

3525 Byron Road
Howell, MI 48855
October 14, 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

**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

3525 Byron Road Howell, MI 48855

September 8, 2025

6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Also in Attendance:

Five people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m.

All rose for the Pledge of Allegiance.

CALL TO THE BOARD:

No additions

APPROVAL OF THE AGENDA:

September 8, 2025

Motion by Counts, **Second** by Daus, **“To approve the agenda.”** Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

August 11, 2025

REGULAR BOARD MEETING MINUTES

Motion by Daus, **Second** by Boal, **“Approval of the minutes of the regular Board meeting of August 11th.”** Motion carried – one dissent.

August 11, 2025

CLOSED SESSION MEETING MINUTES

Motion by Hohenstein, **Second** by Counts, **“To accept the closed session meeting minutes from August 11, 2025 as presented.”** Motion carried – one dissent.

August 21, 2025

SPECIAL BOARD MEETING MINUTES

Motion by Hohenstein, **Second** by Daus, **“To accept the Board minutes from August 21, 2025 as presented.”** Motion carried – one dissent.

CALL TO THE PUBLIC:

No response from the public

Motion by Counts, **Second** by Hohenstein, **“To move the closed session up.”** Motion carried.

Motion by Daus, **Second** by Boal, **“To enter into closed session.”** Roll call vote: Daus – yes, Coddington – yes, Fagan – yes, Wilson – yes, Hohenstein – yes, Counts – yes, Boal – yes. Motion carried (7-0).
(6:33 p.m.)

Motion by Daus, **Second** by Boal, **“To enter back into regular session.”** Roll call vote: Fagan – yes, Hohenstein – yes, Boal – yes, Counts – yes, Wilson – yes, Coddington – yes, Daus – yes. Motion carried (7-0).
(7:06 p.m.)

Motion by Hohenstein, **Second** by Daus, **“To authorize legal counsel to reject Howell-Mason LLC September 4th settlement proposal because the site in the gas station is prohibited under the Township Zoning Ordinance, and direct counsel to provide a counter offer consistent with its recommendations and ensure all settlement proposals involve public participation.”** Roll call vote: Wilson – yes, Coddington – yes, Hohenstein – yes, Fagan – yes, Counts – yes, Boal – yes, Daus – yes. Motion carried (7-0).

UNFINISHED BUSINESS:

A. Township Hall Renovation

It was the consensus of the Board to accept the design of option three for the Township Hall renovation and have Lindhout Associates Architects to move forward with getting bids from contractors. The Board requested that any current needs for emergency preparedness to be included in the design of the renovation, as well as an IT infrastructure room.

B. Howell-Mason LLC v. Howell Township

Treasurer Hohenstein explained that the court documents for Howell-Mason LLC v. Howell Township were added to the packet for the Board’s review.

NEW BUSINESS:

A. 1907 Oak Grove Rd – Sidewalk Quotes

It was the consensus of the Board to wait and get bids closer to Springtime.

B. Combined Sewer and Water Ordinance

It was the consensus of the Board to get additional information on the rules and regulations for mandatory water connection and septic fields from the Township attorney or Greg Tatara with MHOG.

C. Zoning Enforcement Officer

Supervisor Coddington explained that the HR Committee met with three applicants for the Zoning Enforcement Officer position, two applicants provided resumes, and one did not submit a resume. The HR committee’s recommendation for the position of Zoning Enforcement Officer is Tom Boyer. Trustee Fagan and Trustee Boal had follow-up questions for Mr. Boyer. **Motion** by Hohenstein, **Second** by Daus, **“To accept resolution 09.25.557 to appoint Tom Boyer as the Ordinance Enforcement Officer as presented.”** Roll call vote: Hohenstein – yes, Coddington – yes, Daus – yes, Counts – yes, Fagan – yes, Wilson – yes, Boal – yes. Motion carried (7-0).

CALL TO THE PUBLIC

John Mills, 1750 Oak Grove Rd.: Spoke on the sidewalk issues, paid property taxes and the renovation of the Township Hall, e-bikes, presented a question to the newly appointed Zoning Enforcement Officer.

Bill Graham, 4540 Oak Grove Rd.: Spoke about his family, Township Hall grievances, Oak Grove Rd. maintenance, grievances with two properties on Oak Grove Rd.

Motion by Fagan, **Second** by Wilson **“To remove Jonathan Hohenstein from the Zoning Administration position.”**
Discussion followed. Roll call vote: Coddington – no, Daus – no, Hohenstein – abstain, Wilson – yes, Counts – no, Boal – no, Fagan – yes. Motion failed (4-2) 1-abstain.

REPORTS:

- A. SUPERVISOR:
No report
- B. TREASURER:
Treasurer Hohenstein reported that there was a wiring issue with power to the Septic at the Township Hall that has been replaced, and the system is functioning properly again.
- C. CLERK:
Clerk Daus is requesting the Board to approve the 2026 Early Voting agreement in conjunction with Howell City and Cohoctah Township. **Motion** by Hohenstein, **Second** by Daus, **“To accept the agreement for election services between Howell City, Howell Township and Cohoctah Township in Livingston County, with the term of the agreement through the elections of 2026 as presented.”** Motion carried.
- D. ZONING:
See Zoning Administrator Hohenstein’s report. Discussion followed.
- E. ASSESSING:
See Assessor Kilpela’s report
- F. FIRE AUTHORITY:
Supervisor Coddington reported on Fire Authority.
- G. MHOG:
Trustee Counts reported on MHOG
- H. PLANNING COMMISSION:
Trustee Boal reported on Planning Commission. See draft minutes.
- I. ZONING BOARD OF APPEALS (ZBA):
No report
- J. WWTP:
See report
- K. HAPRA:
See report
- L. PROPERTY COMMITTEE:
No report
- M. PARK & RECREATION COMMITTEE:
No report

N. SHIAWASSEE COMMITTEE:
No report

DISBURSEMENTS: REGULAR 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 Counts, **Second** by Daus, **“To adjourn.”** Motion carried. The meeting adjourned (8:30 pm).

Howell Township Clerk
Sue Daus

Mike Coddington
Howell Township Supervisor

Tanya Davidson, Recording Secretary

7A

September 26, 2025

Jonathan,

I'll address the Board's question about mandatory connections first. The mandatory hook-up language included in the draft ordinance comes from the requirements of the Michigan Public Health Code, PA 368 of 1978. In relevant part, the Public Health Code declares connection to public sanitary sewer systems and the disposal of septic tank disposal systems as soon as possible as a "a matter for the protection of the public health, safety, and welfare and necessary in the public interest which is declared as a matter of legislative determination." MCL 333.12752. Simply put, the Legislature decided that connection to public sewer systems was preferable over private septic tanks and expressed a desire that all structures connect to public sewer systems as soon as possible to minimize public health concerns and risks of environmental contamination.

Further, the Public Health Code allows a Township to require any "structure in which sanitary sewage originates" to connect to an available public sanitary sewage system. MCL 333.12753. The authority to require connections to public sewer systems has also been upheld by the Michigan Attorney General in Opinion No. 5372 (October 2, 1978) (citing *Renne v. Waterford Township*, 73 Mich App 685 (1977) and *Bedford Township v. Bates*, 62 Mich App 715 (1975)).

The Township is therefore authorized to require mandatory hookup to the public sanitary sewer system, which is one of the main reasons why the mandatory hookup language was included in the ordinance. Equally important, however, are the consequences of allowing individuals or businesses to remain unconnected. In 2012, the Michigan Supreme Court decided *Dep't of Env'tl. Quality v. Worth Township*, 491 Mich 227 (2012), stating that a municipality such as a Township is responsible for any discharge of raw sewage that originates within its jurisdiction, even if that discharge was done by a private party. *Dep't of Env'tl. Quality v. Worth*, 491 Mich at 251. This case interpreted language from Part 31 of the Natural Resources and Environmental Protection Act (NREPA) which provides that a discharge of raw sewage into the "waters of the state" is prima facie evidence that the municipality in which the discharge originated violated NREPA. *Id.* at 247. In so doing, the Supreme Court held that Worth Township was responsible for sewage which had leaked into the waters of Lake Huron and several of its tributaries from privately owned septic systems on lakefront property within the Township. *Id.* at 247-248. Notably, at the time this case was decided, Worth Township lacked a public sewer system but was still ordered to take necessary corrective measures to prevent any further discharge from occurring on private property within its jurisdiction. *Id.* at 251. As a result, Worth Township installed a public sewer system and passed an ordinance requiring all structures in which sewage originates to connect under MCL 333.12753.

Under NREPA, as interpreted by the Supreme Court in *Dep't of Env'tl. Quality*, the Township would be responsible for any raw sewage that leaks into "waters of the State" from a structure within the Township, even if that structure is privately owned and on private property. NREPA defines "waters of the state" as any "groundwaters, lakes, rivers, and streams and all other watercourses and waters, including the Great Lakes" which are under the jurisdiction of the State. MLC 324.3101(aa). Consequently, the Township would be opening itself to liability for outdated or malfunctioning septic systems on private property if it does not require all structures in which sewage originates to connect to the public sewer system.

This is also relevant to your second question related to the contemplated changes to the definition of “Available System” in the draft ordinance. By reducing the distance threshold for an “Available System” from 400 feet to 200 feet, the Township is decreasing the number of properties that would be required to connect, and therefore increasing its potential liability for sewage discharged from a private septic system. While we acknowledge that requiring connection to the public sewer system is a significant burden on property owners and developers, the Township should weigh its own potential liability under NREPA and environmental concerns against the interests of property owners and developers.

Let me know how you’d like to proceed.

Sincerely,

Jake

**WATER SUPPLY AND
WASTEWATER COLLECTION AND
TREATMENT SYSTEM ORDINANCE**

TOWNSHIP OF HOWELL
Ord. No. _____ eff. _____

An Ordinance to provide for the operation and maintenance of a water supply system and sanitary sewage disposal system by the Township of Howell, Livingston County, Michigan; to define terms applicable to the systems; to establish administrative and financial procedures for the operation of the systems; to provide remedies and penalties for the violation of this Ordinance; to provide for an effective date hereof; and to provide for other matters pertaining to the systems.

This Ordinance repeals and replaces the Wastewater Collection and Treatment System Ordinance, Ordinance No. 21 effective June 30, 1989, and previously amended by Ordinance No. 169, effective January 1, 2004, Water Use and Rate Ordinance, Ordinance No. 181, effective December 20, 2004, and the Combined Water Supply and Wastewater Collection and Treatment System Ordinance, Ordinance No. 238, effective July 1, 2010.

THE TOWNSHIP OF HOWELL, LIVINGSTON COUNTY, MICHIGAN ORDAINS:

Section 1: TITLE AND PURPOSE.

This Ordinance shall be known as the Howell Township Water Supply and Wastewater Collection and Treatment System Ordinance. It is the purpose of this Ordinance to bring together all provisions governing the water supply and wastewater treatment systems of the Township into a single ordinance for clarity.

Section 2: DEFINITIONS.

As set forth herein the following terms shall have the meanings described in this Section unless the context specifically indicates a different meaning.

1. **Available System** means a public sanitary sewer or public water main located in a right-of-way, easement, highway, or public way which crosses, adjoins, abuts, or is contiguous to a parcel and passes not more than:
 - A. Two hundred (200') feet from a Structure for which construction commenced before January 1, 2013, and which generates Wastewater.
 - B. Four hundred (400') feet from a Structure for which construction commenced on or after January 1, 2013, and which generates Wastewater.
2. **B.O.D.** means the Biochemical Oxygen Demand, which is the quantity of oxygen used in the biochemical oxidation of organic matter under standard laboratory procedures in five days at twenty degrees centigrade, expressed as milligrams per liter.

3. **Building Sewer** means the facilities that connect a Structure, in which Wastewater originates, to the Wastewater Collection and Treatment System for the purpose of conveying Wastewater.
4. **Commercial User** means an entity or individual involved in a commercial enterprise, business, or service, which is not a Residential User or Industrial User.
5. **Compatible Pollutant** means a substance amenable to treatment in a Wastewater Treatment Plant, such as B.O.D., suspended solids, pH, fecal coliform bacteria, and other pollutants identified in an applicable NPDES permit issued to a facility designed to treat such pollutants. Such additional pollutants may include but are not limited to chemical oxygen demand, total organic carbon, phosphorous and phosphorous compounds, nitrogen and nitrogen compounds, fats, oils, and greases of animal or vegetable origin.
6. **Corporation Stop** means a valve which is inserted directly into the public Water Supply System to connect the User Water System to the public Water Supply System.
7. **Cross Connection** means a physical connection or arrangement of piping or appurtenances through which water of questionable quality, wastes, or other contaminants could possibly flow back into the public Water Supply System because of a reversal of flow. It also means any physical connection between the public Water Supply System and any waste pipe, soil pipe, sewer, drain, or any other unapproved source or system, and is any potable water supply outlet that is submerged or can be submerged in wastewater and /or any other source of contamination.
8. **Curb Box** means a box of metal housing which encloses, protects, and provides access to the Curb Stop.
9. **Curb Stop** A water service shutoff valve located in a water service pipe near the right of way line or service easement and between the water main and the building.
10. **Debt Service Charge** means the charge paid by those connected to or required to connect to the Wastewater Collection and Treatment System and/or the Water Supply System, which is used to pay principal, interest, administrative costs, and any other amounts necessary and permitted to retire debt incurred for in the construction of the System.
11. **Dwelling** means a Structure designed or used exclusively as living quarters for one (1) or more families.
12. **Dwelling Unit** means any building or portion thereof having cooking facilities, which is occupied wholly as the home, residence or sleeping place of one (1) family, either permanently or transiently.
13. **Family** means either: one (1) or more persons related by blood, marriage or adoption with their direct lineal descendants, and including the (1) domestic employees thereof, living as a single, nonprofit housekeeping unit; or a collective number of individuals living together in one (1) house under one (1) head, whose relationship is of a permanent and distinct domestic character, and working as a single housekeeping unit. This definition shall not include any society, club,

fraternity, sorority, association, lodge, combine, federation, group, coterie or organization, which is not a recognized religious order, nor a group of individuals whose association is temporary and resort-seasonal in character or nature.

