERSEN - Store 92	2876 EASON DR	\$10.00	\$0.00
Work Description: 1 window and 2 patio doors				
P25-102	WEATHER GARD WINDOWS	2526 FISHER RD	\$10.00	\$0.00
Work Description: Install 11 same size vinyl replacement windows and 1 patio door				
P25-080	MR. ROOF ANN ARBOR, LLC	4485 GRAPE VINE DR	\$10.00	\$0.00
Work Description: Tear off and reroof for house and shed				
P25-088	LEGION BUILDING COMPANY	HARMON - VACANT	\$75.00	\$0.00
Work Description: New Single Family Residence				
P25-082	PENNALA BRANDON AND LEANNE	1580 KEEL DR	\$75.00	\$0.00
Work Description: Residential addition: Attached garage and living space.				
P25-086	LAMPKIN LOGAN AND RACHAEL	2251 W MARR RD	\$50.00	\$0.00

Work Description: Trex composite deck

P25-103	PREMIUM ROOFING LLC.	650 W MARR RD	\$10.00	\$0.00
Work Description: Tear off and reroof of house and attached garage with no structural changes.				
P25-108	Freedom Forever Michigan LLC	1450 W MARR RD	\$10.00	\$0.00
Work Description: solar panels roof mount				
P25-075	RUNYAN BROTHERS CONSTRUCTION CO.	3336 W MARR RD	\$75.00	\$0.00
Work Description: New sunroom, porch, kitchen and addition. New roof				
P25-087	HOME PRO EXTERIORS	4840 W MARR RD	\$10.00	\$0.00
Work Description: Tear off and re-shingle roof.				
P25-104	DOUGLAS CRAIG A II AND JENNIFER L	1907 OAK GROVE RD	\$50.00	\$0.00
Work Description: 210' FENCE, 6 FEET TALL PVC MATERIAL				
P25-081	MR. ROOF ANN ARBOR, LLC	966 RED CEDAR DR	\$10.00	\$0.00
Work Description: Tear off and reroof for house and shed				
P25-095	COMFORT LIVING HOMES, LLC	1019 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24' x 24' cosmetically attached garage to existing manufactured home				
P25-099	COMFORT LIVING HOMES, LLC	1021 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24 ' x 24' cosmetically attached garage to existing manufactured home				
P25-096	COMFORT LIVING HOMES, LLC	1023 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24' x 24' cosmetically attached garage to existing manufactured home				
P25-090	COMFORT LIVING HOMES BURKHART RIDGE LOT #088	1036 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24' x 24 ' cosmetically attached garage to existing manufactured home				
P25-097	COMFORT LIVING HOMES, LLC	1040 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24' x 24' cosmetically attached garage to existing manufactured home				
P25-100	COMFORT LIVING HOMES, LLC	1068 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24' x 24' cosmetically attached garage to existing manufactured home				
P25-092	COMFORT LIVING HOMES BURKHART RIDGE LOT #088	1074 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24' x 24' cosmetically attached garage to existing manufactured home				
P25-091	COMFORT LIVING HOMES BURKHART RIDGE LOT #088	1080 RIVER LINE DR	\$75.00	\$0.00
Work Description: 24' x 24' cosmetically attached garage to existing manufactured home				
P25-093	COMFORT LIVING HOMES BURKHART RIDGE LOT #088	1088 RIVER LINE DR	\$75.00	\$0.00

Work Description: 24 ' x 24 ' cosmetically attached garage to existing manufactured home

P25-076 Freedom Forever 2751 SILVER TREE CT \$10.00 \$0.00
Michigan LLC

Work Description: Installation of solar electric system with upgrade to main service panel.

P25-106 C & D FENCE & D 2679 THISTLEWOOD DR \$50.00 \$0.00

Work Description: 4 ' high treated wood fence

P25-077 ASCHENBRENNER DENNIS 3782 WARNER RD \$10.00 \$0.00
SHANE

Work Description: Remove old shingles and replace with steel standing seam roofing- Two story home

P25-089 JEFF NELSON 1011 WILLOW LN \$10.00 \$0.00

Work Description: Tear off and replace existing roof with ice and water 6 feet up, using synthetic felt

P25-085 MANUS BUILDERS 1071 WILLOW LN \$50.00 \$0.00

Work Description: demo existing deck and replace with new deck

P25-098 COMFORT LIVING HOMES, 4408 WILLOWBANK DR \$75.00 \$0.00
LLC

Work Description: 24' x 24' cosmetically attached garage to existing manufactured home

P25-094 COMFORT LIVING HOMES, 4413 WILLOWBANK DR \$75.00 \$0.00
LLC

Work Description: 24' x 24' cosmetically attached garage to existing manufactured home

P25-101 MR. ROOF ANN ARBOR, LLC 4484 WYNNWOOD DR \$10.00 \$0.00

Work Description: Tear off reroof house only

Total Permits For Type:	32
Total Fees For Type:	\$1495.00
Total Const. Value For Type:	\$0.00

Sign

Permit #	Applicant	Address	Fee Total	Const. Value
P25-083	SIGNS BY CRANNIE	2212 GRAND COMMERCE DRIVE	\$175.00	\$0.00
Work Description: Furnish and Install (1) Double-Faced Non-Illuminated Post and Panel Sign				

Total Permits For Type:	1
Total Fees For Type:	\$175.00
Total Const. Value For Type:	\$0.00

Grand Total Fees:	\$1,670.00
Grand Total Permits:	37.00

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3735 PARSONS RD	O'CONNOR SEAN AND	4706-28-300-012	05/05/2025	PUBLIC - COMPL	OPEN - COMPLANT RECEIVE
Complaint A lot of trash has been outside for over 6 months. The house is being powered by a generator.					
Comments 5.5.25 - Complaint received 5.7.25 - Site visit completed, photos attached 5.8.25 - Letter sent to owners					
5495 OAK GROVE RD	LORENZ ROBERT & TR	4706-02-401-001	05/01/2025	ANONYMOUS	OPEN - COMPLANT RECEIVE
Complaint Blighted property and Nuisance . Property is in a condition and disrepair. Accumulation of filth, garbage, dismantled cars, auto parts, vegetation overgrowth, decayed trees, junk, animal excrement and vermin.					
Comments 5.1.25 - Received complaint 5.7.25 - Site visit completed, photos attached, letter sent to owners					

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1013 E MARR RD	BOUDREAU BRIAN AN	4706-12-400-031	04/08/2025	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE
Complaint					
Excessive noise from construction equipment entering and leaving the property for an at home business.					
Comments					
4.7.25 - Complaint received					
4.10.25 - Site visit completed, photos attached					
4.14.25 - Photos and videos provided by complainant					
4.30.25 - Site visit completed, photos attached					
5.9.25 - Photos and videos provided by complainant					
5.15.25 - Spoke to complainant, reviewed evidence provided					
5.21.25 - Violation letter sent to owners					
3710 BOWEN RD	ORDUNA PLUMBING I	4706-21-100-013	02/13/2025	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE
Complaint					
Plumbing company is being run out of a home with many vehicles and commercial dumpster in the front yard.					
Comments					
2.13.25 - Complaint received					
2.26.25 - Investigation complete, site visit completed					
2.27.25 - Letter sent to owner					
3.31.25 - Site visit completed, dumpster no longer on property					
4.30.25 - Site visit completed, no violations present					

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3750 BOWEN RD Complaint Business being run out of the home, over 20 vehicles, trailers, and equipment in yard with many temporary buildings.	BENFORD ANDREW T	4706-21-100-028	02/13/2025	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE
Comments 2.13.25 - Complaint received 2.26.25 - Investigation complete, site visit completed 2.27.25 - Letter sent to owner 3.12.25 - Spoke to owner, plans to remediate violation 3.31.25 - Site visit completed, some clean up has occurred 4.30.25 - Site visit completed, major clean-up efforts observed. A few trailers and snow plowing equipment being stored in rear yard.					
2900 BREWER RD Complaint Broken down vehicle in front yard, farm tractor on a lot under 2 acres.	LECHEVALIER KAYED	4706-22-200-014	02/13/2025	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE
Comments 2.13.25 - Received complaint 2.14.25 - Spoke to homeowner about violations 2.19.25 - Letter sent to homeowner 2.19.25 - Homeowner provided proof of registration and insurance 2.25.25 - Spoke to homeowner and Twp. Planner RE parking 3.31.25 - Site visit completed, violations still present. Waiting on letter from Twp. Planner.					

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3408 CHERYL DR Complaint Has 3 junk cars, junk boat, junk camper, and at least 80 yards of debris scattered in his backyard.	MELTON HAROLD D &	4706-14-401-029	02/10/2025	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE
Comments					
2.10.25 - Complaint received.					
2.11.25 - Site visit completed.					
2.12.25 - Letter sent to owner.					
2.18.25 - Owner came into the Township and discussed the violations. The owner has agreed to a schedule to remediate the violations.					
3.31.25 - Site visit completed, no visible change.					
4.30.25 - Site visit completed, one vehicle no longer on site					
5.15.25 - Spoke to homeowner, is requesting extension until July 1st to get the property in compliance. Letter sent to owner RE agreement					
5704 CRANDALL RD Complaint A person is living in an RV in the back of the property against Township Ordinance.	JEWETT RICHARD L &	4706-05-200-004	11/25/2024	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE
Comments					
12.10.24 - Site visit completed. RV is located in the back of the property. Letter sent to owner.					
1.27.25 - Site visit completed. No visible change. Letter sent to owner.					
2.11.25 - Requested additional information from complainant					
3.10.25 - January letter returned unclaimed.					
3.11.25 - December letter returned unclaimed.					
3.31.25 - Site visit completed. New letter mailed out.					
4.7.25 - Copy of letter given to homeowner. Spoke to homeowner - admitted that someone is living in the RV. Follow up letter sent to owner.					
4.14.25 - Spoke to homeowner on the phone. Spoke to Jake at LCHD on the phone, they received a complaint about sewage being discharged onto the ground from one of the RV's. Spoke to person staying in the RV (Wes Gray) on the phone. Jake from LCHD and I made a visit to the site, spoke to Wes. Wes understands that he cannot live in an RV on the property. We agreed to 30 days to remove his things from the site.					
4.30.25 - Site visit completed, Wes appears to be working on getting his things removed.					
5.14.25 - Spoke to the homeowner, Wes moved some things but has started building a new trailer. Owner will call the Sheriff's Department to understand her options to get Wes removed from her property.					
5.19.25 - Spoke to Wes, he has removed a lot of stuff but would like until June 1, 2025 to remove the rest of his stuff. He will provide receipts for the dumpster that he used. Twp will make a site visit and confirm that progress has been made. If progress has been made then we are willing to extend deadline to June 1.					
5.19.25 - Site visit completed, some clean up has taken place, photos attached. Spoke to homeowner, admits a lot of work has been done and has no issue with Wes's request to extend deadline to June 1. Letter sent to owner to confirm same.					

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIVER A	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLAINT RECEIVE
Complaint					
House is neglected, building unsafe, junk in yard.					
Comments					
9.24.24 - Contacted Livingston County Building Department RE performing dangerous building inspection.					
10.3.24 - Received LCBD determination letter. Contacted Spicer RE Dangerous Buildings Hearing Officer availability. Spicer does not currently have availability to perform these duties.					
10.17.24 - Letter sent to owner.					
12.19.24 - No response received. Second letter sent to owner with tracking.					
1.9.25 - Spoke to owner, is getting quotes from companies to demolish the structures. Provided contact information to Township and will stay in touch with progress reports.					
1.27.25 - Violation still present.					
3.31.25 - Site visit completed, violation still present, no visible change					
4.30.25 - Site visit completed, violation still present, no visible change, will reach out to owners					
5.7.25 - Left message for owner					
5.9.25 - Received voicemail from owner, they are currently working through asbestos testing, getting the site taken care of in 4-6 weeks					
5.14.25 - Spoke to the company that will be performing the demolition and discussed the permitting process					
5407 OAK GROVE RD	CITIZENS BANK NA	4706-02-401-008	09/10/2024	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE
Complaint					
Garbage outside on the lawn surrounding the house and overflowing from the garage. Garbage is attracting vermin.					
Comments					
9.10.24 - Complaint received. Site visit completed. Letter sent to owner and to bank.					
10.8.24 - Site visit completed. No change in condition. Letter sent to owner and to bank.					
10.17.24 - Original certified letter to owner returned.					
10.21.24 - Letter posted on the house.					
11.6.24 - Site visit. Letter is no longer posted to the house. No change in condition.					
12.10.24 - Site visit. No change in condition. Property in foreclosure.					
3.31.25 - Site visit completed. Tree has been removed from the house, garbage has been removed from inside the garage. Pile of rubbish at the road.					
4.30.25 - Site visit completed, pile of rubbish is still at the road, will contact owners					
5.7.25 - Sent email regarding junk at the road					

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3265 W GRAND RIVER A	AMERICAN LEGION P	4706-28-200-010	05/21/2024		OPEN - COMPLAINT RECEIVE
Complaint					
Starting to add more parking on adjacent lot owned by MDOT without permits.					
Comments					
4.25.24 - Received call regarding work being done by American Legion. Site visit, verified work was underway. Contacted MDOT RE approval.					
5.21.24 - Site visit completed, violation still present. Sent letter to American Legion.					
6.18.24 - Site visit. More work has been completed including installing gravel in excavated area and a tent and fencing has been erected next to gravel area on MDOT property. Letter sent to American Legion.					
8.1.24 - Site visit completed. Tent and fencing have been removed, large pile of dirt has been removed, additional gravel parking area still on MDOT property.					
9.4.24 - Site visit completed. Violation still present. Posted Notice of Violation Ticket to front door, mailed a copy of the violation. Ticket #: 0202					
9.4.24 - Phone conversation with Commander Laura Goldthwait. Requested letter explaining the violation and steps moving forward. Mailed to Legion, emailed to Laura, attached.					
9.12.24 - Received correspondence from Legion's attorney denying all responsibility. Documents provided to Township's attorney. Township's attorney has contacted Legion's attorney.					
10.8.24 - Site visit completed. Photos of Legion using the additional parking attached.					
12.10.24 - Site visit completed. Christmas trees located in additional parking area and land east of building. Letter sent regarding temporary uses requiring permits.					
1.27.25 - No change to property					
3.31.25 - No change to property					
4.30.25 - No change to property					
3590 W GRAND RIVER	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
Complaint					
Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.					
Comments					
5.13.24 - Violation letter to Occupant returned.					
5.20.24 - Received phone call from owner. Will be preparing a site plan to take before the Planning Commission for approval.					
6.20.24 - Received phone call from owner, discussed site plan requirements.					
9.4.24 - Sent letter to owner RE site plan progress.					
9.12.24 - Spoke to owner, Engineer has site plans almost complete. Will submit for review in the near future.					
2.27.25 - Spoke to owner, Engineer will be submitting plans in the next week or two.					
3.31.25 - Site visit completed, violations still present					
4.30.25 - Site visit completed, violations still present					
5.1.25 - Property owner turned in site plan. Currently considering if they would like to schedule a pre-conference prior to formally submitting the site plan.					