14. **Garbage** means solid waste from the preparation, cooking, and dispensing of food and from the handling, storage, and sale of produce.
15. **Incompatible Pollutant** means any pollutant which is not a Compatible Pollutant.
16. **Industrial User** means a manufacturing or processing facility or any entity having a trade or process which discharges wastewater which may contain toxic or poisonous substances or any substance which may inhibit or disrupt the Wastewater Collection and Treatment System.
17. **Industrial Waste** means the wastewater discharge from industrial, manufacturing, trade, or business processes, as distinct from their employees' domestic waste or wastes from sanitary conveyances.
18. **Multiple Residential Dwelling** means a structure containing more than one dwelling unit.
19. **MG/L** means milligrams per liter.
20. **MHOG** means the Sewer and Water Authority for Marion, Howell, Ocoola and Genoa Townships.
21. **Natural Outlet** means an outlet into a watercourse, pond, ditch, lake or other body of surface or groundwater.
22. **Normal Domestic Strength Wastewater** shall mean a sewage or other wastewater which is a Compatible Pollutant with B.O.D. of 300 milligrams per liter or less, suspended solids of 350 milligrams per liter or less, and total phosphorous of 12 milligrams per liter or less.
23. **NPDES Permit** means a permit issued pursuant to the National Pollution Discharge Elimination System.
24. **Operation and Maintenance** means all work, material, equipment, utilities, and other efforts required to operate and maintain the System, including the cost of replacement, repairs, collection, transportation, and treatment consistent with and adequate to comply with the NPDES Permit and other county, state, and federal regulations.
25. **O&M Charge** means a charge assessed to a User of the System for the cost of Operation and Maintenance of the System.
26. **pH** means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.
27. **Plumbing Inspector** or **Inspector** means an inspector designated by the Township.

28. **Private Sewage Disposal System** means any septic tank, lagoon, cesspool, or other facility used or intended to be used for the disposal of sewage that is not connected to the Wastewater Collection and Treatment System.
29. **Property Owner** means a person, persons, or entity having legal title to a property according to the Township tax records, which includes vendees of land contract sales when the Township has been furnished with a copy of the land contract or assignment thereof.
30. **Replacement** means the obtaining and installing of any equipment, accessories, and/or appurtenances necessary to maintain the service life of the System for the purpose of maintaining the capacity and performance to which the System was designed and constructed, and to preserve its financial integrity.
31. **Residential Equivalent (RE)** means a factor representing a ratio of the estimated water consumed and the Wastewater generated by each User Class to the water consumed and the Wastewater generated by a normal Single Family Residential Structure.
32. **Residential User** means a User of the Wastewater Collection and Treatment System whose structure is used primarily as a residence for one or more persons, including a dwelling, dwelling units such as detached, semidetached, row houses, mobile homes, apartments, apartment developments, residential subdivisions and condominiums, or permanent multi-family dwellings. For the purposes of this Ordinance transient lodgings, such as hotels and motels as defined by the Howell Township Zoning Ordinance, shall be considered Commercial Users.
33. **Sanitary Sewage** means the liquid or water-carried waste discharged from the conveyance systems of structures to the Wastewater Collection and Treatment System.
34. **Sewage** means any combination of Sanitary Sewage, storm water, Industrial Waste, and uncontaminated Industrial Waste.
35. **Sewage Treatment Plant** means the Howell Township Wastewater Treatment Plant which treats and disposes of wastewater originating from users connected to the Howell Township Sanitary Sewer.
36. **Sanitary Sewer** means the pipes/conduits and appurtenances for conveying Sanitary Sewage, except for a Storm Sewer, including devices necessary for pumping, lifting, or collecting such Sewage.
37. **Sewer Service Charge** means a charge that includes, but is not limited to, an O&M Charge, Replacement charge, and may include a Debt Service Charge. Users that are not connected to the Wastewater Collection and Treatment System, but are required to be connected, are required, at a minimum, to pay the Debt Service Charge portion of the Sewer Service Charge.
38. **Single Family Residential Structure** means a residential Structure consisting of a single Dwelling Unit designed exclusively for occupancy by one (1) family.

39. **Special Assessment District** means a district established by the Township for the purpose of defraying, in whole or in part, the cost of the System.
40. **Storm Sewer** means a sewer designed for receiving and conveying stormwater, either in the form of surface or groundwater, and into which Sanitary Sewage is not permitted.
41. **Structure** means a dwelling, building, facility or like-kind man-made improvement that generates Wastewater.
42. **Surcharge** means an additional charge that a User must pay if their discharge of wastewater exceeds the limits set by the Township for transmission and treatment within the Wastewater Collection and Treatment System. The charge will be equal to the cost of treating the excessive discharge.
43. **Suspended Solids** means solids that either float on the surface or are in suspension in water, sewage or other liquid which are removable by laboratory filter.
44. **System** means the complete Water Supply System and/or Wastewater Collection and Treatment System of the Township, both inside and outside the Township, including the plants, works, instrumentalities and properties, used or useful in connection therewith, and all additions, extensions, and improvements hereafter acquired.
45. **Superintendent** means a person designated by the Township Board to manage the Wastewater Collection and Treatment System, including all Sewers, pumps, lift stations, treatment facilities or other facilities and appurtenances used or useful in the collection, transportation, treatment and disposal of domestic, commercial and Industrial Wastes; and all easements, rights and land for the same, including all extension and improvements thereto which may hereafter be acquired or constructed.
46. **Table of Unit Factors** means the table attached to this Ordinance which shall be used to identify the various classifications of water and Wastewater usage by establishing as Residential Equivalents the ratio of such use to that of a single-family structure (whether on a single parcel or within a development, subdivision, or condominium).
47. **Tap** means the drilling and threading of an opening in the public Water Supply System for insertion of the Corporation Stop.
48. **User** means the property owner, tenant, or occupant that is connected to or required to be connected to the Water Supply System and/or the Wastewater Collection and Treatment System.
49. **User Class** means the kind of User connected to or required to be connected to the Wastewater Collection and Treatment System, including but not limited to Commercial, Industrial, and Residential Users as defined herein.

50. **User Water System** means all pipes, valves, stops, plumbing, and contrivances of every kind and nature used in connection with or forming a part of the User's facilities for connecting to the Water Supply System.
51. **Wastewater** means water that contains pollutants such as sewage and/or Industrial Waste.
52. **Wastewater Connection Fee** means a fee charged for wastewater treatment capacity, utilization and/or reservation for a Single Family Residential Structure and/or each Residential Equivalent (RE) in excess of one RE for a Multiple Residential Dwelling, commercial Structure, and industrial Structure. Structures will pay a Connection Fee in an amount equal to the Connection for one RE multiplied by a factor developed by the formula in the attached Table of Unit Factors. An additional Connection Fee may be charged when an existing Structure expands or alters its use in a manner that impacts the Wastewater Collection and Treatment System.
53. **Wastewater Collection and Treatment System** means the Sewage conveyance system owned by the Township which carries sanitary sewage to the Sewage Treatment Plant.
54. **Water Connection Fee** means a fee charged for Water Supply System capacity, utilization and/or reservation for a Single Family Residential Structure and/or each Residential Equivalent (RE) in excess of one RE for a Multiple Residential Dwelling, commercial Structure, and industrial Structure. Structures will pay a Connection Fee in an amount equal to the Connection for one RE multiplied by a factor developed by the formula in the attached Table of Unit Factors. An additional Connection Fee may be charged when an existing Structure expands or alters its use in a manner that increases its demands on the Water Supply System.
55. **Water Course** means an open channel, natural or artificial, in which the flow of water occurs either continuously or intermittently.
56. **Water Supply System** means the complete Township Water Supply System, and includes all wells, well houses, pumps, water storage facilities, and transmission and distribution lines (including appurtenances thereto), and all extensions and improvements thereto, which may hereafter be acquired or constructed on behalf of current and future Users of the Water Supply System. It shall also consist of all plants, storage facilities, mains, pumps, and other facilities and appurtenances used or useful in the delivery of potable water to all Users of the Water Supply System, including all easements, rights of way and land for such easements and rights of way. The Water Supply System may be comprised of separate facilities located in separate water supply districts and may also be a portion of the MHOG water supply and distribution system.
57. **Water System Equity Charge** means the access fee charged to a potential User seeking access to the Water Supply System after the first year of operation.

Section 3: SYSTEM MANAGEMENT, INSURANCE, FINANCIAL, RATES AND CONNECTION FEE.

- A. **MANAGEMENT.** The operation, repair and management of the System shall be under the supervision and control of the Township Board. It may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System. It may also make such further rules and regulations as it deems advisable and necessary to assure the continued efficient management and operation of the System. The Township retains the exclusive right to establish, maintain, and collect rates and charges related to use, operation, maintenance, repair, improvement and/or administration of the System.
- B. **INSURANCE.** The Township must maintain and carry insurance on all physical properties of the System, of a kind and in the amounts normally carried by public utility companies and municipalities engaged in the operation of water supply and wastewater collection and treatment systems. All money received from losses under such insurance policy must be applied solely to the replacement and restoration of the damaged or destroyed property.
- C. **FINANCIAL.** No free service or use of the System, or service or use of the System at less than cost, shall be furnished to any person, firm, or corporation, public or private, or to any public agency or instrumentality, including the Township. Prior to the beginning of each Fiscal Year, the Township shall prepare an annual budget for the System for the ensuing Fiscal Year. The Township shall maintain the Receiving Fund and all accounts and funds of the System as an enterprise fund within the books and accounts of the Township. The Township shall cause an annual audit of such books and records and accounts of the preceding operating year to be made by a recognized independent certified public accountant and will make such audit available to the public upon proper request.
- D. **RATES.** The rates and charges levied under this Ordinance are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal of and interest on the debt incurred to acquire and construct the System as the debt becomes due and payable, and to provide for all other obligations, expenditures and funds for the System required by law and this Ordinance. The rates and charges shall be fixed and revised from time to time as may be necessary or convenient to produce these amounts.

Section 4: PROVISIONS DEEMED INCORPORATED IN ALL CONTRACTS.

- A. **INCORPORATION.** All provisions of this Ordinance are hereby incorporated as a provision of any contract with a User of the Water Supply System and/or the Wastewater Collection and Treatment System, to the extent that a violation of any provision of this Ordinance will be appropriate grounds for shutting off service to the User, to be decided at the discretion of the Township and once shut-off shall not be turned on again except on correction of the violation and payment of the expenses incurred by the Township in curing the violation.

- B. INDEMNIFICATION. Any User of the Water Supply System and/or the Wastewater Collection and Treatment System agrees to indemnify, hold harmless, and defend the Township against all claims, demands, costs or expenses for loss, damage or injury to persons or property that in any manner arise out of the transmission and use of the water supply or waste water services through the User-owned facilities (user water system and/or Building Sewer, and sewer system, including Cross Connections).
- C. LIMITATION OF LIABILITY. The Township shall not be responsible or liable for injuries or damages arising out of interruptions of service that occur due to unforeseeable calamities, equipment failures, or actions by Users of the System. It shall be the responsibility of all persons with connected equipment to keep that equipment in good working order. No claim or cause of action may be asserted against the Township by reason of the failure of equipment owned and maintained by Users.

Section 5: FUNDS AND ACCOUNTS.

- A. RECEIVING FUND. All revenues of the System shall be set aside as collected and credited to a depository account to be designated as the “Water Supply and Wastewater Collection and Treatment System Receiving Fund” (the “Receiving Fund”). The revenues in the Receiving Fund are pledged for the purpose of the following accounts and shall be transferred or debited from the Receiving Fund periodically in the manner, at the times, and in the order of priority hereinafter specified, provided that no transfer shall be required for an account on any date if the amount on deposit in that account is sufficient to meet the requirements of this Ordinance.
- B. OPERATION AND MAINTENANCE ACCOUNT. There shall be established and maintained an account designated as the “Operation and Maintenance Account.” Out of the revenues credited to the Receiving Fund there shall be first set aside in the Operation and Maintenance Account the amounts necessary to provide for the payment of expenses of administration and operation of the System and such current expenses for the maintenance thereof as may be necessary to preserve the same in good repair and working order.
- C. REVENUE BOND AND INTEREST REDEMPTION ACCOUNT. In the event the Township issues revenue bonds pursuant to Act 94 which are payable from a statutory first lien on the net revenues, there shall be established and maintained a depository account designated as the “Revenue Bond Redemption Account,” the moneys on deposit therein from time to time to be used solely for the purpose of paying the principal of redemption premiums (if any) and interest on the revenue bonds.

Out of the funds remaining in the Receiving Fund after provision for the Operation and Maintenance Account, there shall be set aside in the Revenue Bond Redemption Account prior to each date principal or interest on the revenue bonds is due, the amount necessary to provide for the payment, when due, of the principal and interest on the revenue bonds, including any amounts necessary to maintain any reserve account established within the Revenue Bond Redemption Account by an ordinance authorizing issuance of revenue bonds.

- D. GENERAL OBLIGATION BOND PAYMENT ACCOUNT. There shall next be established an account designated the "General Obligation Bond Payment Account," the funds credited thereto to be used solely for payment of principal, interest and premium, if any, on any general obligation bonds, special assessment bonds which are also a general obligation of the Township, contract bonds issued by Livingston County on behalf of the Township and secured by a contractual general obligation pledge of the Township, and any other general obligation bonds issued by or on behalf of the Township for improvements to the System (collectively "General Obligation Bonds").

Out of the funds remaining in the Receiving Fund after meeting the requirements of the Operation and Maintenance Account and the Revenue Bond Redemption Account, there shall be next set aside in, or credited to, the General Obligation Bond Payment Account, amounts which shall be sufficient, after taking into account any separate funds of the Township on hand and specifically designated for payment of debt service on the General Obligation Bonds, to provide for payment of principal, interest and premiums, if any, on any General Obligation Bonds as the same become due for that fiscal year. Funds in the General Obligation Bond Payment Account shall be withdrawn as necessary to pay the principal and interest and premium, if any, on any General Obligation Bonds as the same become due.

No further payments need be made into the General Obligation Bond Payment Account after enough of the principal installments of the general obligation bond have been retired so that the amount then held in the General Obligation Bond Payment Account (including any reserve account), is equal to the entire amount of principal and interest to become payable at the time of maturity of all the principal installments of the general obligation bonds then remaining outstanding.

The funds in the General Obligation Bond Payment Account and the reserve account shall be invested in accordance with this Ordinance, and profit realized or income earned on such investment shall be used or transferred as provided in this Ordinance.

After payment in full of the bonds being paid from the General Obligation Bond Payment Account, any funds remaining in the General Obligation Bond Payment Account may, at the discretion of the Township, be transferred to the Replacement and Improvement Account or used for any other purpose permitted by law.

- E. REPLACEMENT AND IMPROVEMENT ACCOUNT. There shall next be established and maintained a depository account designated the "Replacement and Improvement Account" which account may have several subaccounts therein, the funds credited thereto to be used solely for the purpose of making repairs and improvements to the System and for additions, improvements, enlargements, or extensions to the System, including the planning thereof. Out of the revenues of the System remaining in the Receiving Fund each month after provision has been made for the deposit of funds in the Operation and Maintenance Account, the Revenue Bond Redemption Account, and the General Obligation Bond Payment Account, there may be deposited in the Replacement and Improvement Account such additional funds as the Township Board may deem advisable.

- F. SURPLUS FUNDS. Thereafter, any funds in the Receiving Fund after satisfying all the foregoing requirements of this section may, at the discretion of the Township, be used for the purchase of general obligation or revenue bonds on the open market at not more than the fair market value thereof or used to redeem such bonds prior to maturity or to reimburse the Township for funds expended for System expenses from its general fund or other funds of the Township not otherwise annually allocated or apportioned as System expenses.

Similarly, funds in the accounts established herein may be invested by the Township in any investments permitted by law. In the event investments are made, any securities representing the same shall be kept on deposit with the bank or trust company having on deposit the fund or account from which the purchase was made.

- G. PRIORITY OF FUNDS. In the event the funds in the Receiving Fund are insufficient to provide for the current requirements of the Operation and Maintenance Account, the Revenue Bond Redemption Account, and the General Obligation Bond Payment Account, any funds in other accounts of the System shall be credited or transferred first, to the Operation and Maintenance Account, second to the Revenue Bond Redemption Account, and third to the General Obligation Bond Payment Account.

Section 6: WATER SUPPLY SYSTEM SPECIFIC PROVISIONS.

A. RESTRICTING WATER USE.

- a. *Restrictions*. The Township Board may, by resolution, regulate, limit, or prohibit the use of Township supplied water if it is necessary for the health, safety, and welfare of the public including restricting the amount of water that would be available to a User because of water shortage emergencies. Such regulations may limit use of water by the User to the extent deemed necessary to ensure an adequate water supply for the essential needs and for firefighting.
- b. *Irrigation*. Use of water for the irrigation, lawn or otherwise, may be limited as follows:
 - i. For those properties that have an even numbered street address, irrigation from the Water Supply System is allowed on even numbered calendar days and is prohibited on odd numbered calendared days.
 - ii. For those properties that have an odd numbered street address, irrigation from the Water Supply System is allowed on odd numbered calendared days and is prohibited on even numbered calendared days.
 - iii. The Township may prohibit any irrigation from the Water Supply System by publishing notice of such prohibition if the Township engineer determines that (a) a public water shortage is likely to occur, or (b) the amount of water from the Township Water Supply System has reached such volume that, unless restricted, the public health and safety and welfare is likely to be endangered.

- c. *Emergency Water Shortage.* The Township may, during such times of water shortage emergency, direct that other measures be taken or restrictions be observed by Users of the Water Supply System, when deemed necessary to protect the health, safety, and welfare. When published, such measures and restrictions shall be followed by all Users.

B. ACCESS.

- a. *Inspection.* The Township or its designated representative shall be permitted at all reasonable hours to enter upon any property served by the Water Supply System at reasonable times for the purpose of inspection, observation, measurement, sampling and testing to determine compliance with the provisions of this Ordinance. The fact that the owner or occupant of such premises accepts and uses water from the Water Supply System under this Ordinance shall constitute consent to such inspections, including allowing entrance upon the property at reasonable times.
- b. *Meter Reader Access.* Any authorized agent or employee of the Township shall be provided reasonable access to the User's property at all reasonable hours for the purpose of reading meters, inspections, doing repairs or installing or removing any or all Township owned apparatus used for providing service to the User.

C. USE OF THE SYSTEM.

- a. *Consumer Access.* Any person owning property within a water supply district established by the Township and conforming to the standards, rules, and regulations established in or under terms of this Ordinance shall be permitted to receive water from the Water Supply System, provided that necessary water supply lines are in existence and abutting that person's property.
- b. *Required Connection.* Each structure with a toilet, kitchen, laundry, bathing or other facility using water for household, commercial, industrial, or other purposes, and located within a water supply district established by the Township or for which there is an Available System for water supply shall be required to connect to the Water Supply System within ninety (90) days of the Township's delivery by first class mail of a notice to connect. Such notice shall be sent to the User's shown of record on the Township's most recent property tax roll.
- c. *Water Service Control.* No person other than an authorized agent or employee of the Township may turn on or turn off any water service at the Curb Stop. Once off, the service shall not be turned back on until all charges, fees, and expenses incurred in turning off the water have been paid.
- d. *Turning Off Service.*
 - i. The Township reserves the right, after due notice to the User, to terminate service (a) if payment for service has not been timely received, or (b) due to a violation of the Ordinance or any rules and regulations adopted pursuant thereto. Notification will be sent by certified mail allowing fourteen (14) days

to pay any delinquency. If payment has not been received in full within fourteen days, the premises will be posted, and the service shut off after 24 hours of the posting.

- ii. Notwithstanding the above, the Township may shut off the water to make repairs or extensions, or for any other necessary reason at any time without notice to Users.
- e. *Maintenance.* The User shall maintain its User Water System free from leaks at all times. Whenever a leak appears and that leak allows water to escape without registering upon the water meter, the Township may give the User written notice thereof and the User shall immediately repair the User Water System. If the repair has not been completed within forty-eight hours after the above-stated written notice has been sent to the User, the Township may turn off the water at the Curb Stop or Corporation Stop. The costs incurred by the Township in shutting off the service shall be paid by the User before service is restored. If, in the determination of the Township, any leak on the User's Water System is of such nature that it endangers public safety or constitutes a nuisance or a source of waste, the Township may shut off the service until the leak is repaired.
- f. *Change of User.* When a property is vacated or there is a change of User, prompt written notice shall be given to the Township Clerk's Office. The User may discontinue service by giving at least twenty-four hours written notice to the Clerk's Office during its regular office hours.
- g. *Outside Connections.* Water Supply System extensions and domestic water connections to properties outside of Township water districts are prohibited, except where specifically approved by the Township Board and/or MHOG.
- h. *Water Extensions.* The expense of extending the Water Supply System shall be borne by a benefitted Property Owner in accordance with provisions of a contract or special assessment levied by the Township in accordance with state law.
- i. *Connection Permits Required; Applications; Deposits; Application Contents.*
 - i. *Application.* Any person desiring to connect to the Water Supply System must file a written application and submit it to the Township Clerk, along with plans and specifications detailing the proposed meter, lines, valves, sprinklers, and attachments. The cost of review and inspection is to be borne by the applicant.
 - 1. The application shall contain the following: property address (house number and street name), lot number, applicant name, Property Owner name, size of the service pipe required by the User for the connection, and any other pertinent information which may be required by the Township.
 - 2. An application must be made, and approval obtained from the Township at least twenty-four hours before the time a connection is to be made.

3. An application submitted by a residential or commercial builder or developer may be approved, provided it meets all other requirements in this Ordinance and is accompanied by written evidence that the prospective lessee or the Property Owner consents in writing to the builder applying for a connection permit.
- ii. *Permit Required.* No person may connect to the Water Supply System until the proposed connection has been approved by the Township or its designated representative, a connection permit has been granted, and all charges, rates, and fees as set forth in this Ordinance have been paid. Upon all the above, the water meter is to be installed and connections are to be made in accordance with the applicable building code and regulations.
- iii. *Unauthorized Use of System.* No person, other than Township agents or employees may connect, Tap, change, obstruct, interfere with, or in any way disturb the Water Supply System. No person may uncover, make any connections with or opening into, use, alter, or disturb the Water Supply System or the connections between the Water Supply System and an individual structure, including the structure's water meter, without first obtaining a written permit from the Township.
- iv. *Installation of Connections.* All connections from any property to the Water Supply System via a Curb Stop or right of way line and shall be installed by the Township's designee (currently MHOG). If a service Curb Stop is provided, then the owner may connect to the provided service Curb Stop subject to the requirements of this Ordinance. In either case, no connection shall be made until it is approved by the Township or its designated representative, a connection permit has been granted, and all charges, rates, and fees as set forth in this Ordinance have been paid.
- v. *Costs of Installation.* The applicant shall bear the cost of the installation.
- j. *Use of One Connection; Limitation.*
 - i. Unless written approval is granted by the Township, separate properties shall have separate Curb Stops and User Water Systems, and shall be separately metered.
 - ii. Whenever water is to be supplied to more than one (1) User located in a single building and supplied through a single service, the Property Owner shall be responsible for all related payments.
 - iii. In no event shall a User extend plumbing facilities across any public way or to an adjacent property in order to furnish service thereto, even though such adjacent property be owned by that same User.

k. *Existing Private Wells.*

- i. *New Private Wells.* Construction of private wells in established water service districts is prohibited after the Water Supply System is placed into service, and water is provided to Users within the established water service districts.
- ii. *Existing Private Wells.* Private water wells that are located within a water supply district and are in operation before that district was established may be abandoned by the Property Owner in accordance with the procedures established by the Livingston County Health Department and the Michigan Department of Environmental Quality ("MDEQ") within thirty (30) days of connecting to the Water Supply System. Nothing in this Ordinance shall be construed to require abandonment of water wells in operation within a water supply district before the effective date of this Ordinance; provided that, after the property is connected to the Water Supply System, the private water well previously serving the property is used only for outside irrigation purposes, and provided that such use is permitted by MHOG. If the prior existing private water well is not used for outside irrigation, it shall be abandoned by the Property Owner in accordance with procedures established by the Livingston County Health Department and the MDEQ within thirty (30) days of connection to the system. No new private wells may be constructed to replace failed existing irrigation wells in the established water service districts after the Water Supply System is placed into service.

l. *System Prohibitions.* No person in the Township shall:

- i. Willfully, negligently, or maliciously break, damage, destroy, uncover, deface, or tamper with or alter, any structure, property, appurtenance, equipment, or any other item which is a part of the Water Supply System.
- ii. Remove any water meter, water pipe, other water equipment or tools of the Water Supply System.
- iii. Prevent or circumvent a water meter from measuring water supplied by the Water Supply System.
- iv. Fraudulently, or without authorization, obtain water from the Water Supply System.

D. METERS.

- a. *Water Meter Required.* All water furnished by the Township and used on any property must pass through a water meter, to be obtained from, installed, owned, and controlled by the Township, and which is placed upon the property or installed for the purpose of measuring the water supply and usage. There shall be no bypass between the water meter and the Water Supply System. All properties using the Water Supply System shall be metered and the Users must pay for water at the rates specified in this Ordinance or resolutions passed pursuant hereto.
- b. *Maintenance of Previously Approved Meters.* All previously approved municipal water meters existing and installed before this Ordinance is adopted must be maintained at the User's expense.
- c. *Service by User Water System.* Each water meter is to be served by its own User Water System, unless the Township or its designated representative has approved another system incorporating exterior valves to control water flow to each meter.
- d. *Failure to Register; Water Usage; Amount.*
 - i. *Estimated consumption.* If any water meter fails to register properly or if a water meter is inaccessible for reading, the Township shall estimate consumption based on former consumption, and charge the User the average quarterly consumption rate as shown by the water meter over the period of the preceding four quarters when the water meter was accurately registering.
 - ii. *Accuracy Testing.* The accuracy of any water meter on any property will be tested by the Township upon written request of the Property Owner or User who shall pay in advance a fee to cover the cost of testing the water meter. If upon such test, the water meter is found to register over three percent more water that passes through it, the water meter shall be replaced with another water meter, and the water meter test fee will be refunded to the Property Owner or User, and the water bill adjusted from the preceding and current billing periods as necessary and appropriate.
- e. *Meter Repairs.*
 - i. Excepting previously approved municipal water meters, the expense of maintaining water meters shall be borne by the Township; provided, however, that where a water meter must be replaced, repaired, or adjusted due to acts, negligence, or carelessness of the User, the expense caused thereby is to be charged and collected from the User, and, if the User refuses or fails to pay these charges, the charges must be added to the water charge for the property.