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5057 WARNER RD Complaint LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.	HARTER EDWARD H	4706-19-200-005	03/14/2022	PUBLIC/ EMAIL	OPEN - SECOND LETTER SEN
Comments					
4.17.2023 THERE IS MORE JUNK NOW THEN THERE WAS LAST MARCH OF 2022 OR JANUARY OF 2023.					
5.25.2023 I SPOKE WITH MR. HARTER HE IS STARTING TO CLEAN THE SITE UP, HE SAID THAT IT WILL TAKE SOME TIME TO GET IT ALL CLEANED UP. I WILL BEE CHECKING ON HIS PROGRESS EVERY FEW WEEKS TO MAKE SURE HE IS MAKING PROGRESS.					
6.29.2023 SOME PROGRESS HAS BEEN MADE. WILL CHECK BACK IN A COUPLE OF WEEKS.					
1.9.2024 did a site visit there has been no progress made on the clean up.					
1.11.2024 FInial letter sent.					
3.20.24 - Site visit. No remediation of issues has taken place. Photos attached.					
3.25.24 Spoke to owner. Owner is working on cleaning up the property, has dumpsters being delivered, scrap is in piles and ready to be taken to the scrap yard. Has requested 3 months to get the property cleaned up. Letter sent in confirmation of agreement. Scheduled visit for June 25th.					
4.23.24 - Site visit. Violation still present. Scheduled reinspection.					
5.20.24 - Site visit. Work has been started. Violation still present. Scheduled reinspection.					
6.18.24 - Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.					
6.25.24 - Site visit. Minimal changes to site, violation still present. Letter sent to owner.					
8.1.24 - Site visit completed. Owner still working on clean-up.					
9.4.24 - Site visit completed, spoke to homeowner. Owner claims to have back of property nearly complete. Dumpster to be arriving next week, neighbors helping to remove scrap in the next few days.					
10.8.24 - Site visit completed. No evidence of activity. Final violation letter sent to owner.					
11.6.24 - Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.					
11.14.24 - Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.					
12.4.24 - Spoke to homeowner. He will be completing a clean-up schedule and providing it to the Township. If the schedule is followed and clean-up of property is achieved ticket will be waived.					
12.10.24 - Schedule has not been provided to Township. Site visit completed, no change.					
1.27.25 - Site visit completed, no change. Schedule has not been provided to Township. Final violation letter sent to owner.					
2.3.25 - Received phone call from owner's wife, owner is currently in jail. By February 24th they will contact the Township to discuss deadlines for removing the junk from the site. Letter sent to owner to confirm same.					
2.24.25 - Spoke to owner's wife.					
2.28.25 - Spoke to owner's wife, came to agreement on clean up schedule. Letter on agreement sent to owner.					
3.17.25 - 2.28 letter returned. Mailed out letter again.					
3.21.25 - Homeowner left message stating that all scrap metal has been removed, two vehicles will be removed this week. We may stop by any time to see the progress.					
3.31.25 - Site visit completed, violation still present					
4.30.25 - Site visit completed, violation still present. May 4th is the clean-up deadline, will make site visit Monday May 5th to check status.					

Code Enforcement List

05/29/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5.7.25 - Site visit completed, violation still present. Posted ticket #0159 to the structure, filed ticket with the District Court and requested an informal hearing, mailed copy of ticket to owner.					
5.19.25 - Received information from District Court setting formal hearing date. Contacted the court to switch to an informal hearing as originally requested.					

Records: 13

Population: All Records

10E

Monthly Activity Report for May 2025 – Assessing Dept/Brent Kilpela

MTT UPDATE:

Howell W P Acquisition Group, LLC v Howell Township: Waiting for Michigan Tax Tribunal to accept the filed stipulation.

Howell 70 West 36 Equities LLC, Howell Equities LLC, Howell Patricia Lane Equities LLC, et al v Howell Township: This property tax appeal is with the new ownership of the Outlet Mall. Answer to appeal was filed in May. Prehearing General Call is scheduled for May 01, 2026.

SMALL CLAIMS TRIBUNAL:

No Open Appeals

ASSESSING OFFICE:

ASSESSOR: Howell Township passed the PA 660 Audit. The State Tax Commission deemed the Township to be substantially compliant with all the requirements. I feel that this was a greater accomplishment than the previous audit 5 years ago because of dealing with BS&A Cloud. The next audit will take place in 2030. Field work on the 2026 assessment roll has resumed. I assisted in a meeting with Union of Oak Grove on their Pilot and how the taxes will be figured going forward.

OTHER: Attended the May Wastewater Treatment Plant meeting. Adopted the 2025-2026 Township Budget in the BS&A Cloud software.

10H

DRAFT

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
May 27, 2025
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Tim Boal	Board Representative
Chuck Frantjeskos	Commissioner
Matt Stanley	Commissioner
Sharon Lollo	Commissioner

MEMBERS ABSENT:

Also in Attendance:

Township Planner Grayson Moore, Steve Schimpke from Schafer Construction, Lucas Driesenga from PEA Group, Patrick Keough from Ace Civil Engineering, 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 Frantjeskos, **Second** by Newstead, “**Motion to approve.**” Motion carried.

APPROVAL OF THE MEETING MINUTES:

April 22, 2025

Motion by Spaulding, **Second** by Boal, “**Move to approval.**” Motion carried.

Call to the Public

None

ZONING BOARD OF APPEALS REPORT:

Minutes are in packet.

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet and Board Representative Boal gave an update. The Wellhead Protection ordinance in the Overly District was approved, budget meeting, Deputy Zoning and Deputy Assessing duties have changed and resolution to censure Trustee Wilson was passed.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollo questioned violation of Haslock properties.

Scheduled Public Hearing:

A. Ron Bergman, PC2025-07, 4706-20-100-023, 4590 W. Grand River Ave., Request for text amendment to Section 9 NSC Zoning District- to be more permissive for contractor buildings including HVAC companies.

Motion by Boal, **Second** by Newstead, “**To open the public hearing.**” Motion carried. Planner Moore gave an update that the Township received two requests to amend the permitted uses in the

Neighborhood Services Commercial (NSC) zoning district in the Howell Township Zoning Ordinance. The request was to allow Landscaping Yards and heating and cooling service shops. The 2023 Master Plan does permit these uses in the NSC zoning district with the proposed draft zoning text that has been prepared. Board Representative Boal questioned minimum setbacks on rear and front lot lines. **Motion** by Lollo, **Second** by Boal, **"Move to close."** Motion carried.

- B. Douglas Parks, PC2024-08, 4706-35-300-009, 1356 Mason Rd., Request for text amendment to Section 9 NSC Zoning District- to include landscaping yards. Planner Moore discussed that landscaping is not noted in the Future Land Use NSC zoning district but believes it would be appropriate. The applicant provides lawn care, snowplow, and landscaping services. Storage of materials outside of a permitted structure must be included on the site plan and approved by the Planning Commission. Outdoor storage must be screened from public view and adjacent properties. Board Representative Boal questioned if the site plan will still need to go in front of the Planning Commission for approval after the text amendment passes. Commissioner Lollo questioned if they were selling landscaping products to the public. Applicant Doug Parks gave an overview of what his plan is for the property. They are not planning on being a landscape center. Chairman Williams questioned the scale of the drawing and driveway placement. Discussion followed. **Motion** by Newstead, **Second** by Stanley, **"So moved to close the public hearing"** Motion carried. **Motion** by Spaulding, **Second** by Lollo, with friendly amendments **"Move for the Planning Commission to recommend for the Howell Township Board to amend section 9.02 of our Howell Township Zoning Ordinance to 1.) Allow heating and cooling service/shop as a permitted use in the NSC Zoning as well as 2.) Include a text amendment to include landscaping yard within the service establishment also in Section 9.02 in the permitted principal uses and also to include in my motion to accept the changes in Section 14.46 and Section 9.05."** Motion carried.
- C. Mark Juett, PC2025-06, PC2025-10, 4706-28-100-071, Vacant Hydraulic Dr., Special Land Use Request to Allow RV Storage and Preliminary Site Plan Review. Planner Moore gave an update that the applicant has stated that he is intending to develop an area that provides storage for boats, RVs, trucks, and small contractors. Per Section 12.03 of the Howell Township Zoning Ordinance any storage of recreational vehicles in the Industrial Flex Zone requires a Special Land Use Permit. **Motion** by Boal, **Second** by Newstead, **"To open the public hearing reference PC2025-06, PC2025-10, Parcel # 4706-28-100-071."** Motion carried. Applicant Mark Juett addressed previous concerns with the site plan. He spoke on: eliminate the limitation on storage containers that can be placed on the property, using asphalt millings throughout the site, the screening/fencing of the property. Board Representative Boal had concerns with contractor storage, no trash receptacle on site, staffing to control regulations and placing storage containers in a uniform placement. Commissioner Lollo questioned if shipping containers are provided at their other locations and the continuity of the storage containers. Vice Chair Spaulding questioned the landscaping/plantings that are in certain areas on site, run off issues with non-pervious surfaces, height of the fence around the site, how to enforce amount of storage containers that are allowed on property and time limit on permits for storage containers. Commissioner Frantjeskos questioned the depth of asphalt millings and concerns with large trucks driving over them. Discussion followed. Planner Moore spoke on possible amendment of portable storage container ordinance to allow for additional regulations.

Doug Parks, 3040 Brighton Rd- Spoke on possibility of evergreen tree placement to be used for screening in front of property

Motion by Boal, **Second** by Newstead, **"To close the public hearing."** Motion carried. **Motion** by Newstead, **Second** by Frantjeskos, with friendly amendments **"Based on the information provided by the applicant, staff, and consultants following a public hearing conducted by the Planning**

Commission on May 27, 2025, the Planning Commission finds the application for a Special Land Use Permit and Preliminary Site Plan for Juett Outdoor Storage, PC2025-06 located at Parcel #4706-28-100-071 meets the standards for the Special Land Uses in Section 16.06 and Preliminary Site Plan Review in Section 20.06 and recommends approval to the Township Board. The commission finds that:

- A) No additional parking spaces are required B) The hard surface paving requirements are waived and asphalt millings of 8-12" in depth will be used. Approval is subject to A) The applicant provides three additional shrubs along Hydraulic Drive C) The applicant provides 2 additional shrubs along the storm water management basin D) The applicant addresses the outstanding items in the Howell Area Fire Department report dated April 1, 2025." Motion carried 5-2.

Other Matters to be Reviewed by the Planning Commission:

None

BUSINESS ITEMS:

A. Old Business:

1. Mitch Harris Building Company, PC2025-02, Parcel # 4706-28-400-012, Preliminary Site Plan Review. Planner Moore gave an update on additional information and concerns that were noted during April's meeting. Chairman Williams questioned decks exceeding past setbacks. Engineer Patrick Keough from Ace Civil Engineering answered questions and discussed landscaping plans. Commissioner Lollo questioned if the driveway would be asphalt or concrete. Board Representative Boal questioned if a drainage agreement with River Downs complex was addressed, if sidewalks would be present along Grand River Ave., the natural preservation area and screening along the single family residential area on the North-East side of Grand River. Discussion followed. **Motion** by Frantjeskos, **Second** by Boal, **"Based on the information provided by the applicant, staff, and consultants, the Planning Commission finds the application for Preliminary Site Plan approval for the Mitch Harris Building Co. River Downs Development PC2025-02, located at parcel #4706-27-300-030, meets the standards for preliminary site plans in Section 20.06. Approval is subject to the following conditions: 1.) The applicant addresses the outstanding items in the Spicer Group report dated April 25, 2025 2.) The applicant addresses any outstanding items listed in the Chief Deputy Drain Commissioner's email dated April 24, 2025 3.) The applicant provides landscape planting plans in accordance with Section 20.06 prepared by a registered Landscape Architect 4.) All sheets submitted be combined into one site plan package for final approval 5.) Decks are reconfigured to meet the required side setback."** Motion carried.
2. Agape City Church, PC2025-11, Parcel # 4706-28-400-012, Final Site Plan Review. Planner Moore gave an update on the plan. There are no outstanding items that need to be addressed for planning or zoning but recommended leaving mature trees located East of the proposed building. Steve Schimpke from Schafer Construction and Lucas Driesenga from PEA Group answered questions. Board Representative Boal questioned a future second building and second driveway to Durant Drive. Commissioner Lollo questioned traffic study and Fishbeck Traffic Engineer reviewed the study that was completed. Discussion followed. **Motion** by Newstead, **Second** by Lollo, **"Based on the information provided by the applicant, staff and consultants, the Planning Commission finds the application for Final Site Plan approval for the Agape City Church**

PC2025-11, located at parcel # 4706-28-400-012, meets the standards for final site plans in section 20.07." Motion carried

3. Renewable Energy Ordinance- Mark Fosdick, Supervisor of Cohoctah Township spoke on their experiences within their Township and answered questions from the Commission relating to Public Act 233, crafting an ordinance, battery storage systems and environmental concerns. Planner Moore gave an update on edits that were made to the proposed ordinance. Discussion followed. **Motion by Boal, Second by Newstead "To postpone until our next meeting the Renewable Energy Discussion."** Motion carried.

CALL TO THE PUBLIC:

John Mills, 1750 Oak Grove Rd.- Spoke on solar farms and developers

ADJOURMENT:

Motion by Boal, **Second** by Frantjeskos, **"To Adjourn."** Motion carried. The meeting was adjourned at 10:15 P.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary

10J

Howell Township
Wastewater Treatment Plant Meeting
Meeting: May 21, 2025 10 am

Attending: Greg Tatara, James Aulette, Brent Kilpela, Sue Daus, Jonathan Hohenstein

Please see the attached report for details on the plant operation.

Lights for Headwork, Ferric, Blower, and RAS buildings: Attached to the report as 3.2 is a quote from K&J Electric for \$8,600 to replace the 41 lights in various buildings to LEDs. The current lights are a mixture of types but many are no longer functioning.

Respectfully submitted,
Jonathan Hohenstein

Howell Township Monthly Wastewater Operations Report



Dry Start Up of North Clarifier

May 2025

Howell Township Wastewater System Operations Report May 2025

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Attachment 1.1 – Written Operations Summary
Attachment 1.2 - Plant Performance Summary
Attachment 1.3 – EGLE Discharge Monitoring Report for April 2025
Attachment 1.4 – Process Data
Attachment 1. 5 – Brighton Analytical Data
Attachment 1.6 – Clarifier in Operation
Attachment 1.7 – Repaired Air Lines

Section 2 – Collection System Operation

Attachment 2.1 – Written Pump Station Maintenance Summary
Attachment 2.2 – Weekly Pump Station Inspection Data
Attachment 2.3 - Cutter Wheel in Union at Oak Grove Pump Station
Attachment 2.4 – Monthly Miss Dig Log

Section 3 – Repairs and Capital Improvements

Attachment 3.1 – May 2025 Capital Projects Cost and Status Summary
Attachment 3.2 – Proposal for Lighting Repairs

Section 1

Plant Operation

Howell Township Plant Operations

Summary for April Activities:

Wastewater Treatment: The Wastewater Treatment Plant (WWTP) processed a total of **10.79 million gallons (MG)** of wastewater in March with no permit violations.

Preventative Maintenance: All scheduled monthly preventative maintenance tasks were completed as planned. These tasks are critical to maintaining the efficient and reliable operation of the WWTP.

Bio Solids: Bio Tech was onsite to collect a sludge sample. They are scheduled to return this summer to haul the sludge.

Clarifier Replacement: On April 22nd, WesTech and FHC performed the start-up of the new clarifier mechanism. The process went smoothly, and WesTech provided training on the preventive maintenance procedures.

RAS Pump Start-Up: Hamlett Environmental was onsite again to perform the start-up of the new Return Activated Sludge (RAS) pump. However, we encountered issues with the pump once more and are currently awaiting a response from the manufacturer.

Process Summary:

- EQ Tank
 - Operating North Tank
 - 5 broken gate valves
- Influent Sampler:
 - Normal Operation
- Headworks:
 - Normal Operation
- FeCl₂ Chemical Room
 - Normal Operation
- Aeration Basin:
 - Replaced Broken Diffusers
- Junction Chamber:
 - Normal Operation
- RAS Building & Clarifier:
 - Clarifier Start-Up
 - RAS/WAS Pump Start-Up
- Sand Filters:
 - Normal Operation
- Post Aeration:
 - Normal Operation
- UV System:
 - Normal Operation
- Recycle Pump Station:
 - Normal Operation

Howell Township WWTP	
Plant Performance	Apr-25
HT WWTP Flows	
TOTAL MONTHLY EFF (MG)	9.84
TOTAL MONTHLY INF (MG)	10.79
Final Effluent Monitoring	
INF pH	7.22
EFF pH	7.12
INF NH3-mg/L	33.41
EFF NH3-mg/L	0.04
INF PO4-mg/L	5.98
EFF PO4-mg/L	0.27
INF TSS-mg/L	200.36
EFF TSS-mg/L	4.31
INF CBOD-mg/L	160.14
EFF CBOD-mg/L	1.21
AVG.% NH3-N REMOVAL	99.88%
AVG.% TOTAL P REMOVAL	95.45%
AVG.% TSS REMOVAL	97.85%
AVG.% CBOD REMOVAL	99.24%
AVG.% OVERALL REMOVAL RATE	98.11%
Chemical Used	
Ferric Gallons	1,203
Utilities	
Gas	112
Power KWH	59,520
Water Gallons	71,160
Sludge Processing	
Gallons Wasted	803,390
Gallons Hauled	
Weather Summary	
TOTAL PRECIPITATION	2.97
AVG DAILY PRECIPITATION	0.42
MAX DAILY	2.10

DAILY DISCHARGE MONITORING REPORT

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY:
PERMITTEE NAME: Howell Township WWTP
MAILING ADDRESS: 3525 Byron Road
Howell, MI 48855
FACILITY: Howell Township WWTP
LOCATION: 1222 Packard Drive

Permit NO. MD005727

Violations		
NO.	Parameter	Limit

PARAMETER	FLOW	SUSPENDED SOLIDS	CBOD ₅	AMMONIA NITROGEN	TOTAL PHOSPHORUS	TOTAL MERCURY	Chloride	Sulfate	FECAL COLOUR	pH MIN	pH MAX	D.O.
Dates	M/GD	7 DAY AVG	mg/l	7 DAY AVG	mg/l	7 DAY AVG	mg/l	mg/l	7 DAY GED MEAN	5.0	9.0	Daily MIN
Tuesday, April 1, 2025	0.2971	4.3	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Wednesday, April 2, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Thursday, April 3, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Friday, April 4, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Saturday, April 5, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Sunday, April 6, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Monday, April 7, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Tuesday, April 8, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Wednesday, April 9, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Thursday, April 10, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Friday, April 11, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Saturday, April 12, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Sunday, April 13, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Monday, April 14, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Tuesday, April 15, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Wednesday, April 16, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Thursday, April 17, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Friday, April 18, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Saturday, April 19, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Sunday, April 20, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Monday, April 21, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Tuesday, April 22, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Wednesday, April 23, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Thursday, April 24, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Friday, April 25, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Saturday, April 26, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Sunday, April 27, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Monday, April 28, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Tuesday, April 29, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Wednesday, April 30, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3
Thursday, May 1, 2025	0.2971	4.4	1.0	2.4	0.02	0.02	0.02	0.02	5	7.06	7.06	10.3

Deputy Director: James Auletta

Process Data Report

DATE	Process Testing				Ferric		Clarifier Sludge Blanket	Wastings GPD	RAS GPD	Sludge Tanks			UTILITIES		Generator
	PO4 COMP	NH3 COMP	D.O.	Mixed Liquor	Settling	Daily Inches	Gallons			1	2	3	GAS METER	KWH * 160	WATER
Tuesday, April 1, 2025	0.46		10.25		6170	6	49	0.8	32,806	4.50	4.00	4.00	232	31373	1409037
Wednesday, April 2, 2025	1.04	0.25	10.23			6	49	4.0	87,395	4.50	4.00	4.00	237	31389	1417366
Thursday, April 3, 2025	0.39		9.74		4280	6	49	5.0	22,135	4.50	4.00	4.00	242	31403	1417366
Friday, April 4, 2025	0.58		10.00			4	32	1.3		4.50	4.00	4.00	248	31418	1424459
Saturday, April 5, 2025	0.61		9.98			4	32	1.5	10,706	4.50	4.00	4.00	249	31432	1424459
Sunday, April 6, 2025	0.73		10.25			4	32	2.3	10,744	4.50	4.00	4.00	255	31447	1424459
Monday, April 7, 2025	0.50		9.97		4810	4	32	1.3		4.50	4.00	4.00	260	31459	1424459
Tuesday, April 8, 2025	0.55		10.38			4	32	1.8	10,907	4.50	4.00	4.00	272	31473	1424459
Wednesday, April 9, 2025	0.75		10.51			3.5	28	2.0		4.50	4.00	4.00	284	31488	1424459
Thursday, April 10, 2025	0.54		10.23			4	32	2.0	10,715	4.50	4.00	4.00	292	31503	1424459
Friday, April 11, 2025	0.75		10.35		6600	4	32	6.0	10,675	4.50	4.00	4.00	301	31516	1424459
Saturday, April 12, 2025	0.69		10.18			4	32	1.8	10,569	4.50	4.00	4.00	309	31526	1424459
Sunday, April 13, 2025	0.64		9.65			4	32	2.0	10,649	4.50	4.00	4.00	312	31538	1424459
Monday, April 14, 2025	0.47		9.91		4330	5	41	1.5	21,416	4.50	4.00	4.00	315	31550	1424459
Tuesday, April 15, 2025	0.49		9.79			6	49	2.0	10,717	4.50	4.00	4.00	320	31569	1424459
Wednesday, April 16, 2025	0.27		9.95		4720	5	41	1.0	10,722	4.50	4.00	4.00	322	31586	1424459
Thursday, April 17, 2025	0.44		10.02			5	41	1.0	10,695	4.75	4.00	4.00	329	31589	1424459
Friday, April 18, 2025	0.49		9.83			5	41	0.5	10,688	4.75	3.75	3.75	332	31611	1424459
Saturday, April 19, 2025	0.35		9.77			5	41	0.5	10,688	4.75	4.00	4.00	332	31622	1424459
Sunday, April 20, 2025	0.62		9.89			6	49	0.5	10,710	4.75	4.00	4.00	334	31639	1424459
Monday, April 21, 2025	0.61		9.63		5590	5	41	0.8	10,732	4.75	4.00	4.00	338	31654	1424459
Tuesday, April 22, 2025	0.64		9.87			5	41	0.5	38,365	4.75	4.00	4.00	340	31688	1424459
Wednesday, April 23, 2025	0.49	0.15	9.65			5	41	0.5	43,934	4.50	4.00	4.00	341	31681	1424459
Thursday, April 24, 2025	0.72		9.68			8	65	0.5	331,950	4.50	4.00	4.00	341	31692	1424459
Friday, April 25, 2025	0.77		9.29		4280	5	41	0.5	21,487	4.50	4.00	4.00	341	31704	1424459
Saturday, April 26, 2025	0.65		9.46			6	49	0.5	10,753	4.50	4.00	4.00	341	31717	1424459
Sunday, April 27, 2025	0.74		9.20			6	49	0.8	10,750	4.50	4.00	4.00	344	31733	1424459
Monday, April 28, 2025	0.68		9.61		4180	4	32	0.5	10,767	4.50	4.00	4.00	344	31745	1424459
Tuesday, April 29, 2025	0.65		9.32			6	49	0.5	10,767	4.50	4.00	4.00	345	31758	1424459
Wednesday, April 30, 2025	0.70		9.59			4	32	0.8	10,747	4.50	4.00	4.00	346	31771	1424459
Thursday, May 1, 2025															
AVG	0.61	0.20	9.87	#DW/001	5004	4.95	49	1	23,755				112	59520	71160
Total						149	1,203	44	833,390						