- ii. Users owning or occupying property where a water meter is installed are responsible for its care and protection from freezing and from damage or interference by any persons. If a water meter is damaged or stops working properly and accurately, the User shall give immediate notice to the Township.
- iii. Water meters shall be sealed by the Township, and no person other than authorized employees or agents of the Township shall break such seals. No unauthorized person shall change the location of, alter, or interfere in any way with, any meter.
- iv. Any Property Owner in the Township may, upon application and paying such costs and fees as determined from time to time by Township, have an additional meter installed for the separate metering of water used for lawn sprinkling or other use where the water used does not pass through the sanitary sewage disposal system. Duplex residences shall have separate meters and services installed for each dwelling unit upon payment of such costs and fees as approved by the Township Board.

f. *Water Meter Type and Sizes.*

- i. All water meters shall be under the control of the Township, as per MHOG standards, and shall be equipped with an instrument capable of being remotely connected and read away from the water meter itself. Such instrument shall be installed on the exterior of the building as directed by the Township.
- ii. All new inside water meters will require remote touch pads and a remote radio frequency transceiver unit as the Township may specify.
- iii. When requesting connection to the Water Supply System, the User shall furnish information about the amount of contemplated water supply demand, the intended use for which the water is provided, and any other characteristics requested by the Township, and the Township shall determine the size and type of water meter to be installed based on the User's information.
 - 1. For usual single-family domestic use and consumption of water a 3/4-inch water meter shall be installed by the User.
 - 2. For multiple dwellings the water meter size shall be one inch for two to four dwellings and 1-1/2 inch for five to ten dwellings.
 - 3. Except as stated above, where an application is made for a water meter larger than 3/4-inch, the Township shall determine whether a water meter of such size is required or authorized.

4. The use of meters larger than 1-1/2 inch will be permitted only upon specific written approval by the Township after due consideration of pertinent factors, such as the probable effect of their demand on the installed capacity of water mains and water supply and the means of sewage disposal.

E. REPAIRS.

- a. *Water Supply System Repairs.* The cost of all repairs, maintenance and/or replacements of the Water Supply System is to be borne by the Township, except when damage is due to negligent or willful acts of the owner or occupant of the premises, or any agent or licensee of such owner or occupant. Nothing herein, however, prevents the Township from recovering the costs of the repairs or replacements from third persons responsible therefor.
- b. *User Water System Repairs.* The cost of all repairs, maintenance and/or replacements of the User Water System is borne by the property owner. Nothing herein prevents the owner from recovering the cost of such repairs or replacements from third persons responsible therefor.
- c. *Duty to Protect from Frost and Heat.* Users of the Water Supply System must keep their User Water System and their water meter protected from frost and hot water at their own expense. Where the User Water System or water meter is damaged by frost or hot water, the User Water System is to be repaired by a licensed plumber, paid for by the User, while the water meter is to be repaired by the Township at the User's expense.

F. CROSS CONNECTIONS.

- a. *Prohibition.* Cross Connections are prohibited, and it is unlawful for any person to make, permit to be made, or permit to exist any Cross Connection on any lot or parcel of land owned or occupied by that person.
- b. *Adoption of EGLE Rules.* The Township hereby adopts by reference the water supply connection rules of the Michigan Department of Environment, Great Lakes and Energy, being R 325.11401 to R 325.11407 of the Michigan Administrative Code.
- c. *Inspection for Cross Connections.* The Township shall cause inspections to be made of all properties served by the Water Supply System where Cross Connections with the Water Supply System is deemed possible. The frequency of such inspections, or re-inspections, based on potential health hazards, shall be as established by the Township Board. The cost of inspections as determined by the Township is to be borne and paid by the owner of the property upon which the inspection takes place.

d. *Access to Premises.*

- i. The Township or its agents have the right to enter at any reasonable time any property served by a connection to the Water Supply System for the purpose of inspecting the piping system(s) thereof for Cross Connections.
- ii. On request, the owner, lessee(s), or occupant(s) of any property so served shall furnish to the inspecting person or entity any pertinent information regarding the piping system(s) on the property.
- iii. The refusal of such information or refusal of access, when requested, shall be deemed prima facie evidence of the presence of Cross Connections.

e. *Protection from Contamination; Potable Water.* The potable water supply made available on the properties served by the Water Supply System shall be protected from possible contamination as specified by this Ordinance and the state plumbing code, as adopted, amended, and marketed by Livingston County and the State of Michigan. Any water outlet that could be used for potable domestic purposes and which is not supplied by the potable system must be labeled in a conspicuous manner as:

“WATER UNSAFE FOR DRINKING”

- f. *Cross Connection Shutoff.* Where the Township determines that contamination of the Water Supply System is an immediate possibility, or if contamination of the Water Supply System occurs and a Cross Connection is found, the Township may order the water to be immediately shut off without giving notice to the owner or occupant as proscribed herein. Water service will not be restored until any Cross Connection(s) is eliminated, as verified by the Township.
- g. *State Plumbing Code.* This Ordinance does not supersede any State of Michigan or Livingston County Plumbing Code or Ordinance, but it is supplemental thereto.
- h. *Other Measures.* The Township may and is directed to take other precautionary measures as deemed necessary to eliminate any damage due to contamination of the Water Supply System.

G. CHARGES.

- a. *Establishment of Rates and Fees.* Rates and fees for installation and use of the Water Supply System shall be established by resolution of the Township Board to recover the costs of administration, construction, reconstruction, and maintenance of the Water Supply System as necessary to preserve the same in good working order and operation and to provide for the payment of any debt service obligations as the same becomes due. Such fees shall be made in accordance with the provisions set forth herein and shall be paid by all Users of the Water Supply System.

- i. *Presumed Consumption.* The Township will establish, by resolution, a presumed water consumption for single-family residential properties to the Water Supply System. This presumed consumption may be amended from time to time by resolution of the Township Board.
 - ii. *Table of Unit Factors.* For all other Users of the system, and except as otherwise provided herein, the presumed water consumption will be subject to calculation through the Table of Unit Factors, which is adopted by the Township Board and is attached hereto as Attachment A and incorporated herein by reference. Said Table of Unit Factors shall set forth and identify the use class and all applicable factors to be multiplied by the quarterly charge established for single family residential property, herein designated as a Residential Equivalent (RE). The Table of Unit Factors may be modified or amended from time to time by resolution of the Township.
- b. *Re-Establishment.* The rates for water service may be re-established separately from time to time as needed to ensure sufficiency of revenues to satisfy the Water Supply System's expenses.
- c. *Publication.* The establishment and re-establishment of rates and fees shall be published in a newspaper of general circulation in the Township within thirty (30) days after the approval of the Township Board.
- d. *Types of Rates and Fees.*
 - i. *Connection Fee.* The Township shall charge, and the User shall pay, as a precondition to connection to the Water Supply System, a Connection Fee. Each single-family dwelling, equivalent to one Residential Equivalent (RE), connecting to the Water Supply System, at the time of application for a connection permit, shall pay a Connection Fee in the amount of Four Thousand Two Hundred (\$4,200.00) Dollars as of January 1, 2004, which will increase by 5% on each succeeding January 1, unless otherwise determined by the Township Board. All properties other than single-family residences shall pay a Connection Fee for each Residential Equivalent (RE) as computed in the attached Table of Unit Factors.
 - 1. *Review Following Increase in Demand.* Whenever a User, other than a single-family Residential User, increases its demand for water service due to facility expansion, change in facility usage, or other reason, the Township may review and change that User's Residential Equivalent factor. If a new Residential Equivalent factor is established for an existing User, the User shall be required to pay an additional Connection Fee equal to the then-established Connection Fee for one RE multiplied by the increase established in the User's Residential Equivalent factor.

2. *Modification of Connection Fee.* The amount of a Connection Fee may be modified from time to time by resolution of the Township Board as may be required to recover the Township's costs in the Water Supply System.
- ii. *Consumption Fee.* All Users connected to the Water Supply System must pay a Consumption Fee to cover the costs of distribution system Operation, Maintenance, and Replacement, including administrative expenses like meter reading and billing. This fee is to be based on the actual volume of water used during the current billing period.
 - iii. *System Equity Fee.* The Township Board, by resolution, may establish a System Equity Fee in an amount sufficient to recover certain capital expenses incurred to provide water mains and sufficient capacity to all users of the Water Supply System from those Users that have not previously paid their share of those expenses. Property Owners in proximity to a Township water main, whose property has not been subjected to a complete special assessment to pay for the construction of the water main, or whose property has been through tax foreclosure resulting in the nonpayment of all or part of the special assessments for the water main, shall not be permitted to make connection or additional connections to the water main until the Property Owner first pays a System Equity Fee for the privilege of connecting to the water main. This fee is to be paid, if applicable, in addition to all other fees provided for in this Ordinance.
 - iv. *Billing Fee.* The Township shall charge, and all Users shall pay, a Billing Fee to cover the costs of credit card charges.
 - v. *Readiness To Serve Rate.* Users of the Water Supply System shall be charged a Readiness to Serve rate. All Users shall be charged a monthly flat rate based on the size of the largest meter installed in the Structure.
 - vi. *Inspection Fee.* Each User who desires the Township to inspect any property that has a connection to the Water Supply System must pay an inspection fee equal to an amount of the actual costs of the labor and materials required to inspect the connection. Additionally, the Township may require an annual inspection of any property that has a connection to the Water Supply System to verify that appropriate backflow and Cross Connection prevention measures are in place. The cost of such inspection shall be determined based on the degree of hazard resulting from the possible Cross Connection. The Property Owner is responsible for paying all inspection fees described in this section.
 - vii. *Construction Fee.* The Property Owner is responsible for paying the actual cost of construction of all lines from the Water Supply System to the served property. The Township maintains ownership and responsibility up to and including the Curb Stop. The Township is authorized to set by resolution or ordinance such other charges to be collected under this Ordinance as the Township deems necessary to further the purpose of this Ordinance.

If a property receives water service from the Water Supply system, the Property Owner or its selected contractor, after obtaining a plumbing permit from the Livingston County Building Department, is responsible for installing the service line from the Water Supply System Curb Stop to the served property and all necessary restoration of disturbed areas and must also install a compatible water meter yoke (horn) at the owner's expense.

Only a Township employee or other individual authorized by the Township may install the water meter and turn on the water supply and may do so only after all plumbing is in place and tested. The water meter installation cost and initial turn on fee are included in the Connection Fee.

When a water connection is made at a location where a water service line was not installed as part of a special assessment project, the Property Owner will also be responsible for the cost of Tapping the Water Supply System and installing the service lead, Curb Stop and Curb Box. Connection under this section shall only be made by the Township or its designated representative.

- viii. *Special Service Fees.* The Township may charge Users and the Users must pay a Special Service Fee to cover providing any other services connected to the Operation and Maintenance of the Water Supply System, as are requested of the Township from time to time by Users. Such special service fees may include an irrigation surcharge.
 - ix. *Other Charges.* The Township may charge Users and the Users must pay such other charges and fees as set by the Township via resolution, including, but not limited to, a debt service charge, capacity charge, additional connection fees, and any other charge supported by contract or state and federal law.
- e. *Responsibility for Payment.*
- i. *Owner Liability.* The owner of the property served by the Water Supply System shall be liable to the Township for any charges and fees imposed and allowed to be charged by this Ordinance.
 - ii. *Multiple User Units.* When a single water service serves two or more User units, the owner of the property shall be responsible for payment of water used on the property.
- f. *Billing.*
- i. Water meters are to be read monthly, or as deemed necessary by the Township.
 - ii. The Township shall issue bills for water service to Users by first-class mail or electronic mail service.

- iii. All bills are payable by the due date specified on the bills and are to be paid at the Township Hall, by mail, or electronically if so provided by the Township.
 - iv. The Township Treasurer shall collect all monies due, and all other charges imposed in connection with the Water Supply System.
 - v. All charges for water service not paid by the due date are delinquent and are subject to a ten percent (10%) late penalty charge.
 - vi. If any bill for the service of the System remains unpaid after two months on commercial and/or industrial zoned property and three months on residential zoned property, the water supply may be turned off; and if turned off, shall not be turned back on until payment in full is made of all delinquent charges. The Township must send a notice by registered mail to any User residing at a location where the Township intends to terminate service. If after fourteen days of the notice the payment in full has not been received by or satisfactory arrangements have not been made with the Township, notice of the shutoff will be posted on the property, and the water service will be shut off 24 after the posting. No water service may be restored until all past due bills are paid or satisfactory arrangements for such payments are made.
 - vii. Failure of the User to receive any bill does not relieve the User from liability for charges incurred and the User must notify the Township Clerk if a bill is not received by the twelfth day after the issuance of a bill.
 - viii. The Township shall have as security for the collection of water supply fees, rates, or assessments due or that become due for the use and installation, repair, or maintenance to any house, building, or property, a lien upon the structure, lot, or lots upon which the water service was supplied. This lien shall become effective immediately upon providing the water service to the property and shall have priority over all other liens except taxes or special assessments.
- g. *Collection of Charges as Lien.* Charges for water services which are under the provisions of Section 21, Act 94, Public Acts of Michigan, 1933, as amended, shall be made a lien on all property served hereby. The charges for water furnished to any property are hereby recognized to constitute such lien and whenever any such charge against any piece of property is delinquent for six months, or more, that fact shall be certified on June 30th of each year to the tax assessing officer of the Township. Any delinquent charges incurred after June 30th will be rolled over to the following year's tax roll. Such charge shall be entered upon the next tax roll as a charge against the piece of property and the charges shall be collected and the lien thereof enforced in the same manner as general Township taxes against such property.
- h. *Revision of Rates and Charges.* The rates, charges and fees established by this Ordinance shall be reviewed at least annually and are estimated to be sufficient to provide revenue for the payment of the operation and maintenance, costs, debt service and such other charges and expenditures of the system. The rates, charges, and fees

shall be reviewed to maintain the fiscal integrity of the system and the same may be revised and fixed by resolution of the Township Board as necessary to produce the funds required to pay such charges and expenditures.