Monthly Influent Report

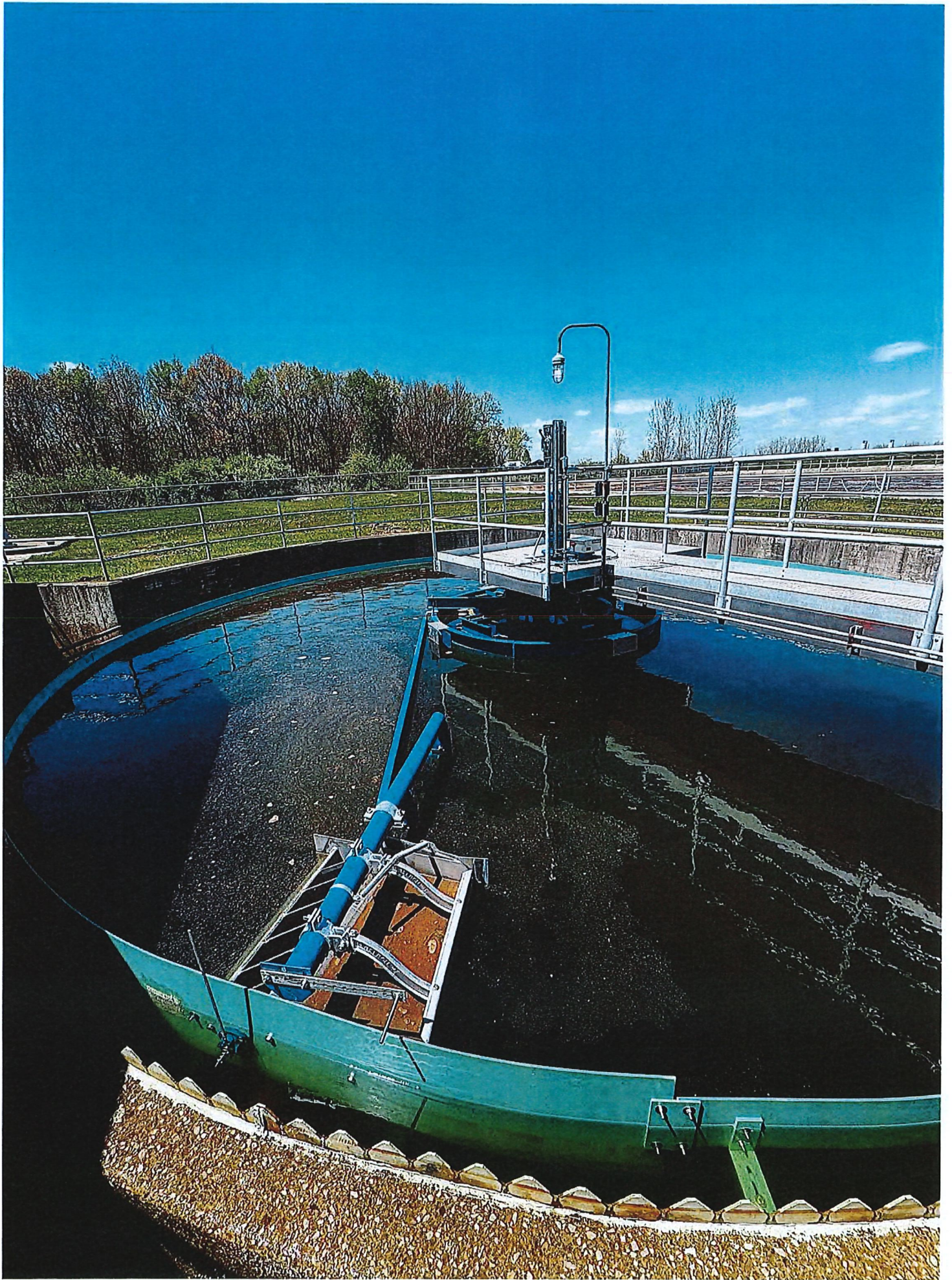
WEATHER				RAW SEWAGE QUALITY								
TEMP	PRECIP	Meter Total	TEMP	pH	CBOD ₅		Sus. Solids		TOTAL -P		NH ₃ -N	
AIR TEMP °F	Inches	INF MGD	°C	SU	mg/l	LBS	mg/l	LBS	mg/l	LBS	mg/l	LBS
30		0.355830	9.3	7.3	167	486	172	167	18.9	510	6.4	98.2
Tuesday, April 1, 2025												
34	0.05	0.727304	11.0	7.1	109	661	323	1990	4.4	323	22.7	137.7
Wednesday, April 2, 2025												
51	2.10	0.568731	10.5	7.5	101	496	92	452	4.2	26.7	26.4	123.6
Thursday, April 3, 2025												
41		0.340518	10.2	7.4								
Friday, April 4, 2025												
43	0.13	0.338478	10.1	7.4								
Saturday, April 5, 2025												
44		0.355417	10.0	7.3	163	483	152	451	4.7	28.1	28.1	83.3
Sunday, April 6, 2025												
34		0.349821	10.3	7.3	134	391	123	373	5.0	37.3	32.3	94.2
Monday, April 7, 2025												
26	SNOW	0.347249	9.5	7.4	148	429	148	429	5.8	148	30.9	89.5
Tuesday, April 8, 2025												
30		0.374191	9.8	7.3	147	459	152	471	5.5	17.1	47.4	100.2
Wednesday, April 9, 2025												
33	SNOW	0.372830	10.3	7.3	130	404	112	348	5.7	17.7	7.4	22.9
Thursday, April 10, 2025												
33		0.299920	10.6	7.3								
Friday, April 11, 2025												
48		0.361490	10.7	7.2	170	483	196	557	5.7	16.2	33.4	94.9
Saturday, April 12, 2025												
55		0.340556	11.0	7.2	147	422	272	781	4.9	14.1	31.5	90.4
Sunday, April 13, 2025												
50		0.346223	11.2	7.1	147	422	272	781	4.9	14.1	31.5	90.4
Monday, April 14, 2025												
39	0.28	0.355340	11.8	7.3	155	459	140	415	5.0	14.8	33.9	100.5
Tuesday, April 15, 2025												
35		0.341995	12.0	7.3	183	536	148	183	5.9	148	42.2	33.8
Wednesday, April 16, 2025												
34		0.333258	11.0	7.1	187	523	196	548	5.6	15.8	34.2	95.6
Thursday, April 17, 2025												
55		0.350702	11.6	7.2								
Friday, April 18, 2025												
55	0.06	0.346584	13.3	7.3								
Saturday, April 19, 2025												
37		0.321009	10.4	7.2	207	554	176	471	6.3	16.9	37.8	101.2
Sunday, April 20, 2025												
56	0.15	0.328855	12.5	7.2	152	417	344	943	6.5	17.7	34.1	93.5
Monday, April 21, 2025												
47		0.317686	12.7	7.2	189	501	180	2120	8.1	800	37.2	99.6
Tuesday, April 22, 2025												
55		0.322077	12.2	7.2	181	486	164	494	8.6	23.1	39.4	99.4
Wednesday, April 23, 2025												
60		0.310344	12.5	7.1	148	363	84	217	6.6	17.1	42.0	108.7
Thursday, April 24, 2025												
56		0.305334	13.4	7.1								
Friday, April 25, 2025												
46	0.15	0.334384	11.4	7.0								
Saturday, April 26, 2025												
56		0.340751	12.5	7.1	204	580	128	364	6.9	19.7	40.7	115.7
Sunday, April 27, 2025												
53		0.326540	12.2	7.2	154	419	148	403	6.5	17.8	42.2	114.9
Monday, April 28, 2025												
70		0.323930	13.6	7.1	164	443	116	313	6.8	18.5	42.9	115.9
Tuesday, April 29, 2025												
35		0.335779	12.8	7.1	178	498	192	538	6.6	18.5	41.3	115.7
Wednesday, April 30, 2025												
Thursday, May 1, 2025												
TL	2.97	10.79	11.6	7.22	160.1	478.3	200.4	618.8	6.0	17.9	33.4	99.9
AVG	0.42	0.36										

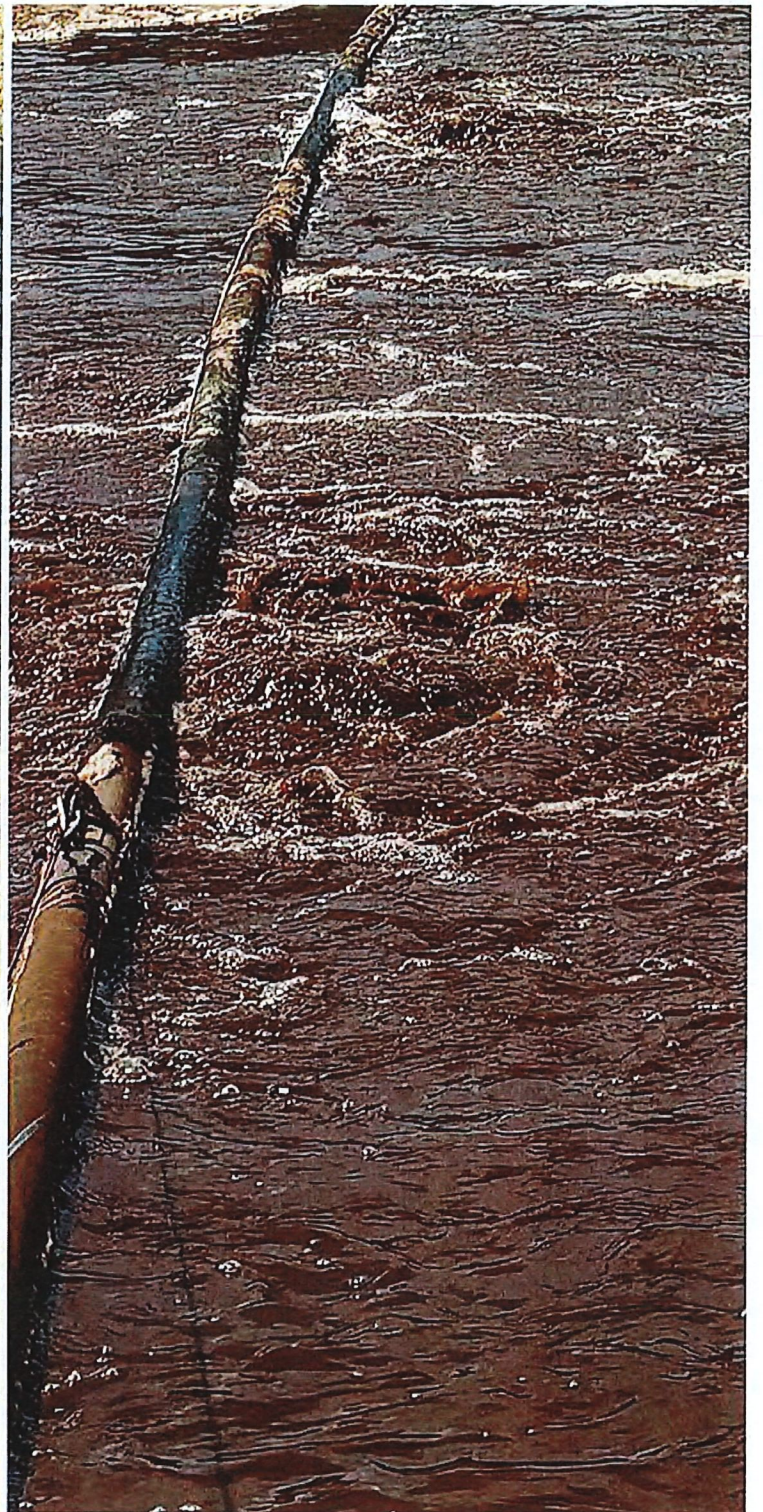
BRIGHTON ANALYTICAL - Howell WWTP

SAMPLE DAY	Chloride		Sulfate	FINAL EFF =			
	mg/L	mg/L		0.5		UNCORR	
				FINAL EFF	GRAB: UNCORR	FIELD BLANK	
						MERCURY (ng/L)	MERCURY (ng/L)
04/01/25							0.2
04/02/25							
04/03/25							
04/04/25							
04/05/25							
04/06/25							
04/07/25							
04/08/25							
04/09/25							
04/10/25							
04/11/25							
04/12/25							
04/13/25							
04/14/25							
04/15/25							
04/16/25	210		31	0.50	0.5	0.2	0.2
04/17/25							
04/18/25							
04/19/25							
04/20/25							
04/21/25							
04/22/25							
04/23/25							
04/24/25							
04/25/25							
04/26/25							
04/27/25							
04/28/25							
04/29/25							
04/30/25							
05/01/25							

*g Not Required this Reporting Period







Section 2

Collection System Operation

Howell Township Pump Stations

Summary for April Activities:

Pump Station Inspections: All pump stations were inspected on a weekly basis throughout the month of April to ensure proper operation and maintenance. We have also begun mowing the grass at the stations.

Union at Oak Grove Pump Station: We are still awaiting the arrival of parts necessary for SCADA installation at the pump stations. In the meantime, we received an alarm notification from the station. Upon inspection, we found that one of the pumps had faulted. After pulling the pump, we discovered an object lodged inside, which had caused the fault. The object was removed, and the pump has been returned to normal operation.