- i. *Deferring Charges.* There shall be no waiver or forgiveness of charges levied pursuant to the terms of this Ordinance. The foregoing notwithstanding, any resident eligible for deferment of payment of any fees pursuant to the laws of the State of Michigan shall be afforded ample opportunity to request such deferment or partial payment in accordance therewith.
- j. *Special Assessments Not Impacted.* The foregoing notwithstanding, nothing contained in this Ordinance shall be construed as limiting, modifying, or amending any special assessments levied against properties within the Township in connection with the construction of the Water Supply System and such special assessments shall be due and payable according to the terms of the resolutions and actions of the Township Board establishing such assessments.

Section 7: WASTEWATER COLLECTION AND TREATMENT SYSTEM SPECIFIC PROVISIONS.

- A. **MANDATORY CONNECTION.** Each owner of property on which a structure is located that originates sanitary sewage shall, at its own expense, install toilet facilities complying with all applicable codes and regulations in the structure and cause the facilities to be connected to an Available Sewer System.

- a. *Procedures.*

- i. The connection to an Available Sewer System shall be completed promptly, but in no case later than ninety days from the date of the occurrence of the last of the following events:
 - 1. Publication of a notice by the Township of the availability of a Wastewater Collection and Treatment System in a newspaper of general circulation within the Township and the mailing of written notice indicating the availability of the Wastewater Collection and Treatment System to the property owner.
 - 2. Modification of a structure in a manner that allows for origination of sanitary sewage.
- ii. If the property owner does not complete the connection to an Available Sewer System within the ninety day period described above, the Township may notify the property owner by written notice that connection is required forthwith. The notice shall be by first class or certified mail to the property owner or by posting a notice on the property. Notice shall provide the owner with the approximate location of the Available Sewer System and shall advise the owner of the requirements and the enforcement provisions of this Ordinance and Sections 12751 through 12758 of Michigan Public Act 368 of 1978, as amended.

- iii. In the event the property owner is unable to connect to the Available Sewer System within the time prescribed by this Ordinance, due to or on account of inclement or adverse weather conditions, the property owner may appeal to the Township for additional time to connect without penalty and without civil and criminal proceedings. The appeal must be made in writing within ten days of the above-stated notice.
- b. *Penalty Fee.* In addition to any other penalty prescribed by this Ordinance, failure or refusal to connect to the Wastewater Collection and Treatment System within the time prescribed herein shall result in the property being charged a penalty fee of Three Hundred Dollars (\$300.00) for each single-family residential unit, multiplied by the number of units and/or multiplying factors as established by the Table of Residential Equivalents.
- c. *Depositing Waste.* Without prior written consent of the Township Board, it shall be unlawful for any person to place, deposit, or permit to be deposited upon any public or private property within the Township (or any area under its jurisdiction) any human excrement, Garbage, or other objectionable waste.
- d. *Discharge into Natural Outlets.* It shall be unlawful to discharge to any Natural Outlet any Sanitary Sewage, Industrial Waste, or other polluted water except where suitable treatment has been provided in accordance with subsequent provisions of this Ordinance.
- e. *Prohibited Construction.* Except as provided in this Ordinance, it shall be unlawful to construct any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of Sewage or Industrial Waste.
- f. *Sewer Unavailable.* Where a sanitary sewer is not available under the provisions of Section 7.A of this Ordinance, the Building Sewer shall be connected to a private sanitary sewer disposal system which shall be approved by the Livingston County Health Department, or such other Health Department having jurisdiction.
- g. *Connection Required.* At such time as the Wastewater Collection and Treatment System becomes available to a property served by a private sewage disposal system, connection to the Wastewater Collection and Treatment System shall be made in compliance with this Ordinance, and any septic tank, cesspools and similar private disposal facilities located thereon shall be abandoned and discontinued.
- h. *Maintenance of Private Systems.* All private sewage disposal systems shall be maintained in a sanitary manner at all times at the expense of the owner thereof.
- i. *Abandonment of Private Systems.* All abandoned or discontinued private sewage disposal systems shall be filled with earth, sand, gravel, concrete or other approved material. Upon abandonment or discontinuation, the sewage and sludge contents shall be completely removed and disposed of by a septic tank cleaner who is licensed under the provisions of Act No. 181 of the Public Acts of 1986. The tank, or the pit in the

instance of a privy, shall be treated with at least 10 pounds of chlorinated lime or other chemical disinfectant acceptable to the Livingston County Health Department. Then the tank or pit shall be completely backfilled with approved material and made safe from the hazard of collapse or entrapment.

B. BUILDING SEWER.

a. *Regulation.*

- i. A separate and independent Building Sewer (lead) shall be provided for every building in which sanitary sewage originates.
- ii. All costs and expenses incident to the installation and maintenance of the Building Sewer and the connection of the same to the Wastewater Collection and Treatment System shall be borne by the property owner.
- iii. All Building Sewers (leads) shall meet or exceed all requirements of this Ordinance.
- iv. Building Sewers shall consist of pipes and fittings of the following types and sizes:
 1. Pipe must be of sufficient diameter to carry the estimated volume of discharge. The minimum pipe size permitted is six-inch inner diameter (ID) on private property and six-inch ID within the public right-of-way.
 2. Pipe must be one of the following materials and cannot be mixed in the connection lines to include the fittings.
 - a) Ductile iron with rubber-type gaskets, slip joint or mechanical joint;
 - b) Polyvinyl chloride (PVC) pipe type 1, Schedule 40 ASTM D 1785 push-on type joints.
 - c) Polyvinyl chloride (PVC) ASTM D 3034 (SDR35) with ASTM D 3212 push-on type joints.
 - I. No tees, double tees, or crosses, or double hub pipes shall be permitted; and
 - II. All changes in grades shall be made with appropriate 1/8 bends.
- v. Cleanouts shall be installed every ninety feet of straight run and at each ninety-degree direction change including areas with two forty-five-degree connections. All cleanouts shall be plugged and shall be accessible at any time.

- vi. All lines shall be laid at a minimum 1/8 inch per foot grade and a maximum 1/2 inch per foot grade for 6-inch Building Sewers.
- vii. The method to be used in excavating, placing of pipe, jointing, testing, and backfilling the trench, shall conform to the requirements of the current Plumbing Code Rules, issued by the Michigan Department of Labor, Construction Code Commission.
- viii. Whenever possible, the Building Sewer shall be brought to the building at an elevation below the basement floor. No Building Sewer shall be laid within three feet of the outside bearing wall of a structure. The depth shall be sufficient to afford protection from frost.
- ix. In all structures in which any Building Sewer is too low to permit gravity flow to the Wastewater Collection and Treatment System, sanitary sewage shall be lifted by a pumping system and discharged to the Wastewater Collection and Treatment System.
- x. All excavation for Building Sewer installation, connection and repair shall be subject to and compliant with appropriate permits and shall be adequately guarded by barricades and lighting so as to protect the public from hazard. Streets, sidewalks, alleys, parkways, and other property disturbed during the installation and construction work shall be restored in a manner satisfactory to the Township.
- xi. All Building Sewers servicing a structure containing more than two residential units shall, in addition to the other requirements herein, be air tested and approved by the Township.
- xii. The connection of the Building Sewer to the Wastewater Collection and Treatment System shall be made at the wye branch or manhole designed for that property, if such outlet is available at a suitable location. Any connection not made at the designated outlet shall be done in accordance with the requirements of the Township engineers.

b. *Connection.*

- i. No person shall uncover, make any connections with or openings into, alter or disturb any Wastewater Collection and Treatment System, Building Sewer, or appurtenance thereto without first obtaining a written connection permit from the Township.
- ii. The fee for the connection permit shall be an amount established by ordinance or resolution of the Township.
- iii. The owner or contractor applying for a connection permit will receive three copies of the permit. One copy is for the contractor, and one copy is for the

property owner. The last copy must be returned to the Township prior to connection with a sketch of the installation on the back of the permit showing all dimensions, directions, and other important information concerning the installation. The latter copy will remain the property of the Township.

- iv. No connection to the Wastewater Collection and Treatment System will be permitted unless there is capacity available in all downstream sewers, lift stations, force mains, and the sewage treatment plant, including capacity for treatment of B.O.D., total phosphorus, ammonia-nitrogen, and suspended solids.
- v. All connections from any property to the Wastewater Collection and Treatment System Main may only be made by the Township or its agent. If a service lead is provided, then the owner may connect to the provided service lead if approved by the Township and having paid all associated fees and obtaining all necessary permits.
- vi. All contractors and plumbers making connections and/or repairs to the Wastewater Collection and Treatment System shall file a license and/or a permit bond with the Township in the amount of \$10,000.00 or such amount as the Township shall require, and in addition shall provide the Township with a copy of their plumber's or contractor's license from the State of Michigan and a copy of their liability insurance policy (providing a minimum of \$100,000/\$300,000 personal liability protection and \$500,000 property damage protection) prior to performing any connections or repairs to the Wastewater Collection and Treatment System. The bond shall indemnify the Township by reason of the contractor's or plumber's breach of this Ordinance or any rule or regulation relating thereto. The Township may, upon notice of a violation, revoke the connection permit issued under this Section.
- vii. No person shall connect roof down spouts, foundation drains, area way drains, swimming pool drains, or any sources of surface or groundwater to a Building Sewer which in turn is connected to the Wastewater Collection and Treatment System.
- viii. No Building Sewer shall be covered until after it has been inspected and approved by an authorized inspector of the Township or its designee, for compliance with the terms of this Ordinance and any other applicable ordinances and regulations.
- ix. Any construction of sanitary sewer within the public right-of-way which is required after completion of the Wastewater Collection and Treatment System described herein shall be charged to the property owner requesting connection. The charge shall be the actual cost of such construction plus ten (10%) percent thereof for administrative expenses. Payment shall be made as follows:

1. Not less than fifty percent of the estimated cost shall be deposited with the Township prior to commencement of construction; and
 2. The balance, if any, of the costs and administrative fees shall be paid upon completion of construction.
- c. *Connection of Private System.* Before any sanitary sewer system constructed by private funding (private sanitary sewer)-as distinguished from public funding-shall be permitted to connect to the Wastewater Collection and Treatment System, the owner of the private sanitary sewer (Developer) shall:
- i. Provide the Township with the Developer's plans and specifications for construction, an estimate of the cost of a construction, and performance guarantee, and deposit with the Township the sum of one (1%) percent of the cost of construction to cover the cost of hiring a registered professional engineer to review plans and specifications, which money shall be placed by the Township in an escrow account in the name of the Developer.
 - ii. Obtain approval by the Township Board or its designee of the plans and specifications.
 - iii. Secure all necessary permits for construction.
 - iv. Upon commencement of construction of the private sanitary sewer, deposit with the Township in the escrow account referred to above, a sum equal to seven (7%) percent of the cost of construction to cover the anticipated cost of inspection.
 - v. Upon completion of construction of the private sanitary sewer, recommendation of the Township Engineer for approval and actual approval by Township Board, the performance guarantee may be released and any monies remaining in the Developer's escrow account shall be released to the Developer. Any additional expenses incurred by the Township in assuring that the private sanitary sewer is properly operating shall be deducted therefrom or charged directly to the Developer, at the option of the Township.
 - vi. The Township may deny connection of a private sanitary sewer to the Wastewater Collection and Treatment System if the Township Engineer determines that the private sanitary sewer system poses an unreasonable risk of potential damage to the Wastewater Collection and Treatment System.

C. USE.

- a. *Storm Ground and Unpolluted Water.*
- i. No person shall discharge or cause to be discharged any storm water, surface water, groundwater, or roof water to any sanitary sewer.

- ii. Stormwater, groundwater, and all other unpolluted drainage (including noncontact industrial cooling water) shall be discharged into storm drains or into a Natural Outlet suitable for said purpose.
- b. *Grease, Oil, and Sand Interceptors (Traps).*
 - i. Grease, oil, and sand interceptors shall be provided by the Property Owner when liquid waste may contain grease, oil, and/or sand in amounts exceeding normal levels. All interceptors shall be of a type and capacity approved by the Township and shall be located to be readily and easily accessible for cleaning and inspection. Grease, oil, and sand interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature. They shall be of substantial construction, watertight and equipped with easily removable covers which when bolted into place shall be gas tight and watertight.
 - ii. All grease, oil, and sand interceptors shall be maintained by the Property Owner, at its expense, in continuously efficient operation at all times.