Pump Station Status: The following stations are operating under normal conditions:

- **PS-70:** Normal Operations
- **PS-71:** Normal Operations
- **PS-72:** Normal Operations
- **PS-73:** Normal Operations
- **PS-74:** Normal Operations
- **PS-75:** Normal Operations
- **PS-76:** Normal Operations
- **PS-77:** Normal Operations
- **PS-78:** Normal Operations

Pump Station 70
Howell Township
April 24 -25

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quint?	Cleaned Float?	Treated High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	San Generator?	Fuel Level in Container?	Hours #1	Hours #2	Hours in Cont. #1	Hours in Cont. #2	And Fuel/Net Fuel/Hours	And Fuel/Net Fuel/Hours	KWH Net	Generator Net	Comments
4/1/2024	9:50 AM	db	5837.4	5832.0	62099	498	YES	YES	YES	YES	YES	YES	NO	NO	YES	NO	YES	75%	15.4	14.7	168.9	7.0	2.188	2.089	536.0	0.2	
4/8/2024	1:54 PM	al	5856.2	5867.6	62634	498	YES	YES	YES	YES	YES	YES	NO	NO	YES	NO	YES	34	18.8	15.6	172.1	7.2	2.622	2.176	535.0	0.2	
4/15/2024	10:35 AM	al	5971.6	5982.6	63084	498.2	YES	YES	YES	YES	YES	YES	NO	NO	YES	NO	YES	75%	15.4	15.0	164.7	6.9	2.244	2.166	460.0	0.2	
4/22/2024	12:50 PM	bo	5987.5	5998.2	63563	499	NO	NO	YES	YES	NO	NO	NO	YES	YES	NO	YES	75%	15.9	15.6	169.9	7.1	2.246	2.203	468.0	0.4	
4/29/2024	9:40 AM	bo	6002.3	5712.6	63976	512	NO	NO	YES	YES	YES	YES	NO	YES	YES	NO	YES	FULL	14.4	14.4	165.2	6.9	2.151	2.092	415.0	13.4	
5/6/2024	1:00 PM	wd	6017.8	5727.9	64404	513	NO	NO	YES	YES	YES	YES	NO	YES	YES	NO	YES	FULL	15.5	15.3	171.3	7.1	2.171	2.143	426.0	0.3	
5/13/2024	12:40 PM	bc	6033.6	5743.2	64859	513	NO	NO	YES	YES	YES	YES	NO	NO	YES	NO	YES	FULL	15.8	15.3	167.7	7.0	2.262	2.190	454.0	0.2	
4/8/2025	10:35 AM	bc	6792.7	6469.2	83372	524	NO	NO	YES	YES	YES	YES	NO	NA RADAR	YES	NO	YES	FULL	22.2	22.1	192.9	8.0	2.762	2.749	617.0	0.2	
4/15/2025	1:10 PM	db	6799.8	6503.2	85862	525	NO	NO	YES	YES	YES	YES	NO	NA RADAR	YES	NO	YES	FULL	17.1	17.0	170.6	7.1	2.406	2.392	480.0	0.3	
4/21/2025	9:45 AM	wd	6812.2	6515.6	86212	525	NO	NO	YES	YES	YES	YES	NO	NA RADAR	YES	NO	YES	FULL	12.4	12.4	140.6	5.9	2.117	2.117	350.0	0.2	
4/29/2025	2:05 PM	bc	6830.1	6533.3	86663	525	NO	NO	YES	YES	YES	YES	NO	NA RADAR	YES	NO	YES	FULL	17.9	17.7	196.3	8.2	2.188	2.164	451.0	0.2	
5/5/2025	1:30 PM	bc	6843.3	6544.6	87008	525	NO	NO	YES	YES	YES	YES	NO	NA RADAR	YES	NO	YES	FULL	13.2	13.3	143.4	6.0	2.209	2.226	343.0	0.2	
5/13/2025	9:35 AM	bc	6862.0	6563.0	87438	526	NO	NO	YES	YES	YES	YES	NO	NA RADAR	YES	NO	YES	FULL	18.7	18.4	185.1	7.8	2.386	2.348	430.0	0.2	

Pump Station 71
Howell Township
April 24 -25

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quint?	Cleaned Float?	Treated High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Order from Carbon?	Blow By?	Hours #1	Hours #2	Hours in Cont. #1	Hours in Cont. #2	Hours in Cont. #1	Hours in Cont. #2	And Fuel/Net Fuel/Hours	And Fuel/Net Fuel/Hours	KWH Net	Comments
4/1/2024	9:10 AM	db	5887.6	227.5	73097	YES	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	4.9	4.2	167.7	7.0	0.791	0.601	292.0		
4/8/2024	1:34 PM	al	5892.9	231.9	73404	YES	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	5.1	4.4	172.4	7.2	0.710	0.613	307.0		
4/15/2024	10:20 AM	al	5897.8	236.1	73887	YES	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	4.9	4.2	164.8	6.9	0.714	0.612	293.0		
4/22/2024	12:55 PM	bo	5902.6	240.7	73978	NO	NO	YES	YES	NO	NO	NO	NO	NO	YES	NO	4.6	4.6	170.6	7.1	0.676	0.647	291.0		
4/29/2024	10:15 AM	bo	5907.2	245.2	74285	NO	NO	YES	YES	NO	NO	NO	YES	YES	YES	NO	4.6	4.5	165.2	6.9	0.658	0.654	277.0		
5/6/2024	12:50 PM	wd	5911.8	249.8	74523	NO	NO	YES	YES	NO	NO	NO	YES	YES	YES	NO	4.6	4.6	170.7	7.1	0.647	0.647	273.0		
5/13/2024	11:10 AM	bc	5916.3	254.4	74902	NO	NO	YES	YES	YES	YES	NO	NO	YES	YES	NO	4.5	4.6	166.3	6.9	0.649	0.664	274.0		
4/8/2025	10:15 AM	bc	6127.7	475.4	88149	NO	NO	YES	YES	YES	YES	NO	NO	NO	YES	NO	5.7	5.9	192.1	8.0	0.712	0.737	383.0		
4/15/2025	12:35 PM	db	6132.3	480.5	88461	NO	NO	YES	YES	YES	YES	NO	NO	NO	YES	NO	4.6	5.1	170.7	7.1	0.647	0.717	303.0		
4/21/2025	9:45 AM	wd	6136.2	484.5	88698	NO	NO	YES	YES	YES	YES	NO	NO	NO	YES	NO	3.9	4.0	141.3	5.9	0.662	0.679	237.0		
4/29/2025	1:05 PM	bc	6141.3	489.9	89014	NO	NO	YES	YES	YES	YES	NO	YES	YES	YES	NO	5.1	5.4	194.8	8.1	0.628	0.665	316.0		
5/5/2025	12:45 PM	bc	6145.2	494.1	89256	NO	NO	YES	YES	YES	YES	NO	YES	YES	YES	NO	3.9	4.2	143.7	6.0	0.652	0.702	242.0		
5/13/2025	9:10 AM	bc	6150.4	499.6	89571	NO	NO	YES	YES	YES	YES	NO	YES	YES	YES	NO	5.2	5.5	188.4	7.9	0.662	0.701	316.0		

Pump Station 72
Howell Township
April 24 -25

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Road	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quint?	Cleaned Float?	Treated High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	San Generator?	Fuel Level in Container?	Hours #1	Hours #2	Hours in Cont. #1	Hours in Cont. #2	And Fuel/Net Fuel/Hours	And Fuel/Net Fuel/Hours	Fuel/Gas Net	Comments
4/1/2024	9:20 AM	db	622.3	1394.0	78277	1257	1257	YES	YES	YES	YES	YES	NO	NO	YES	NO	NO	0.9	167.7	7.0	0.143	0.129	290.0	0.5	1.0	
4/8/2024	1:42 PM	al	623.3	1555.0	79521	1257	1296	YES	YES	YES	YES	YES	NO	NO	YES	NO	NO	1.0	172.4	7.2	0.139	0.139	244.0	0.5	2.0	
4/15/2024	10:25 AM	al	624.3	1566.0	79711	1259	1297	YES	YES	YES	YES	YES	NO	NO	YES	NO	NO	1.0	164.7	6.8	0.146	0.146	190.0	0.5	1.0	
4/22/2024	1:05 PM	bo	625.3	1597.0	79922	1259	1298	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	1.0	170.7	7.1	0.141	0.141	211.0	0.5	1.0	
4/29/2024	10:15 AM	bo	626.3	1557.9	80125	1259	1300	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	0.9	163.2	6.9	0.145	0.151	204.0	0.5	2.0	
5/6/2024	12:55 PM	wd	627.3	1569.9	80294	1259	1301	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	1.0	170.7	7.1	0.141	0.141	168.0	0.5	1.0	
5/13/2024	11:25 AM	bc	628.3	1559.9	80473	1260	1302	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	1.0	166.5	6.9	0.144	0.144	179.0	0.5	1.0	
4/8/2025	10:20 AM	bc	673.8	1694.1	92509	1263	1305	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	1.3	192.2	8.0	0.162	0.160	403.0	0.8	2.0	
4/15/2025	1:00 PM	db	674.7	1605.0	92662	1264	1306	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	0.9	170.7	7.1	0.137	0.137	353.0	0.4	1.0	
4/21/2025	10:15 AM	wd	675.5	1605.8	93190	1264	1306	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	0.8	141.3	5.9	0.136	0.136	225.0	0.6	0.0	
4/29/2025	12:50 PM	bc	676.6	1606.8	93435	1264	1308	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	1.1	194.8	8.1	0.136	0.123	238.0	0.6	2.0	
5/5/2025	12:30 PM	bc	677.4	1607.6	93612	1264	1309	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	0.8	143.7	6.0	0.134	0.134	187.0	0.0	0.0	changed gen. exercise time
5/13/2025	9:20 AM	bc	678.5	1608.7	93850	1265	1309	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	1.1	188.8	7.9	0.140	0.140	238.0	0.7	1.0	

Pump Station 73
Howell Township
April 24-25

[illegible]

Pump Station 74
Howell Township
April 24 -25

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated by	Overhead Hours	Quarry	Crushed Stone?	Tests/High Pressure?	Wet Well Cleaning?	Grass Growing?	Order from Candidate?	Rec'd Generator?	Base 150?	Feet Level in Quarry	Hours #1	Hours #2	Accessed (at 1500)	at 1500	at 1500 (at 1500)	KWH Net	Generator Net	Comments	
4/1/2024	9:32 AM	Ⓞ	115.9	131.3	275.0	2277	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	75%	1.5	1.6	167.3	7.0	0.215	0.230	5.0	0.8	
4/2/2024	1:07 PM	#	117.6	133.1	286.0	2347	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	75%	1.7	1.8	171.5	7.1	0.238	0.252	3.0	70.3	
4/3/2024	9:32 AM	#	118.0	135.1	282.0	2340	YES	YES	YES	YES	YES	NO	NO	NO	YES	YES	75%	2.0	2.0	164.4	6.9	0.252	0.262	4.0	1.9	
4/22/2024	1:40 PM	h	122.0	137.4	288.0	2350	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	75%	2.4	2.3	172.1	7.2	0.335	0.321	0.0	1.2	
4/29/2024	10:50 AM	bd	124.1	139.5	293.0	2351	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	75%	2.1	2.1	163.2	6.9	0.305	0.305	5.0	1.2	
4/29/2024	1:22 PM	ba	126.0	141.4	297.0	2352	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	75%	1.9	1.9	169.6	7.1	0.269	0.269	4.0	0.8	
5/1/2024	10:05 AM	bc	127.7	143.1	301.0	2353	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	75%	1.7	1.7	165.7	6.9	0.246	0.246	4.0	0.8	
4/29/2025	9:50 AM	bc	191.8	206.8	312.0	2421	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	75%	3.4	3.4	182.4	8.0	0.424	0.424	8.0	0.7	
4/16/2023	12:25 PM	de	193.7	208.8	317.0	2421	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	75%	1.9	2.0	170.6	7.1	0.207	0.251	5.0	0.8	
4/27/2023	9:30 AM	de	195.0	210.1	321.0	2422	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	75%	1.3	1.3	141.1	5.9	0.221	0.221	4.0	0.7	
4/29/2023	1:45 PM	de	196.7	211.8	326.0	2423	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	75%	1.7	1.7	166.2	8.2	0.208	0.208	5.0	0.6	
5/5/2023	1:15 PM	de	197.9	213.0	330.0	2424	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	75%	1.2	1.2	143.5	6.0	0.201	0.201	4.0	1.8	
5/12/2023	1:30 PM	de	200.2	215.3	335.0	2424	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	75%	2.3	2.3	165.2	7.0	0.326	0.326	5.0	0.6	

Pump Station 75
Howell Township
April 24 -25

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operational Hours in Tank?	Quartz?	Checked Flowm?	Rated High Low/Normal	Wet Well Pressure Change	Outlet Flowm Div?	Run Generator?	Flow By?	Hours #1	Hours #2	Wet Well Pressure Change	Flowm #1	Flowm #2	Generator Net	Fuel/Gas Net	Comments		
4/12/2024	10:10 AM	db	854.0	2034.8	2877	847	4098	YES	YES	YES	YES	NO	NO	YES	NO	4.0	3.9	167.3	7.0	0.574	0.589	8.0	4.0	3.0	
4/8/2024	12:47 PM	sl	858.5	2509.1	2885	887	4109	YES	YES	YES	YES	NO	YES	NO	NO	4.5	4.3	170.6	7.1	0.633	0.606	8.0	4.0	2.0	
4/15/2024	3:17 AM	sl	865.9	2543.2	2930	888	4104	YES	YES	YES	YES	NO	YES	NO	NO	4.4	4.1	164.5	6.9	0.642	0.598	8.0	0.6	4.0	
4/22/2024	2:00 PM	bo	867.7	2547.9	2861	884	4107	YES	YES	YES	YES	NO	YES	NO	NO	4.8	4.7	172.7	7.2	0.657	0.653	8.0	4.0		
4/29/2024	8:55 AM	bo	871.9	2552.0	2908	898	4109	NO	YES	YES	YES	NO	YES	YES	NO	4.1	162.9	6.8	0.619	0.604	7.0	0.4	2.0		
5/6/2024	12:10 PM	sl	878.3	2556.2	2915	888	4112	NO	YES	YES	YES	NO	YES	NO	NO	4.2	4.2	171.2	7.1	0.617	0.599	7.0	0.4	3.0	
5/13/2024	9:35 AM	sl	880.6	2890.3	2922	890	4114	NO	YES	YES	YES	NO	YES	NO	NO	4.3	4.1	165.4	6.9	0.634	0.595	7.0	0.4	2.0	
4/8/2025	9:30 AM	bc	1068.5	3310	910	4245	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	7.3	7.2	182.3	6.0	0.911	0.898	13.0	0.4	3.0
4/15/2025	12:15 PM	db	1068.8	2863.9	3319	910	4250	NO	NO	YES	YES	NO	NO	YES	NO	5.1	4.9	170.7	7.1	0.717	0.689	9.0	0.8	5.0	
4/21/2025	9:20 AM	wd	1068.0	2968.2	3327	910	4250	NO	NO	YES	YES	NO	NO	YES	NO	4.4	4.3	141.1	5.0	0.748	0.731	8.0	0.0	0.0	
4/30/2025	9:25 AM	bc	1104.2	2874.2	3337	911	4255	NO	YES	YES	YES	NO	YES	NO	NO	6.2	6.0	216.1	6.0	0.689	0.666	10.0	0.8	5.0	
5/20/25	2:30 PM	bc	1107.9	2882.6	3343	911	4257	NO	NO	YES	YES	NO	YES	YES	NO	3.7	3.6	125.1	5.2	0.710	0.691	6.0	0.2	2.0	
5/12/2025	1:00 PM	sl	1113.0	2837.6	3351	912	4259	NO	NO	YES	YES	NO	YES	NO	NO	5.1	4.8	165.5	6.9	0.735	0.692	8.0	0.4	2.0	