D. PROHIBITED DISCHARGES.

- a. *General Prohibitions.* No User shall introduce or cause to be introduced into the Wastewater Collection and Treatment System any pollutant or wastewater which causes pass through or interference. These general prohibitions apply to all Users of the Wastewater Collection and Treatment System, whether or not they are subject to categorical pretreatment standards or any other national, state, or local pretreatment standards or requirements
- b. *Specific Prohibitions.* No User may introduce or cause to be introduced into the Wastewater Collection and Treatment System the following pollutants, substances, or wastewater:
 - i. Containing a five-day B.O.D. greater than two hundred seventy-five MG/L or containing more than three hundred MG/L of suspended solids; or
 - ii. Having a temperature greater than 150 degrees Fahrenheit or which will inhibit biological activity in the treatment plant resulting in interference, but in no case wastewater which causes the temperature at the introduction into the treatment plant to exceed 104 degrees Fahrenheit; or
 - iii. Containing any quantity of substances having the characteristics described in Section 7.C.b above; or
 - iv. Having a chlorine demand of more than 15 MG/L; or

- v. That contributes a process waste stream which makes up five percent or more of the average dry weather hydraulic or organic capacity of the Wastewater Collection and Treatment System receiving the waste; or
- vi. With total phosphorous concentrations greater than 12 MG/L as phosphorous, and total ammonia concentrations greater than 35 mg/L shall be subject to review and approval for acceptance by the Township; or
- vii. Containing more than 100 MG/L, by weight, of fat, oil, or grease; or
- viii. Containing pollutants which create a fire or explosive hazard in the Wastewater Collection and Treatment System, including, but not limited to, waste streams with a closed-cup flashpoint of less than 140 degree Fahrenheit. Any gasoline, benzene, naphtha, fuel oil or other flammable or explosive, liquid, solid, or using the test methods specified in 40 CFR 261.21, or
- ix. Containing any Garbage that has not been properly shredded; or
- x. Containing any ashes, cinders, sand, mud, straw, shaving metal, glass, rags, feather, tar, plastics, woods, paunch manure or any other solid or viscous substances capable of causing obstruction to flow in sewers or other interference with the proper operation of a sewage work; or
- xi. Containing any waters or wastes containing a toxic or poisonous substance in sufficient quantity to injure or interfere with any sewage treatment process, or to constitute a hazard to humans or animals, or create any hazard in the receiving waters of the treatment facility; or
- xii. With any noxious or malodorous liquids, gases, solids, or other wastewater which, either singly or by interaction with other wastes, are sufficient to create a public nuisance or a hazard to life, or to prevent entry into the sewers for maintenance or repair; or
- xiii. With any Industrial Waste that may cause a deviation from the NPDES permit requirements, pretreatment standard, and all other state and/or federal regulations;
- xiv. Containing any waters, liquids, or wastes having a pH lower than 5.50 or higher than 9.0 or having any other corrosive properties capable of causing damage or hazard to structures, equipment and personnel of the Wastewater Collection and Treatment System; or
- xv. Containing Mercury or PFAS compounds above any current EGLE drinking water standards.

- c. *Preliminary Treatment.* Preliminary treatment must be provided, at no expense to the Township, as may be necessary to reduce any item listed in Section 7.D or to reduce objectionable characteristics of said effluent to within the maximum limits, or to control the quantity and rates of discharges of such waters, liquids, or wastes. On direction of the Township, a person may be required to remove or exclude any Industrial Waste in whole or in part for any reasons deemed to be in the Township's interest. As the Township does not have an Industrial Pretreatment Program, no industrial discharges that would require the Township to have such a program are permitted.

Where preliminary treatment facilities are provided for any water, liquid, or waste, they shall be maintained in satisfactory and effective operation at no expense to the Township. Plans, specifications, and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for approval to the Township, and no construction of the facility may be commenced until approvals are obtained in writing. The Township may elect to treat Industrial Wastes discharged in excess of Normal Domestic Strength Wastewater on a basis prescribed by written agreement and for an established charge to cover the added cost. All such preliminary treatment or pretreatment shall be in accordance with federal and state laws and regulations.

E. CHARGES AND RATES.

- a. *Establishment of Charges; Bills.* Charges for sanitary sewer transmission, treatment and disposal and debt service to those connected or required to be connected to the Wastewater Collection and Treatment System shall be established by ordinance or resolution of the Township. All bills for service under this Ordinance shall be directed to the Users of the Wastewater Collection and Treatment System.
- b. *Presumed Flow.* The Township will establish, by resolution, a presumed flow for single-family residential properties to the Wastewater Collection and Treatment System. This presumed flow may be amended from time to time by resolution of the Township Board.
- c. *Table of Unit Factors.* For all other Users of the system, and except as otherwise provided herein, the presumed flow will be subject to calculation through the Table of Unit Factors, which is adopted by the Township Board and is attached hereto as Attachment A and incorporated herein by reference. Said Table of Unit Factors shall set forth and identify the use class and all applicable factors to be multiplied by the quarterly charge established for single family residential property, herein designated as a Residential Equivalent (RE). The Table of Unit Factors may be modified or amended from time to time by resolution of the Township.

d. *Meters.*

- i. Users served by a municipal water system that utilizes a water meter for measurement of actual water use may be billed for wastewater service under this Ordinance based upon the water meter readings, provided that such readings are reasonably available to the Township.
- ii. As an alternative to a wastewater meter, Users that are served by municipal water supply and have a municipal water meter on their property may, at their request, install a separate water meter for measuring lawn sprinkling. All costs for this separate meter, including required piping revisions, shall be the responsibility of the User.
- iii. The Township Board shall establish user charges for metered users by resolution, which may include a minimum charge per billing cycle as necessary to assure a readiness to serve capability. The Township Board shall also establish charges for users without municipal water by resolution. Any such charges may be modified from time to time by the Township at its discretion.

e. *Rules for Interpreting Table of Unit of Unit Factors.*

- i. The minimum equivalent factor for all Users shall be one RE.
 - ii. Equivalent units for a User not originally contained in the Table of Unit Factors may be added to the Table from time to time by resolution of the Township. Where multiple metered businesses exist at one location, the multiple businesses shall be combined for determining the applicable charge.
- f. *Review and Modification.* The equivalent units of Users, calculated by and through the attached Table of Factors, having an equivalent unit factor of more than one RE may be reviewed, revised or modified by the Township at any time by resolution, and such revision or modification shall take effect on the first day of the billing quarter after such revision or modification is adopted.
- g. *Appeal.* A nonresidential User having an equivalent unit factor of more than one from a single property or unit may appeal to the Township by filing a written appeal within thirty days after its equivalent unit factor is established, revised or modified.
- h. *Assignment of Factor.* Where an equivalent unit factor is used to determine a Connection Fee, service charge, or other User charge, the factor used in the calculation shall be the factor assigned to the User as of the following dates:
- i. *Initial Connection Fee.* The date the property owner applies for the permit or the last day of the period during which the property owner is required to connect to the Wastewater Collection and Treatment System, whichever comes first.

- ii. *Additional Connection Fee.* The date the User expands or alters the use of the property beyond the use considered in the establishment of the initial Connection Fee.
 - iii. *Operation, Maintenance, and Replacement Service Charge.* The date the User's available sewer becomes operational and thereafter on the first day of the billing quarter following the Township's revision or modification of the User's equivalent unit factor.
- F. REASONABLE VALUE. The User shall pay reasonable value for services rendered to the Township by the Wastewater Collection and Treatment System, pursuant to the attached Table of Unit Factors.
- G. SURCHARGE. The rates and charges set forth in this Ordinance notwithstanding, if the character of the sewage of any User imposes an unreasonable or additional burden upon the Wastewater Collection and Treatment System, an additional charge shall be made over and above the rates otherwise established by this Ordinance. Specifically, wastewater in excess of the maximum limitations imposed by this Ordinance shall be deemed subject to surcharge. If necessary to protect the system or any part thereof, the Township may deny the right of any User to discharge such sewage into the system. The surcharge applicable to Industrial Users is set forth below.
- H. INSPECTION CHARGE. Each property connecting to the Wastewater Collection and Treatment System shall pay a charge for the inspection of the connection, as may be established from time to time by Livingston County or the Township.
- I. CONNECTION FEE.
 - a. *Connection Fee for Single-Family Dwelling.* Each single-family dwelling, equivalent to one Residential Equivalent (RE), connecting to the Wastewater Collection and Treatment System, at the time of application for a connection permit, shall pay a Connection Fee in the amount of Four Thousand Two Hundred (\$4,200.00) Dollars as of January 1, 2004, which will increase by 5% on each succeeding January 1, unless otherwise determined by the Township Board. The Connection Fee shall be in addition to such other charges or fees as may be required under this Ordinance or by resolution of the Township. All properties other than single-family residences shall pay a Connection Fee for each Residential Equivalent (RE) as computed in the attached Table of Unit Factors.
 - b. *Review Following Increase in Demand.* Whenever a User, other than a single-family Residential User, increases its demand for wastewater treatment services due to facility expansion, change in facility usage, or other reason, the Township may review and change that User's Residential Equivalent factor. If a new Residential Equivalent factor is established for an existing User, the User shall be required to pay an additional Connection Fee equal to the then-established Connection Fee for one RE multiplied by the increase established in the User's Residential Equivalent factor.

- c. *Modification of Connection Fee.* The amount of a Connection Fee may be modified from time to time by resolution of the Township Board as may be required to recover the Township's costs in the Wastewater Collection and Treatment System.
- d. *Connections Outside District.* Voluntary connections for owners or properties outside of a sewer district may be allowed, subject to the capacity of the district Wastewater Collection and Treatment System.
 - i. The property owner shall pay the actual cost of all pipe, risers, stubs, wyes and/or other apparatus, and the cost of all labor necessary to accomplish the connection, in addition to any inspection fee charged by Livingston County or the Township, and any Connection Fee, Benefit Fee, or other fees or charges established by this Ordinance, and such acreage fee as determined by the Township to be consistent with other sewer districts.
 - ii. The connection to and use of the Wastewater Collection and Treatment System by such properties shall be by gravity flow, except by prior written approval of the Township Board.
 - iii. The surface of any disturbed right-of-way shall be promptly returned to a condition at least equal to that existing before any excavation for the connection.
 - iv. The property owner shall obtain prior approval from the Township of all plans and specifications and materials to be utilized to accomplish the connection. The Township may charge the owner the actual cost incurred by the Township for the review and approval of plans and specifications, and for inspection costs incurred by the Township during construction.
 - v. All wyes, stubs, pipes, risers, and/or other apparatus not owned by the sewer district shall, after installation and inspection, become for purposes of operation and maintenance, the responsibility of the property owner. The responsibility of the Township for Operation and Maintenance shall be limited to sewer mains, manholes, lift stations, and the wastewater treatment plant located within the sewer district.
 - vi. Upon voluntary connection, the owner and the property shall be subject to all ordinances, resolutions, rules, fees, and charges relating to the use of the Wastewater Collection and Treatment System then in effect and thereafter amended.
- e. *Denial of Voluntary Connection.* The Township Board may deny the application of any person for good cause, which may include, but not be limited to, the following nondiscriminatory reasons:
 - i. Noncompliance with relevant Township land use ordinances, regulations and plans.

- ii. The effect of such proposed use upon the Wastewater Collection and Treatment System as a whole.
 - iii. Then current transmission and treatment capacity.
 - iv. Prior commitments for sewer availability.
 - v. Litigation or other contingencies which may result in additional sewer use.
 - vi. Immediate or emergency health considerations.
- f. *Contractual Rates.* The foregoing provisions relating to rates shall not be construed as prohibiting any special agreement or arrangement between the Township and any Users or class of Users whereby the sanitary waste of unusual strength or character of such User or class of Users may be accepted into the Wastewater Collection and Treatment System, subject to payment by the User or class of Users.
- g. *Revision of Rates and Charges.* The rates, charges and fees established by this Ordinance shall be reviewed at least annually and are estimated to be sufficient to provide revenue for the payment of the operation and maintenance, costs, debt service and such other charges and expenditures of the system. The rates, charges, and fees shall be reviewed to maintain the fiscal integrity of the system and the same may be revised and fixed by resolution of the Township Board as necessary to produce the funds required to pay such charges and expenditures.
- h. *Deferring Charges.* There shall be no waiver or forgiveness of charges levied pursuant to the terms of this Ordinance. The foregoing notwithstanding, any resident eligible for deferment of payment of any fees pursuant to the laws of the State of Michigan shall be afforded ample opportunity to request such deferment or partial payment in accordance therewith.
- i. *Special Assessments Not Impacted.* The foregoing notwithstanding, nothing contained in this Ordinance shall be construed as limiting, modifying, or amending any special assessments levied against properties within the Township in connection with the construction of the Wastewater Collection and Treatment System and such special assessments shall be due and payable according to the terms of the resolutions and actions of the Township Board establishing such assessments.

J. ENFORCEMENT OF CHARGES.

- a. *Nonpayment of Special Assessments or Connection Fees.* Nonpayment of special assessments or Connection Fees shall subject the User to liability for such additional charges and penalties as are provided under Section 7.A.b.i.

b. *Nonpayment of Service Charge.*

- i. *Discontinuance of Service.* In the event a service charge remains delinquent for a period in excess of two months on Commercial or Industrial zoned property or three months on residential zoned property, the Township shall have the right to shut off and discontinue sewer service to such User. Service shall not be reestablished until all delinquent charges, penalties, and a charge for the discontinuance of such service are paid. The turn-off charge shall be established by resolution of the Township Board.
- ii. *Notification.* Notification of a shut-off shall be sent to the User by certified mail that allows fourteen days for payment in full or other arrangements suitable to the Township. If payment has not been received in full or suitable arrangements have not been made in a timely fashion, notice of the shut-off will be posted on the property and the service shall be shut-off 24 hours after the posting.
- iii. *Other Remedies.* In addition to discontinuing service, the Township shall have the option of collecting any delinquency, penalty and related expense, including actual court costs and attorney fees, by legal proceedings in a court of competent jurisdiction.
- iv. *Collection by Enforcement of Lien.* Charges for wastewater services which are under the provisions of Section 21, Act 94, Public Acts of Michigan, 1933, as amended, shall be made a lien on all property served hereby. The charges for wastewater service furnished to any property are hereby recognized to constitute such lien and whenever any such charge against any piece of property is delinquent for six months, or more, that fact shall be certified on June 30th of each year to the tax assessing officer of the Township. Any delinquent charges incurred after June 30th will be rolled over to the following year's tax roll. Such charge shall be entered upon the next tax roll as a charge against the piece of property and the charges shall be collected and the lien thereof enforced in the same manner as general Township taxes against such property.