Pump Station 76
Howell Township
April 24-25

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quar?	Cleaned Floats?	Tracked High Level Alarm?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Full Level in Generator?	Hours #1	Hours #2	# of Bats	Wet Well 1 (ft)	Wet Well 2 (ft)	Generator Net	Comments
4/1/2024	8:50 AM	db	3363.4	2623.0	4277	593	YES	YES	YES	YES	YES	NO	NO	NO	NO	50%	4.7	5.3	167.2	7.0	0.675	333.0	0.3
4/8/2024	12:37 PM	sl	3270.6	2628.9	4604	593	YES	YES	YES	YES	YES	NO	NO	NO	NO	50%	5.2	5.2	170.8	7.1	0.731	327.0	0.4
4/15/2024	9:09 AM	sl	3276.1	2634.7	4863	594	YES	YES	YES	YES	YES	NO	NO	NO	NO	50%	5.5	5.8	164.5	6.9	0.802	348.0	0.5
4/22/2024	1:55 PM	bo	3282.0	2640.4	5131	594	NO	NO	YES	YES	NO	NO	NO	NO	NO	50%	5.9	5.7	172.8	7.2	0.830	266.0	0.4
4/29/2024	8:45 AM	bo	3288.9	2645.7	5372	595	NO	NO	YES	YES	YES	NO	YES	NO	NO	50%	4.9	5.3	162.8	6.8	0.722	241.0	0.3
5/6/2024	12:05 PM	wd	3291.9	2651.2	5573	596	NO	NO	YES	YES	YES	NO	YES	NO	NO	50%	5.0	5.5	171.3	7.1	0.700	270.0	0.3
5/13/2024	8:10 AM	bc	3298.7	2658.5	5786	596	NO	NO	YES	YES	YES	NO	YES	NO	NO	PULL	4.8	5.3	165.1	6.9	0.695	271.0	0.4
4/8/2025	8:15 AM	bc	3351.7	2691.4	17676	613	NO	NO	YES	YES	YES	NO	NO	NO	NO	75%	7.0	6.4	192.2	8.0	0.874	415.0	0.4
4/15/2025	12:05 PM	bc	3358.9	2698.1	18018	613	NO	NO	YES	YES	YES	NO	NO	NO	NO	75%	5.2	4.7	170.8	7.1	0.791	342.0	0.3
4/22/2025	9:15 AM	wd	3341.3	2510.0	18296	613	NO	NO	YES	YES	YES	NO	NO	NO	NO	75%	4.4	3.9	141.2	5.0	0.748	278.0	0.3
4/29/2025	9:10 AM	bc	3348.0	2516.1	18673	614	NO	NO	YES	YES	NO	NO	NO	NO	NO	75%	6.7	6.1	215.0	9.0	0.745	0.678	0.4
5/6/2025	2:15 PM	bc	3351.9	2618.8	18890	614	NO	NO	YES	YES	NO	NO	NO	NO	NO	75%	3.9	3.7	125.1	5.2	0.748	277.0	0.5
5/13/2025	12:50 PM	sl	3357.0	2644.3	19136	615	NO	NO	YES	YES	NO	NO	NO	NO	NO	75%	5.1	4.7	166.6	6.9	0.735	246.0	0.4

Pump Station 77
Howell Township
April 24-25

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quar?	Cleaned Floats?	Tracked High Level Alarm?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	# of Bats	Wet Well 1 (ft)	Wet Well 2 (ft)	Generator Net	Comments
4/1/2024	10:25 AM	db	393.2	539.3	19846	YES	YES	YES	YES	YES	YES	NO	NO	NO	0.3	0.4	167.4	7.0	0.043	0.057	66.0
4/8/2024	12:28 PM	sl	393.6	539.6	19911	YES	YES	YES	YES	YES	YES	NO	NO	NO	0.4	0.3	170.0	7.1	0.056	0.042	65.0
4/15/2024	8:57 AM	sl	384.2	540.2	19953	YES	YES	YES	YES	YES	YES	NO	NO	NO	0.6	0.6	164.5	6.9	0.088	0.088	47.0
4/22/2024	2:05 PM	bo	384.6	540.6	20005	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.4	0.4	173.1	7.2	0.055	0.055	47.0
4/29/2024	8:40 AM	bo	384.9	540.9	20049	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	162.8	6.8	0.044	0.044	44.0
5/6/2024	11:55 AM	wd	385.5	541.2	20082	NO	NO	YES	YES	YES	NO	NO	NO	NO	0.6	0.3	171.3	7.1	0.084	0.042	33.0
5/13/2024	8:40 AM	bc	383.6	541.6	20116	NO	NO	YES	YES	YES	NO	NO	NO	NO	0.1	0.4	164.7	6.9	0.015	0.058	34.0
4/8/2025	9:00 AM	bc	407.2	554.3	22701	NO	NO	YES	YES	YES	NO	NO	NO	NO	1.0	0.0	192.0	8.0	0.125	0.000	22701.0
4/15/2025	1:30 PM	db	407.5	554.6	22766	NO	NO	YES	YES	YES	NO	NO	NO	NO	0.3	0.3	172.5	7.2	0.042	0.042	65.0
4/21/2025	9:00 AM	wd	407.7	554.8	22804	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.2	0.2	139.5	5.9	0.034	0.034	38.0
4/30/2025	8:55 AM	bc	408.2	555.3	22852	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.5	0.5	215.9	9.3	0.056	0.056	48.0
5/6/2025	2:00 PM	bc	408.4	555.5	22880	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.2	0.2	125.1	5.2	0.038	0.038	28.0
5/12/2025	12:18 PM	sl	408.7	555.8	22916	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	165.3	6.9	0.043	0.043	35.0

Pump Station 78
Howell Township
April 24-25

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quar?	Cleaned Floats?	Tracked High Level Alarm?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	# of Bats	Wet Well 1 (ft)	Wet Well 2 (ft)	Generator Net	Comments
4/1/2024	8:40 AM	db	1837.6	1767.4	11633	YES	YES	YES	YES	YES	YES	NO	NO	NO	9.2	9.4	167.9	7.0	1.315	1.344	330.0
4/8/2024	2:12 PM	sl	1847.5	1777.6	11993	YES	YES	YES	YES	YES	YES	NO	NO	NO	9.9	10.2	173.5	7.2	1.369	1.411	350.0
4/15/2024	10:56 AM	sl	1857.1	1787.3	12322	YES	YES	YES	YES	YES	YES	NO	NO	NO	9.6	9.7	164.7	6.9	1.399	1.413	339.0
4/22/2024	12:20 PM	bo	1867.4	1797.4	12673	NO	NO	YES	YES	NO	NO	NO	NO	NO	10.3	10.1	169.4	7.1	1.459	1.431	351.0
4/29/2024	9:25 AM	bo	1876.5	1807.0	13006	NO	NO	YES	YES	YES	NO	YES	NO	NO	9.1	9.6	165.1	6.9	1.323	1.396	333.0
5/6/2024	1:30 PM	wd	1886.2	1816.8	13351	NO	NO	YES	YES	YES	NO	YES	NO	NO	9.7	9.9	172.1	7.2	1.353	1.381	345.0
5/13/2024	1:05 PM	bc	1896.1	1828.8	13696	NO	NO	YES	YES	YES	NO	YES	NO	NO	9.9	9.9	167.6	7.0	1.418	1.418	345.0
4/8/2025	10:55 AM	bc	2163.6	2296.9	30630	NO	NO	YES	YES	NO	NO	NO	NO	NO	15.4	15.4	192.7	8.0	1.398	1.630	392.0
4/15/2025	1:40 PM	db	2174.9	2306.5	31222	NO	NO	YES	YES	YES	NO	NO	NO	NO	11.3	11.6	170.8	7.1	1.588	1.588	392.0
4/21/2025	10:30 AM	wd	2183.1	2316.8	31508	NO	NO	YES	YES	NO	NO	NO	NO	NO	8.2	8.3	140.8	5.6	1.397	1.414	286.0
4/29/2025	2:25 PM	bc	2194.3	2328.0	31904	NO	NO	YES	YES	NO	NO	NO	NO	NO	11.2	11.2	195.9	8.2	1.372	1.372	356.0
5/6/2025	1:45 PM	bc	2202.6	2336.3	32195	NO	NO	YES	YES	NO	NO	NO	NO	NO	8.3	8.3	143.3	6.0	1.390	1.390	291.0
5/13/2025	9:55 AM	bc	2214.7	2348.4	32611	NO	NO	YES	YES	NO	NO	NO	NO	NO	12.1	12.1	188.2	7.8	1.543	1.543	416.0



Monthly Missdig Log

April-25											
Date	Missdig Tickets					Marked					
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
Tuesday, April 01, 2025	71	75	16	59	0	8	1	0	5	2	0
Wednesday, April 02, 2025	53	74	24	50	0	6	6	0	2	6	4
Thursday, April 03, 2025	75	56	5	51	0	2	0	0	2	0	1
Friday, April 04, 2025	46	0	0	0	0	0	0	0	0	0	0
Saturday, April 05, 2025	31	0	0	0	0	0	0	0	0	0	0
Sunday, April 06, 2025	3	0	0	0	0	0	0	0	0	0	0
Monday, April 07, 2025	59	127	17	110	0	11	0	0	5	1	0
Tuesday, April 08, 2025	108	116	16	100	0	8	0	0	8	0	0
Wednesday, April 09, 2025	36	50	35	15	0	19	0	0	16	0	0
Thursday, April 10, 2025	61	70	57	13	0	6	24	0	3	24	0
Friday, April 11, 2025	12	21	10	11	0	7	0	0	1	0	2
Saturday, April 12, 2025	5	0	0	0	0	0	0	0	0	0	0
Sunday, April 13, 2025	7	0	0	0	0	0	0	0	0	0	0
Monday, April 14, 2025	40	23	11	12	0	9	0	0	0	0	2
Tuesday, April 15, 2025	65	34	4	30	0	3	0	0	0	0	1
Wednesday, April 16, 2025	42	68	6	62	0	4	0	0	0	0	2
Thursday, April 17, 2025	21	50	18	32	0	4	2	0	0	12	0
Friday, April 18, 2025	45	0	0	0	0	0	0	0	0	0	0
Saturday, April 19, 2025	8	0	0	0	0	0	0	0	0	0	0
Sunday, April 20, 2025	21	0	0	0	0	0	0	0	0	0	0
Monday, April 21, 2025	33	83	19	64	0	10	1	0	6	1	1
Tuesday, April 22, 2025	90	67	31	36	0	18	0	0	13	0	0
Wednesday, April 23, 2025	30	70	42	28	0	19	1	0	18	4	0
Thursday, April 24, 2025	49	47	8	39	0	5	0	0	1	2	0
Friday, April 25, 2025	23	24	10	14	0	9	0	0	1	0	0
Saturday, April 26, 2025	10	0	0	0	0	0	0	0	0	0	0
Sunday, April 27, 2025	7	0	0	0	0	0	0	0	0	0	0
Monday, April 28, 2025	36	54	16	38	0	12	1	0	2	0	1
Tuesday, April 29, 2025	75	34	19	15	0	11	2	0	5	2	0
Wednesday, April 30, 2025	23	71	23	48	0	18	0	0	4	0	1
Total	1185	1214	387	827	0	189	38	0	92	54	15
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
	40	40	13	28	0	Total					388
	Average Per Day					% Marked to Received					
						33%					

MHOG = MHOG Water System
OPW = Oak Pointe Water System

LE = Lake Edgewood Sewer System
G/O = G/O Sewer System
OPS = Oak Pointe Sewer System
HTS = Howell Township Sewer System

Section 3

**Repairs
&
Capital Improvements**

Howell Township
New 2025 Improvement Plan Summary
Updated 5/19/25

Active CIP and Significant Repairs In Progress						
No.	Project Description	Contractor	Priority	Initial Estimate	Actual Cost/Quote	Update
2	Union at Oak Grove SCADA Integration	Kennedy	High	\$10,000	\$10,000	Still Waiting on Installation
1	Aeration Basin Diffuser Repair / Replacement	MHOG	High	\$10,000		Finished Repairs, Need to Prepare Order for Replacement Parts
2	Aeration DO Probe Installation	MHOG/UIS	High	\$5,000		Using Old from Lake Edgewood to Save Costs
3	Rebuilt UV Unit	UIS	High	\$15,000		Gave UIS Bulbs to match up wiring, still waiting on quote
4	Influent Sampler Shed	MHOG	High	\$2,500	< \$1,000	Complete
5	Lights in Headworks, Blower Building and RAS Building	K&J Electric	Medium	\$7,500	\$8,600	See Quote from K&J Electric
6	Post Aeration By-pass	D'Angelo	Medium	\$15,000		Requires 12-inch and 8-inch Gate Valves
7	South Clarifier Inspection and Repairs	FHC	High	\$20,000		After successful north clarifier start up
8	Bldg Temperature Alarms	UIS	Medium	\$5,000		Quote from UIS to integrate into SCADA
9	Exterior HVAC Unit on Headworks	TBD	High	\$5,000		Need to find a good contractor
10	Fix Doors on Blower Bldg., RAS Building, and Headworks	Security Lock	High	\$10,000	\$14,225	Quote Approved, Contractor Ordering Materials
11	Fix Screens on Admin Building, Reduce Fall Box Elder Bugs	MHOG	Medium	\$2,000		Hope to do with internal staff
12	Sand Filter Lift Tubes	MHOG	High	\$2,000		May need a welding sub
Total				\$109,000	\$32,825	

PROPOSAL K & J Electric, Inc.