K. LATE CHARGES. If any late charge for billed services is not paid on or before the due date specified on the bill, a delayed payment charge of ten percent (10%) of the amount of the bill shall be added thereto and collected therewith.

L. SURCHARGE.

- a. *Cost Recovery Surcharges.* Cost recovery surcharges for B.O.D., ammonia-nitrogen, total phosphorous as P, and Suspended Solids are hereby established as follows:
 - i. For Operation and Maintenance (including replacement) the cost recovery surcharge for excess pollutants shall be as follows:

Pollutant	Threshold Limit without Surcharge	Surcharge per 1,000 gallons of pollutant in excess of threshold limit
BOD	275 mg/l	\$1.00
Suspended Solids	300 mg/l	\$1.00
Total phosphorous as P	12 mg/l	\$1.00
Ammonia B Nitrogen	35 mg/l	\$1.00
Fats, Oils, and Grease (FOG)	100 mg/l	\$1.00

- ii. The rates stated herein shall be effective on the effective date of this Ordinance, except as otherwise provided. A billing covering the use of the system before and after the effective date of a rate change shall require the proration of the bill based on the average use per day and the number of days within such billing period at the rate then in effect.
 - b. *Collection of Surcharges.* Surcharges shall be collected with the sewer service billings.
 - c. *Billing of Surcharges.* The Township shall establish through resolution when the surcharges will be billed to Users. The Township may also revise the established rates for cost recovery surcharge by and through resolution.
 - d. *Requirements for Industrial Users.* Although non-domestic discharges are prohibited from the Township Sewer System, in addition to requiring an Industrial User to install a manhole to monitor the strength of Wastewater and ensure that no Industrial Waste is discharged, the Township may require installation of an approved meter to register accurately all Wastewater flowing to the Wastewater Collection and Treatment System for purposes of implementing the foregoing rates and service charges.
 - e. *Sampling.* To determine the strength of the Wastewater to implement a surcharge under this Ordinance, the Township will collect a random sample(s) at a frequency of at least once per billing cycle to calculate the surcharge concentration for that billing cycle.
- M. BENEFIT CHARGE. The owner of lands in proximity to the Wastewater Collection and Treatment System, which lands have not been subjected to a special assessment to pay for the construction of the Wastewater Collection and Treatment System, or which lands have been through tax foreclosure resulting in the nonpayment of all or part of the special assessments, shall not be permitted to make connection to the Wastewater Collection and Treatment System until the owner first pays a Benefit Charge for the privilege of connecting. The Township may establish the Benefit Charge by and through resolution.

Section 8: GENERAL PROVISIONS.

- A. **PROTECTION FROM DAMAGE.** No person may maliciously, willfully, or negligently break, damage, destroy, uncover, deface, or tamper with the System or any component thereof.
- B. **POWER AND DUTY OF INSPECTORS.**
 - a. *Inspection and Testing.* Duly authorized employees or designees of the Township bearing proper credentials and identification shall be permitted to enter upon all properties for the purpose of inspection, observation, measurements sampling and testing in accordance with the provisions of this Ordinance.
 - b. *Investigations.* Duly authorized employees or designees of the Township may enter at all reasonable times in or upon private or public property for the purpose of inspecting and investigating conditions or practices which may be in violation of this Ordinance or detrimental to the System.
 - c. *Issuance of Cease-and-Desist Order.* Duly authorized employees or designees of the Township shall inspect the on-site work occurring by reason of any System permit. The inspector shall have the right to issue a cease-and-desist order on the site upon finding a violation of the permit or of this Ordinance. The order shall contain a statement of the specific violation and the appropriate means of correcting the same and the time within which correction shall be made.
- C. **PENALTIES.**
 - a. *What Constitutes a Violation; Cumulative Remedies.* Whenever, by the provisions of this Ordinance, the performance of any act is required, or the performance of any act is prohibited, a failure to comply with such provisions shall constitute a violation of this Ordinance. In addition, the failure, neglect or refusal to comply with a cease-and-desist order of the enforcing agency shall constitute a violation of this Ordinance. Each day that a violation of this Ordinance continues shall constitute a separate offense. The remedies and penalties provided herein are cumulative and in addition to any other remedies provided by law.
 - b. *Proceedings to Punish Violations.* A person violating any of the provisions of this Ordinance shall be served with a written notice that states the nature of the violation. The notice of violation may provide a reasonable time limit for correction thereof, unless the Township deems the violation to constitute an immediate threat to the public health, safety, or welfare, in which instance no correction period will be given and the Township may promptly pursue any applicable remedies. For violations where a correction period is provided, offender shall permanently cease all violations within the period stated in the notice. If the violation continues to exist after the period of time stated in the notice, the Township may pursue any and all legal remedies or actions to abate or eliminate the violation.

- i. Any violation of this Ordinance shall constitute a municipal civil infraction, punishable by a fine not to exceed Five Hundred Dollars (\$500.00) and the Township's fees and costs as permitted by law.
 - ii. In addition, any violation of this Ordinance is punishable by a fine of not to exceed Five Hundred (\$500.00) Dollars and the cost of prosecution, by confinement in the County Jail for a period not exceeding ninety (90) days, or both, such fine and confinement in the discretion of the Court.
 - iii. A violation of this Ordinance is declared to be a public nuisance per se, and the Township may enforce against the violation by injunction, as stated below, along with correcting the violation and recovering the Township's costs of the correction against the owner or person in charge of the property therefore, including the recovery of the Township's attorney fees.
 - c. *Civil Procedures to Compel Compliance.* The Township may bring a civil proceeding for a mandatory injunction or injunctive order or for such other remedial relief as will correct or remedy the violation, including damages for the costs or expenses thereof. The Township may join in such action or actions any number of Property Owners.
 - d. *Notification and Appeal.* Users of the System may appeal Charges and Fees. Appeals shall be directed to the Township Board in writing and shall state the cause and basis for the appeal and shall be filed no later than 30 days after receiving notice of the Charges and Fees so appealed. The Township Board shall notify Users whenever rates are adjusted for any reason, including changes in charges for Operation, Maintenance, Replacement, Debt Service Charges and any other capital costs or charges. Users shall be notified of charges and fees at least once each year.
 - e. *Falsifying Information.* Any person who knowingly makes any false statements, representations or certifications in any application, record, report, plan or other document filed or required to be maintained pursuant to this Ordinance, or who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required under this Ordinance, shall, upon conviction, be punished by a fine of not more than Five Hundred (\$500.00) Dollars, or by imprisonment for not more than ninety (90) days, or by both.
- D. REPEALER CLAUSE. All other ordinances, resolutions, orders, or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby expressly repealed, subject to the qualifications stated in the Savings Clause of this Section as of the date this Ordinance becomes effective.
- E. SAVINGS CLAUSE. This Ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any ordinance, resolution, order or parts thereof, hereby repealed, and this Ordinance shall in no manner affect any rights, claims, privileges, immunities or causes of action of the Township, County or any other person, either criminal or civil, that may have already occurred, accrued or grown out of any ordinance, resolution, order or policy, or any part thereof, hereby repealed.

- F. VALIDITY AND SEVERABILITY. It is the legislative intent of the Township in adopting this Ordinance that all provisions hereof shall be liberally construed to protect the public health, safety, and general welfare of the inhabitants of the Township and other persons affected by this Ordinance, and consequently, should any provision of this Ordinance be held to be unconstitutional, invalid or void by a court of law, each holding shall not be construed as affecting the validity of any of the remaining provisions of this Ordinance, it being the intent of the Township that this Ordinance shall stand and remain in effect, notwithstanding the invalidity of any provisions hereof.
- G. PUBLICATION. In accordance with the provisions of Section 6 of Act 94 of 1933, MCL 141.106, this Ordinance shall be published once in full in the Livingston County Daily Press & Argus, a newspaper of general circulation in the Township, promptly after its adoption, and shall be recorded in the Ordinance Book of the Township and filed with the County Clerk, and such recording authenticated by the signatures of the Township Supervisor and Clerk.
- H. EFFECTIVE DATE. This Ordinance shall take effect immediately following its publication as provided by law.

I HEREBY CERTIFY that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Township Board of the Township of Howell, Livingston County, State of Michigan, at a regular meeting held on the ____ day of _____, 2025 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that the following Board members were present at said meeting: _____ and that the following members were absent: _____.

I further certify that _____ moved for adoption of said Ordinance, and that said motion was supported by _____.

I further certify that the following members voted for adoption of said Ordinance: _____ and that the following members voted against adoption of said Ordinance: _____.

I further certify that said Ordinance has been recorded in the Ordinance Book and that such recording has been authenticated by the signatures of the Supervisor and the Township Clerk.

ATTESTED

Sue Daus, Clerk

Attachment A

Equivalent User Table

The following equivalent user factors will be used to assess Connection Fees. For the purposes of this table, an equivalent user is defined as that quantity of water consumed or wastewater discharged from an ordinary single-family dwelling. In computing charges for commercial, industrial, or multiple residences, the number of units for which charges are made shall be determined from the following equivalent user factors. Where square footage is used in the calculation of equivalent users, it shall mean the entire square footage inside the building. When the use of a structure changes the number of residential equivalents for the structure, a supplemental connection fee will be assessed to account for the changed residential equivalent.

USER	UNIT FACTOR	
Auto Dealers*	0.20	per 1,000 sq. ft.
Auto Repair/Collision – Body Shops*	0.20	per 1,000 sq. ft.
Auto Tire Service Center/Shops*	0.35	per 1,000 sq. ft.
Banks*	0.12	per employee
Banquet Halls	1.8	per 1,000 sq. ft.
Barber Shops	1.00	per shop plus 0.1 per chair after 2
Bars (including bars within restaurants)	4.00	per 1,000 sq. ft.
Beauty Shops*	0.38	per hair booth, 0.3 per mani/pedi station, and 0.3 per spa room
Bed & Breakfast Establishments	1.0	per building plus 0.2 per guest
Boarding Houses	1.00	per building plus 0.2 per bedroom
Boarding Schools	0.27	per bed
Bowling Alleys (w/o bars or lunch)	0.16	per alley
Bowling Alleys (with bar and/or lunch)	0.60	per alley
Car Wash (production line w/o recycle)*	48.3	per production line
Car Washes (production line with recycle)*	25.2	per production line
Car Washes (self-service)*	2.5	per stall
Car Washes (automatic, no conveyor)*	10.6	per stall
Child Care Centers*	0.45	per 1,000 sq. ft.
Churches*	0.13	per 1,000 sq. ft.
Cleaners (pick-up only)	1.00	per shop
Cleaners (pressing facilities)*	1.4	per press
Urgent Care / Medical Clinics*	0.27	per doctor
Convalescent Homes	1.00	per premise plus 0.5 per bedroom
Convents	1.0	per premise plus 0.25 per bedroom
Country Clubs & Athletic Clubs*	0.55	per 1,000 sq. ft.
Dentists*	1.3	per dentist
Doctor's Offices*	0.6	per 1,000 sq. ft.
Drug Stores*	0.1	per 1,000 sq. ft.

Fire Stations	0.20	per stationed firefighter/24 hours
Fire Stations (volunteer)	1.00	per premise
Florists	1.10	per 1,000 sq. ft.
Fraternal Organizations (Members only)	1.00	per hall
Fraternal Organizations (members/rentals)*	0.3	per 1,000 sq. ft.
Funeral Homes	1.50	per 1,000 sq. ft. plus residence
Garden Centers (nursery)	1.0	per premise plus 0.5 per employee
Government Offices*	0.15	per 1,000 sq. ft.
Grocery Stores & Markets*	0.26	per 1,000 sq. ft.
Hospitals	1.09	per bed
Hotels & Motels (private baths)*	0.38	per bedroom
Industrial Building/Factories (exclusive of wet process and industrial flow)*	0.13	per 1,000 sq. ft.
Laundromats (self service)	0.54	per washer
Lumber Yards	1.00	per each 15 employees
Mobile Homes	1.00	per pad
Multiple Family Residences	1.00	per dwelling unit
Office Buildings*	0.14	per 1,000 sq. ft.
Pet Shops	1.10	per 1,999 sq. ft.
Physical Therapy Centers*	1.5	per premise
Pool Halls	0.10	per table
Post Offices	1.00	per 1,000 sq. ft.
Print Shops*	0.06	per 1,000 sq. ft.
Public Institutions (other than hospitals)	0.75	per 1,000 sq. ft.
Research & Testing Laboratories	0.75	per 1,000 sq. ft.
Restaurants (coffee shop)*	2.6	per premise
Restaurants (fast food, including drive thru & Primary drink service)*	7.5	per premise
Restaurants (w/liquor license)*	4.0	per 1,000 sq. ft.
Restaurants (meals w/service & dishes)*	2.4	per 1,000 sq. ft.
Restaurants (take out)	1.0	per 1,000 sq. ft.
Retail Stores*	0.20	per 1,000 sq. ft.
Rooming Houses (no meals)	0.25	per room
Schools (w/o showers and/or pool)*	0.37	per classroom
Schools (with showers and/or pool)*	0.8	per classroom
Senior Citizen Apartments*	0.31	per apartment
Service Stations – gas service	0.50	per pump
Service Stations – with auto repair	1.00	per premise plus 0.15 per stall
Service Stations – with mini mart*	2.0	per 1,000 sq. ft.
Skating Rinks	0.40	per 1,000 sq. ft.
Snack Bars (drive-in)	2.50	per 1,000 sq. ft.
Swimming Pools	3.00	per 1,000 sq. ft.
Single Family Residences	1.00	per residence

Stores (other than specifically listed)	0.25	per 1,000 sq. ft.
Tanning Salons, Nail Salons, Tattoo Parlors*	1.1	per 1,000 sq. ft.
Tennis Clubs	0.08	per member
Tennis or Handball (indoor club)	0.50	per court
Theaters (drive-in)	0.03	per car space
Theaters	0.01	per seat
Tourist Courts (individual bath units)	0.27	per cubicle
Trailer Parks (central bath units)	0.40	per trailer
Veterinary Facilities*	1.00	per veterinarian
Veterinary Facilities with kennel	1.50	per facility plus 0.1 per kennel
Warehouse & Storage	0.05	per 1,000 sq. ft.