7219 East Highland Rd., Howell, MI, 48843-9081 Ph. 517-546-6245, Fax 517-548-7810

TO: MHOG Utilities Date: 29-Apr-25
2911 Dorr Rd. Project Name: Howell WWTP
Brighton, MI 48116 Project Location: Lighting upgrade
 Phone: 810-227-5225 Fax: _____ Project #: _____
 Proposal Number: 25-3

We propose to: Provide and install the following items:

Retro fit 100w equivalent LED lamps in 21 explosion proof fixtures bypassing existing ballast, retro fit LED lamps in 14-3-lamp T-8 florescent ceiling fixtures bypassing the ballast, retro fit 10-square ceiling fixtures with 100w equivalent LED lamps bypassing the ballast, retro fit 10-highbay fixtures with 250w equivalent LED lamps bypassing the ballast.

Eight Thousand Six Hundred----- Dollars \$8,600.00

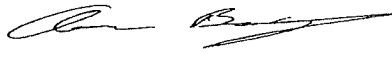
Payment to be made as follows:

On completion of project.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

NOTE: This proposal will be withdrawn by us if not accepted within 30 days.

Authorized
Signature: _____



Date of Proposal: 29-Apr-25

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All accounts not paid within 30 days after bill date are subject to 1.5% per Month (18% per Year) Service Charge.

Date of

Acceptance: _____

Authorized

Signature: _____

10K

HAPRA Meeting May 20, 2025

Discussion on Maternity/Paternity,

Discussion went nowhere, sent back to the Committee to go over.

Genoa Township Supervisor spoke on the spending and there were two other residents from Genoa that spoke, and one resident from Oceola Township.

A new Committee was formed to go over repairs needed at the Bennett Center, Windows, Doors, etc.

The Committee will meet again to discuss Maternity/Paternity leave.

11A

Howell Township
Invoice and Check Registers
As of 5/31/2025

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00024510	FIRST NATIONAL BANK	05/02/2025	05/02/2025	5,107.33	0.00	Paid	Y
00024511	HOWELL TOWNSHIP	05/02/2025	05/02/2025	123.08	0.00	Paid	Y
00024512	AMERICAN FUNDS	05/02/2025	05/02/2025	3,237.08	0.00	Paid	Y
00024513	EMPPOWER	05/02/2025	05/02/2025	1,445.83	0.00	Paid	Y
00024508	LIVINGSTON COUNTY TREASURER	04/21/2025	05/06/2025	830.00	0.00	Paid	Y
00024526	GENOA TOWNSHIP DPW	05/05/2025	05/05/2025	846.00	0.00	Paid	Y
00024527	LIVINGSTON COUNTY TREASURER	05/05/2025	05/05/2025	79.00	0.00	Paid	Y
00024509	MHOG	04/23/2025	05/23/2025	131,595.25	0.00	Paid	Y
00024514	CONSUMERS ENERGY	04/23/2025	05/23/2025	24.72	0.00	Paid	Y
00024515	CONSUMERS ENERGY	04/23/2025	05/23/2025	150.06	0.00	Paid	Y
00024516	CONSUMERS ENERGY	04/23/2025	05/23/2025	592.64	0.00	Paid	Y
00024517	MICHIGAN ASSOCIATION OF PLANNING	04/21/2025	05/23/2025	675.00	0.00	Paid	Y
00024518	MUTUAL OF OMAHA INSURANCE COMPANY	04/18/2025	05/01/2025	219.00	0.00	Paid	Y
00024519	BRIGHTON ANALYTICAL	04/29/2025	05/29/2025	30.00	0.00	Paid	Y
00024520	BRIGHTON ANALYTICAL	04/29/2025	05/29/2025	480.00	0.00	Paid	Y
00024521	GENOA TOWNSHIP DPW	05/01/2025	05/29/2025	30,920.92	0.00	Paid	Y
00024522	AT&T	05/01/2025	05/10/2025	128.04	0.00	Paid	Y
00024523	SPRUNGTOWN OUTDOOR SERVICES	05/01/2025	05/10/2025	2,200.00	0.00	Paid	Y
00024524	PERFECT MAINTENANCE	05/01/2025	05/10/2025	195.00	0.00	Paid	Y
00024525	UIS SCADA	05/02/2025	05/10/2025	2,140.94	0.00	Paid	Y
00024528	ABSOPURE	04/29/2025	05/05/2025	21.80	0.00	Paid	Y
00024529	ABSOPURE	04/29/2025	05/05/2025	12.00	0.00	Paid	Y
00024530	COMCAST	04/30/2025	05/13/2025	435.85	0.00	Paid	Y
00024531	DTE ENERGY	04/30/2025	06/10/2025	683.42	0.00	Paid	Y
00024532	TERESA MURRISH	04/30/2025	06/10/2025	646.80	0.00	Paid	Y
00024533	TRUE VALUE HARDWARE	04/30/2025	05/15/2025	176.16	0.00	Paid	Y
00024534	SPICER GROUP	05/05/2025	05/15/2025	7,225.50	0.00	Paid	Y
00024535	NETWORK SERVICES GROUP, LLC	05/05/2025	05/15/2025	218.75	0.00	Paid	Y
00024535	REPUBLIC SERVICES	05/05/2025	05/15/2025	128.19	0.00	Paid	Y
00024544	LIVINGSTON CO. SHERIFF DEPARTMENT	05/02/2025	05/15/2025	210.00	0.00	Paid	Y
00024546	MICRO WORKS COMPUTING, INC	04/30/2025	05/20/2025	40.00	0.00	Paid	Y
00024547	SPICER GROUP	05/08/2025	05/08/2025	539.00	0.00	Paid	Y
00024548	SPICER GROUP	05/08/2025	05/08/2025	402.75	0.00	Paid	Y
00024549	SPICER GROUP	05/08/2025	05/08/2025	1,627.00	0.00	Paid	Y
00024550	SPICER GROUP	05/08/2025	05/08/2025	462.00	0.00	Paid	Y
00024551	SPICER GROUP	05/08/2025	05/08/2025	1,191.00	0.00	Paid	Y
00024552	EINSTEIN DOG TRAINING	05/08/2025	05/08/2025	12.75	0.00	Paid	Y
00024553	SPICER GROUP	05/08/2025	05/08/2025	2,868.50	0.00	Paid	Y
00024554	SPICER GROUP	05/08/2025	05/08/2025	720.25	0.00	Paid	Y
00024555	FIRST NATIONAL BANK	05/16/2025	05/16/2025	5,524.09	0.00	Paid	Y
00024556	HOWELL TOWNSHIP	05/16/2025	05/16/2025	123.08	0.00	Paid	Y
00024558	AMERICAN FUNDS	05/16/2025	05/16/2025	3,527.07	0.00	Paid	Y
00024559	EMPPOWER	05/16/2025	05/16/2025	1,449.29	0.00	Paid	Y
00024557	BLUE CARE NETWORK	05/16/2025	05/16/2025	4,583.92	0.00	Paid	Y
00024560	LIVINGSTON COUNTY TREASURER	05/07/2025	05/20/2025	77.39	0.00	Paid	Y
00024561	DTE ENERGY	05/07/2025	05/27/2025	218.26	0.00	Paid	Y
00024562	DTE ENERGY	05/07/2025	05/27/2025	226.32	0.00	Paid	Y
00024563	DTE ENERGY	05/07/2025	05/27/2025	608.70	0.00	Paid	Y
00024564	UTS ACCOUNTING DEPT	05/08/2025	05/27/2025	55.00	0.00	Paid	Y
00024565	PITNEY BOWES GLOBAL FINANCIAL SERV.	05/12/2025	06/29/2025	403.98	0.00	Paid	Y
00024566	CARLSLE WORTMAN ASSOC, INC.	05/12/2025	06/29/2025	1,812.50	0.00	Paid	Y
00024567	CINTAS CORPORATION	05/14/2025	05/20/2025	124.57	0.00	Paid	Y
00024568	GANNETT MICHIGAN LOCALIQ	05/14/2025	05/20/2025	746.01	0.00	Paid	Y
00024569	SECURITY LOCK SERVICE	05/14/2025	05/20/2025	1,771.25	0.00	Paid	Y

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00024570	SECURITY LOCK SERVICE	05/13/2025	05/20/2025	3,569.79	0.00	Paid	Y
00024571	CARLISLE WORTMAN ASSOC, INC.	05/14/2025	05/20/2025	340.00	0.00	Paid	Y
00024572	CARLISLE WORTMAN ASSOC, INC.	05/14/2025	05/20/2025	812.50	0.00	Paid	Y
00024573	CARLISLE WORTMAN ASSOC, INC.	05/14/2025	05/20/2025	42.50	0.00	Paid	Y
00024574	CARLISLE WORTMAN ASSOC, INC.	05/14/2025	05/20/2025	1,552.50	0.00	Paid	Y
00024575	CARLISLE WORTMAN ASSOC, INC.	05/14/2025	05/20/2025	170.00	0.00	Paid	Y
00024576	SECURITY LOCK SERVICE	05/14/2025	05/20/2025	1,771.25	0.00	Paid	Y
00024577	CARLISLE WORTMAN ASSOC, INC.	05/09/2025	05/20/2025	285.00	0.00	Paid	Y
00024578	CARLISLE WORTMAN ASSOC, INC.	05/09/2025	05/20/2025	202.50	0.00	Paid	Y
00024579	CARLISLE WORTMAN ASSOC, INC.	05/09/2025	05/20/2025	170.00	0.00	Paid	Y
00024580	GENOA TOWNSHIP DPW	05/14/2025	05/20/2025	547.48	0.00	Paid	Y
00024581	SMART BUSINESS SOURCE, LLC	05/15/2025	05/20/2025	579.69	0.00	Paid	Y
00024582	DTE ENERGY	05/15/2025	05/20/2025	476.31	0.00	Paid	Y
00024583	DTE ENERGY	05/15/2025	06/03/2025	424.80	0.00	Paid	Y
00024584	DTE ENERGY	05/12/2025	06/03/2025	603.75	0.00	Paid	Y
00024585	DTE ENERGY	05/12/2025	06/03/2025	7,373.16	0.00	Paid	Y
00024586	DTE ENERGY	05/12/2025	06/03/2025	243.34	0.00	Paid	Y
00024587	DTE ENERGY	05/12/2025	06/03/2025	397.11	0.00	Paid	Y
00024588	DTE ENERGY	05/12/2025	06/03/2025	35.37	0.00	Paid	Y
00024589	DTE ENERGY	05/12/2025	06/03/2025	277.48	0.00	Paid	Y
00024590	DTE ENERGY	05/12/2025	06/03/2025	44.86	0.00	Paid	Y
00024591	MICHIGAN TWP ASSOC	05/12/2025	07/01/2025	7,318.00	0.00	Paid	Y
00024592	USA BLUEBOOK	05/12/2025	06/12/2025	139.30	0.00	Paid	Y
00024593	TERESA MURRISH	05/19/2025	05/31/2025	106.15	0.00	Paid	Y
00024601	FIRST NATIONAL BANK	05/30/2025	05/30/2025	5,161.07	0.00	Paid	Y
00024602	HOWELL TOWNSHIP	05/30/2025	05/30/2025	123.08	0.00	Paid	Y
00024603	AMERICAN FUNDS	05/30/2025	05/30/2025	3,259.35	0.00	Paid	Y
00024604	EMPOWER	05/30/2025	05/30/2025	1,449.29	0.00	Paid	Y
00024605	TREASURY STATE OF MICHIGAN	05/30/2025	05/30/2025	2,751.55	0.00	Paid	Y

of Invoices: 83 # Due: 0
of Credit Memos: 0 # Due: 0
Net of Invoices and Credit Memos:

Totals: 260,120.22
Totals: 0.00

--- TOTALS BY FUND ---

101 GENERAL FUND
592 SWR/WTR
701 TRUST & AGENCY

73,188.72
185,176.50
1,755.00

Leaves with Duck Bay 15 Star BK

--- TOTALS BY DEPT/ACTIVITY ---

000 OTHER
101 TOWNSHIP BOARD
247 BOARD OF REVIEW
253 TREASURER
265 TOWNSHIP HALL
268 TOWNSHIP AT LARGE
276 CEMETERY
447 ENGINEERING
536 SEWER/WATER
537 CHARGES FOR SERVICES
538 WWT
701 PLANNING
702 ZONING

58,353.86
443.39
77.39
646.80
3,649.59
789.57
775.00
7,225.50
2,140.94
131,595.25
51,440.31
2,772.62
210.00

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 05/01/2025 - 05/31/2025

Check Date	Check	Vendor Name	Description	Amount
BANK GEN GENERAL FUND CHECKING				
05/02/2025	101002023(E)	EMPPOWER	Remittance Check	1,445.83
05/02/2025	101002024(E)	FIRST NATIONAL BANK	Remittance Check	5,107.33
05/02/2025	101002025(E)	HOWELL TOWNSHIP	Remittance Check	123.08
05/02/2025	101002026(E)	AMERICAN FUNDS	Remittance Check	3,237.08
05/08/2025	19056	ABSOPURE	3 BOTTLES OF WATER COOLER RENTAL MAY 2025	21.80 12.00 33.80
05/08/2025	19057	EINSTEIN DOG TRAINING	Check Request For Bond: BSP19-0005	12.75
05/08/2025	19058	DTE ENERGY	STREET LIGHTS	683.42
05/08/2025	19059	LIVINGSTON CO. SHERIFF DEPART	DEPUTY AT BOARD MEETINGS	210.00
05/08/2025	19060	MICHIGAN ASSOCIATION OF PLANN	PLANNING DUES	675.00
05/08/2025	19061	MICRO WORKS COMPUTING, INC	BS&A RIGHTS FOR UB CLERK	40.00
05/08/2025	19062	TERESA MURRISH	DEPUTY TREASURER MILEAGE & HOTEL	646.80
05/08/2025	19063	MUTUAL OF OMAHA INSURANCE COM	MAY 2025	219.00
05/08/2025	19064	NETWORK SERVICES GROUP, LLC	WEBSITE REQUESTS	218.75
05/08/2025	19065	PERFECT MAINTENANCE	CLEANING TWP HALL MAY 2025	195.00
05/08/2025	19066	SPICER GROUP	2024 GENERAL ENGINEERING SERVICES Check Request For Bond: BSP23-0006 Check Request For Bond: BSP25-0004 Check Request For Bond: BSP24-0009 Check Request For Bond: BSP21-0005 Check Request For Bond: BSP25-0002 Check Request For Bond: BSP21-0006 Check Request For Bond: BSP25-0003	7,225.50 539.00 402.75 1,627.00 462.00 1,191.00 2,868.50 720.25 15,036.00
05/08/2025	19067	SPRUNGTOWN OUTDOOR SERVICES	SPRING CLEAN UP AND MOWING TWP HALL, CE	2,200.00
05/08/2025	101002027(E)	COMCAST	MAY 2025	435.85
05/08/2025	101002028(E)	CONSUMERS ENERGY	TWP HALL APRIL 2025	592.64
05/16/2025	101002029(E)	EMPPOWER	Remittance Check	1,449.29
05/16/2025	101002030(E)	FIRST NATIONAL BANK	Remittance Check	5,524.09
05/16/2025	101002031(E)	HOWELL TOWNSHIP	Remittance Check	123.08
05/16/2025	101002032(E)	AMERICAN FUNDS	Remittance Check	3,527.07
05/20/2025	19068	CARLISLE WORTMAN ASSOC, INC.	GENERAL CONSULTATION - ZONING MAP UPDAT Check Request For Bond: BSP21-0006 Check Request For Bond: BSP25-0005 Check Request For Bond: BSP25-0002 Check Request For Bond: BSP25-0001 Check Request For Bond: BSP25-0003 SEYBURN NSC TEXT AMENDMENT - PARKS NSC TEXT AMENDMENT - BERGMAN	1,812.50 340.00 812.50 42.50 1,552.50 170.00 285.00 202.50 170.00 5,387.50
05/20/2025	19069	CINTAS CORPORATION	BLUE MATS	124.57
05/20/2025	19070	BLUE CARE NETWORK	Remittance Check	4,583.92
05/20/2025	19071	GANNETT MICHIGAN LOCALIQ	APRIL PUBLICATIONS	746.01

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 05/01/2025 - 05/31/2025

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
05/20/2025	19072	MICHIGAN TWP ASSOC	ANNUAL MEMBERSHIP 7/1/2025 - 6/30/2026	7,318.00
05/20/2025	19073	TERESA MURRISH	CLEANUP DAY EXPENSES	106.15
05/20/2025	19074	SMART BUSINESS SOURCE, LLC	FOLDERS, COPY PAPER, LEGAL PADS	579.69
05/20/2025	19075	LIVINGSTON COUNTY TREASURER	CHARGEBACK EXPENSE (ADMIN FEES)	77.39
05/20/2025	19076	UTS ACCOUNTING DEPT	SERVICE WORK ON PHONES	55.00
05/20/2025	101002033(E)	DTE ENERGY	TWP HALL MAY 2025	476.31
05/20/2025	101002034(E)	PITNEY BOWES GLOBAL FINANCIAL	QUARTERLY RENTAL MAR 30 - JUNE 29 2025	403.98
05/30/2025	101002035(E)	EMPOWER	Remittance Check	1,449.29
05/30/2025	101002036(E)	FIRST NATIONAL BANK	Remittance Check	5,161.07
05/30/2025	101002037(E)	HOWELL TOWNSHIP	Remittance Check	123.08
05/30/2025	101002038(E)	AMERICAN FUNDS	Remittance Check	3,259.35
05/30/2025	101002039(E)	TREASURY STATE OF MICHIGAN	Remittance Check	2,751.55
GEN TOTALS:				
Total of 38 Checks:				74,338.72
Less 0 Void Checks:				0.00
Total of 38 Disbursements:				74,338.72
Bank T&A TRUST & AGENCY CHECKING				
05/05/2025	3675	GENOA TOWNSHIP DPW	Check Request For Bond: BMHOG25-0001	846.00
05/05/2025	3676	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	830.00
05/05/2025	3677	LIVINGSTON COUNTY TREASURER	DOG LICENSES	79.00
T&A TOTALS:				
Total of 3 Checks:				1,755.00
Less 0 Void Checks:				0.00
Total of 3 Disbursements:				1,755.00
Bank UTICK UTILITY CHECKING				
05/08/2025	3314	BRIGHTON ANALYTICAL	ANIONS	30.00
			LOW LEVEL MERCURY TESTING	480.00
				510.00
05/08/2025	3315	GENOA TOWNSHIP DPW	MAY 2025 PLANT MAINTENANCE	30,920.92
05/08/2025	3316	MHOG	JAN - MAR 2025 CONSUMPTION	131,595.25
05/08/2025	3317	REPUBLIC SERVICES	APRIL WASTE PICKUP	128.19
05/08/2025	3318	TRUE VALUE HARDWARE	1/2HP PUMP, CLAMPS	176.16
05/08/2025	3319	UTS SCADA	SERVICE CALL FOR PRESSURE SWITCH FOR SL	2,140.94
05/08/2025	59004141(E)	AT&T	WMTP INTERNET	128.04
05/08/2025	59004142(E)	CONSUMERS ENERGY	391 N BURKHART APRIL 2025	24.72
05/08/2025	59004143(E)	CONSUMERS ENERGY	2571 OAK GROVE APRIL 2025	150.06
05/20/2025	3320	GENOA TOWNSHIP DPW	SHARED COMMON COSTS JAN 1 - MAR 31	547.48
05/20/2025	3321	SECURITY LOCK SERVICE	50% DEPOSIT ON DOOR REPAIR PROJECT	1,771.25
			50% DEPOSIT ON DOOR REPAIR PROJECT	3,569.79
			50% DEPOSIT ON DOOR REPAIR PROJECT	1,771.25
				7,112.29
05/20/2025	3322	USA BLUEBOOK	LEVER ACTION GREASE GUNS (2)	139.30
05/20/2025	59004144(E)	DTE ENERGY	391 N BURKHART RD MAY 2025	218.26
05/20/2025	59004145(E)	DTE ENERGY	1009 N BURKHART RD MAY 2025	226.32

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 05/01/2025 - 05/31/2025

Check Date	Check	Vendor Name	Description	Amount
Bank UTYCK UTILITY CHECKING				
05/20/2025	59004146(E)	DTE ENERGY	2571 OAK GROVE RD MAY 2025	608.70
05/20/2025	59004147(E)	DTE ENERGY	1034 AUSTIN CT MAY 2025	424.80
05/20/2025	59004148(E)	DTE ENERGY	1575 N BURKHART RD MAY 2025	603.75
05/20/2025	59004149(E)	DTE ENERGY	1222 PACKARD DR MAY 2025	7,373.16
05/20/2025	59004150(E)	DTE ENERGY	3888 OAK GROVE RD MAY 2025	243.34
05/20/2025	59004151(E)	DTE ENERGY	2700 TOOLEY RD MAY 2025	397.11
05/20/2025	59004152(E)	DTE ENERGY	1216 PACKARD DR MAY 2025	35.37
05/20/2025	59004153(E)	DTE ENERGY	2559 W GRAND RIVER MAY 2025	277.48
05/20/2025	59004154(E)	DTE ENERGY	271 E HIGHLAND MAY 2025	44.86
UTYCK TOTALS:				
Total of 23 Checks:				184,026.50
Less 0 Void Checks:				0.00
Total of 23 Disbursements:				184,026.50
REPORT TOTALS:				
Total of 64 Checks:				260,120.22
Less 0 Void Checks:				0.00
Total of 64 Disbursements:				260,120.22

*Agrees with Invoice Register
BK*

CHECK REGISTER FOR HOWELL TOWNSHIP
For Check Dates 05/01/2025 to 05/31/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/01/2025	GEN	DD6172	BRENT J. KILPELA	5,304.95	0.00	3,973.29	Cleared
05/01/2025	GEN	DD6173	CAROL A. MAKUSHIK	2,812.89	0.00	1,862.78	Cleared
05/01/2025	GEN	DD6174	SUSAN K. DAUS	1,681.65	0.00	1,218.44	Cleared
05/01/2025	GEN	DD6175	TANYA L. DAVIDSON	2,015.53	0.00	1,493.54	Cleared
05/01/2025	GEN	DD6176	MICHAEL CODDINGTON	1,409.33	0.00	934.16	Cleared
05/01/2025	GEN	DD6177	JONATHAN C. HOHENSTEIN	4,144.32	0.00	2,669.22	Cleared
05/01/2025	GEN	DD6178	TERESA M. MURRISH	2,098.36	0.00	1,548.29	Cleared
05/01/2025	GEN	DD6179	MARNIE E. HEBERT	2,113.51	0.00	1,740.19	Cleared
05/16/2025	GEN	DD6180	BRENT J. KILPELA	5,304.95	0.00	3,973.30	Cleared
05/16/2025	GEN	DD6181	CAROL A. MAKUSHIK	2,769.60	0.00	1,829.82	Cleared
05/16/2025	GEN	DD6182	MATTHEW E. COUNTS	588.92	0.00	518.83	Cleared
05/16/2025	GEN	DD6183	SHANE FAGAN	508.92	0.00	448.35	Cleared
05/16/2025	GEN	DD6184	ROBERT K. WILSON	508.92	0.00	448.35	Cleared
05/16/2025	GEN	DD6185	SUSAN K. DAUS	1,601.65	0.00	1,157.57	Cleared
05/16/2025	GEN	DD6186	TANYA L. DAVIDSON	1,994.82	0.00	1,479.84	Cleared
05/16/2025	GEN	DD6187	TIMOTHY C. BOAL	588.92	0.00	518.83	Cleared
05/16/2025	GEN	DD6188	CHARLES J. FRANTJESKOS JR	80.00	0.00	70.48	Cleared
05/16/2025	GEN	DD6189	SHARON LOLLITO	80.00	0.00	70.48	Cleared
05/16/2025	GEN	DD6190	MICHAEL W. NEWSTEAD	80.00	0.00	70.48	Cleared
05/16/2025	GEN	DD6191	ROBERT A. SPAULDING	80.00	0.00	70.48	Cleared

CHECK REGISTER FOR HOWELL TOWNSHIP
For Check Dates 05/01/2025 to 05/31/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/16/2025	GEN	DD6192	MATT STANLEY	80.00	0.00	70.48	Cleared
05/16/2025	GEN	DD6193	WAYNE R. WILLIAMS JR	80.00	0.00	73.88	Cleared
05/16/2025	GEN	DD6194	MICHAEL CODDINGTON	1,409.33	0.00	934.18	Cleared
05/16/2025	GEN	DD6195	JONATHAN C. HOHENSTEIN	4,178.93	0.00	2,692.10	Cleared
05/16/2025	GEN	DD6196	TERESA M. MURRISH	2,105.26	0.00	1,552.84	Cleared
05/16/2025	GEN	DD6197	MARNIE E. HEBERT	2,113.51	0.00	1,740.21	Cleared
05/16/2025	GEN	DD6198	KENNETH A. FRENGER	80.00	0.00	70.48	Cleared
05/16/2025	GEN	DD6199	JAMES T. MCEVOY	80.00	0.00	70.48	Cleared
05/16/2025	GEN	DD6200	CAROL M. WEAVER	80.00	0.00	70.48	Cleared
05/30/2025	GEN	DD6201	BRENT J. KILPELA	5,304.95	0.00	3,973.28	Cleared
05/30/2025	GEN	DD6202	CAROL A. MAKUSHIK	2,769.61	0.00	1,829.84	Cleared
05/30/2025	GEN	DD6203	SUSAN K. DAUS	1,681.65	0.00	1,218.44	Cleared
05/30/2025	GEN	DD6204	TANYA L. DAVIDSON	2,146.68	0.00	1,580.24	Cleared
05/30/2025	GEN	DD6205	MICHAEL CODDINGTON	1,409.33	0.00	934.16	Cleared
05/30/2025	GEN	DD6206	JONATHAN C. HOHENSTEIN	4,178.94	0.00	2,692.10	Cleared
05/30/2025	GEN	DD6207	TERESA M. MURRISH	2,098.36	0.00	1,548.28	Cleared
05/30/2025	GEN	DD6208	MARNIE E. HEBERT	2,139.56	0.00	1,760.00	Cleared

Report Total:

67,703.35	0.00	48,908.19
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Number of Checks	37
Total Physical Checks	0

CHECK REGISTER FOR HOWELL TOWNSHIP
For Check Dates 05/01/2025 to 05/31/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
Total Check Stubs				37			