** Items marked with an asterisk were either added or updated based on studies of actual usage Statistics performed in 2013.*

Where building size and number of employees are both known, the equivalent factors shall be based on the highest projected flow factor.

Classifications not specifically listed shall be assigned values by the Township, but no facility shall be assigned less than one unit. The methodology used to calculate REUs shall be as set forth in the attached Appendix.

Where multiple businesses exist at one location (shopping centers, hotels with restaurant and or bar facilities, etc.) the various businesses will be combined for equivalents.

In cases of expansion or change of existing water/sewer uses, connection fees shall be levied in accordance with the current connection fee schedule based upon the difference in the current and expanded or changed use.

In cases where an application for water and/or sewer service has been made for property which is contiguous to an existing water and/or sewer special assessment district such water and or sewer service may be granted ***only after the following fees have been paid:***

1. All Connection Fees.
2. An up-front lump-sum capital charge equivalent to the pro-rata share of what would have been the property's assessment costs if the property were in the district, for the remaining term of the assessment. The capital charge will be placed in the debt service fund for future debt service payments on the special assessment. The properties in the special assessment district will have their remaining assessments reduced by their pro-rata share of the capital share.

APPENDIX

Methodology for Calculating REUs

For a Commercial User not Listed in the Equivalent User Table

Step 1 – Obtain Water Usage Data from Similar Facilities in Other Municipalities.

Obtain actual usage data from similar facilities in other municipalities. A minimum of 3 facilities should be evaluated. Request the following information for each facility:

- The number of gallons used over a specific period-for instance (____) gallons used over 90 days. A minimum of 1 years worth of data should be obtained and split into quarters.
 - Data should be from well-established businesses to reflect maximum possible water usage.
 - Meter reads should cover a maximum interval of 90 days (quarterly).
- The size of the building.
 - If deemed more relevant, the number of employees or some other common unit factor can be used.

Step 2 – Determine Average Day Usage During the Peak Quarter (Exclusive of Irrigation).

For each facility in which actual data is obtained, determine the highest quarterly total flow in gallons.

Note – Irrigation should be excluded from this number, so if the summer months show a higher usage do not use that data.

From the peak quarterly data determine the average daily usage by dividing the total flow (in gallons) from the highest quarter by the number of days in the billing cycle.

Step 3 – Determine the Building Usage in REU's.

The assumed Residential Equivalent will be established by the most recent MHOG study of average residential usage, expressed in gallons/day. Per the August 2013 MHOG study of average residential usage within the MHOG system, each residential equivalent is 218 gallons/day, but this number is subject to change pending future studies.

Building Usage in REU's = Average Daily Usage (from Step 2) divided by the Residential

Equivalent as established above.

Step 4 – Calculation of Recommended Unit Factor.

Typically, the REU Factor is calculated per 1,000 square feet of building area. If this is the case, the recommended Unit Factor will be the Building Usage REUs (from Step 3) divided by the proposed building square footage divided by 1000.

Use an average of the sites evaluated (minimum of 3) to determine the recommended unit factor for the proposed facility.

Example:

Auto Parts Supplier:

STEP	Similar Facilities		
	Facility 1: Chattanooga, TN	Facility 2: Lawrence, KS	Facility 3: Little Rock, AK
1 Obtain Water Usage Data	Size: 100,000 sf	Size: 200,000 sf	Size: 180,000 sf
	Usage Data	Usage Data	Usage Data
	Q1: 100,000	Q1: 180,000	Q1: 170,000
	Q2: 151,000	Q2: 192,000	Q2: 165,000
	Q2: 142,000	Q2: 197,000	Q2: 177,000
	Q4: 134,000	Q4: 184,000	Q4: 172,000
	Days: 90	Days: 90	Days: 90
2 Determine Avg. Day Usage for Peak Quarter	Daily Usage = 151,000/90 = 1,668 gal.	Daily Usage = 197,000/90 = 2,189 gal.	Daily Usage = 177,000/90 = 1,967 gal.
3 Determine Building Usage In REUs	Building Usage in REUs = Step 2 Result/218 GPD 1,668/218 = 7.65	Building Usage in REUs = Step 2 Result/218 GPD 2,189/218 = 10.04	Building Usage in REUs = Step 2 Result/218 GPD 1,967/218 = 9.02
4 Recommended Unit Factor	Building REUs/Building SF/1,000 = 7.65 ÷ (100,000/1,000) = 0.08 REU / 1,000 sf	Building REUs/Building SF/1,000 = 10.04 ÷ (200,000/1,000) = 0.05 REU / 1,000 sf	Building REUs/Building SF/1,000 = 9.02 ÷ (180,000/1,000) = 0.05 REU / 1,000 sf
Recommended Factor	Average of 0.08, 0.05, and 0.05 = 0.06 REU / 1,000 sf		

Proposed Howell Facility: 250,000 s.f.

REU Assessment = 0.06 REU / 1,000 sf X 250,000 sf = **15 REUs**

Table Adopted 1/13/14

8A

REVENUE AND EXPENDITURE REPORT FOR HOWELL TOWNSHIP					
BALANCE AS OF 9/30/2025					
% FISCAL YEAR COMPLETED : 25.00					
GL NUMBER	DESCRIPTION	2025-2026 BUDGET	YTD BAL 09/30/2025	% BDGT USED	COMMENTS
FUND: 101 GENERAL FUND					
REVENUES					
101-000-402.000	GEN FUND PROPERTY TAXES	440,000.00	2,832.09	0.64	MSHDA PILOT FEE
101-000-420.000	GEN FUND DELINQ PERSONAL TAXES	2,000.00	0.00	0.00	
101-000-452.000	GEN FUND RIGHT OF WAY FEES	5,000.00	0.00	0.00	
101-000-476.000	GEN FUND LICENSE & PERMIT FEES	10,000.00	6,355.00	63.55	MI Homes Phase 1
101-000-476.001	GEN FUND CABLE TV FRANCHISE FEES	70,000.00	14,719.42	21.03	
101-000-476.002	GEN FUND TRAILER FEES	2,000.00	342.50	17.13	
101-000-476.003	GEN FUND DOG LICENSE FEES	50.00	4.50	9.00	
101-000-573.000	GEN FUND LOCAL COMMUNITY SHARING	100,000.00	2,147.32	2.15	
101-000-574.000	GEN FUND STATE REVENUE SHARING	850,000.00	285,041.00	33.53	
101-000-607.000	GEN FUND COLLECTION FEE/SCHOOLS INCOME	10,500.00	10,815.00	103.00	Annual
101-000-607.001	GEN FUND ADMIN FEES	160,000.00	112,475.17	70.30	Summer Taxes
101-000-608.000	GEN FUND ZONING FEES INCOME	20,000.00	9,350.00	46.75	
101-000-609.000	GEN FUND ZBA FEES INCOME	4,000.00	0.00	0.00	
101-000-610.000	GEN FUND LAND DIVISION FEES INCOME	2,500.00	5,050.00	202.00	MI Homes Phase 1
101-000-614.000	GEN FUND PRE-CONFERENCE ZONING INCOME	500.00	0.00	0.00	
101-000-641.000	GEN FUND GRAVE OPENING FEES	1,000.00	0.00	0.00	
101-000-642.000	CEMETERY LOTS FEES	1,000.00	0.00	0.00	
101-000-652.000	GEN FUND PARKING VIOLATION FEES	100.00	0.00	0.00	
101-000-657.000	GEN FUND MUNICIPAL CIVIL INFRACTION FEE	100.00	33.00	33.00	
101-000-665.000	GEN FUND INTEREST INCOME	90,000.00	95,606.48	106.23	CD Interest
101-000-675.000	GEN FUND OTHER REVENUE	1,000.00	758.03	75.80	
TOTAL REVENUES		1,769,750.00	545,529.51	30.83	
EXPENDITURES					
Department: 101 TOWNSHIP BOARD					
101-101-703.000	TWP BOARD SALARY	29,700.00	6,347.04	21.37	
101-101-704.000	TOWNSHIP BOARD PER DIEM EXPENSE	200.00	0.00	0.00	
101-101-705.000	AFFILIATE BOARD PER DIEM EXPENSE	2,400.00	240.00	10.00	
101-101-900.000	TWP BOARD PRINT & PUBL EXPENSE	2,500.00	465.39	18.62	
Total Dept 101 - TOWNSHIP BOARD		34,800.00	7,052.43	20.27	
Department: 171 SUPERVISOR					
101-171-703.000	SUPERVISOR SALARY	39,490.00	8,535.98	21.62	
101-171-703.001	SUPERVISOR DEPUTY WAGES	17,995.00	3,252.08	18.07	
101-171-860.000	SUPERVISOR MILEAGE & EXPENSES	100.00	0.00	0.00	
101-171-957.000	SUPERVISOR DUES & SUBSCRIPTION EXPENSE	100.00	0.00	0.00	
Total Dept 171 - SUPERVISOR		57,685.00	11,788.06	20.44	
Department: 215 CLERK					
101-215-703.000	CLERK SALARY	39,490.00	8,455.98	21.41	
101-215-703.001	CLERK DEPUTY WAGES	32,135.00	7,517.56	23.39	
101-215-703.004	CLERK ACCOUNTING SALARY	52,950.00	11,962.19	22.59	
101-215-720.000	CLERK EDUCATION EXPENSE	3,000.00	0.00	0.00	
101-215-860.000	CLERK MILEAGE & EXPENSES	1,500.00	0.00	0.00	
101-215-865.000	CLERK CONFERENCE EXPENSE	500.00	0.00	0.00	
101-215-957.000	CLERK DUES & SUBSCRIPTION EXPENSE	500.00	0.00	0.00	
Total Dept 215 - CLERK		130,075.00	27,935.73	21.48	
Department: 247 BOARD OF REVIEW					
101-247-703.000	BOARD OF REVIEW SALARY	3,000.00	240.00	8.00	
101-247-720.000	BOARD OF REVIEW EDUCATION EXPENSE	500.00	0.00	0.00	
101-247-900.000	BOARD OF REVIEW PRINTING & PUB EXP	700.00	72.92	10.42	
101-247-964.000	BOARD OF REVIEW REFUNDS & CHARGEBACKS	5,000.00	32.18	0.64	
Total Dept 247 - BOARD OF REVIEW		9,200.00	345.10	3.75	

GL NUMBER	DESCRIPTION	2025-2026 BUDGET	YTD BAL 09/30/2025	% BDGT USED	COMMENTS
Department: 253 TREASURER					
101-253-703.000	TREASURER SALARY	39,490.00	8,535.98	21.62	
101-253-703.001	TREASURER DEPUTY WAGES	57,330.00	12,799.48	22.33	
101-253-720.000	TREASURER EDUCATION EXPENSE	1,000.00	200.00	20.00	
101-253-726.001	TREASURER POSTAGE	8,000.00	3,411.58	42.64	S/W Tax Bills
101-253-801.001	TREASURER LEGAL EXPENSE	9,000.00	0.00	0.00	
101-253-860.000	TREASURER MILEAGE & EXPENSES	1,500.00	251.58	16.77	
101-253-865.000	TREASURER CONFERENCE EXPENSE	300.00	0.00	0.00	
101-253-900.000	TREASURER PRINT & PUBL EXPENSE	500.00	0.00	0.00	
101-253-957.000	TREASURER DUES & SUBSCRIPTION EXPENSE	100.00	0.00	0.00	
Total Dept 253 - TREASURER		117,220.00	25,198.62	21.50	
Department: 257 ASSESSING					
101-257-703.000	ASSESSING ASSESSOR WAGES	84,850.00	20,158.95	23.76	
101-257-703.001	ASSESSING CONTRACT LABOR	5,000.00	0.00	0.00	
101-257-703.004	ASSESSING DEPUTY WAGES	61,152.00	13,222.72	21.62	
101-257-720.000	ASSESSING EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-257-726.000	ASSESSING POSTAGE EXPENSE	4,500.00	0.00	0.00	
101-257-727.000	ASSESSING SUPPLIES EXPENSE	22,000.00	15,676.88	71.26	Annual Imagery
101-257-801.000	ASSESSING LEGAL EXPENSE	5,000.00	0.00	0.00	
101-257-860.000	ASSESSING MILEAGE & EXPENSES	1,000.00	0.00	0.00	
101-257-865.000	ASSESSING CONFERENCE EXPENSE	500.00	0.00	0.00	
101-257-957.000	ASSESSING DUES & SUBSCRIPTION EXPENSE	700.00	0.00	0.00	
Total Dept 257 - ASSESSING		185,702.00	49,058.55	26.42	
Department: 262 ELECTIONS					
101-262-703.000	ELECTION WORKERS WAGES	41,700.00	0.00	0.00	
101-262-707.000	ELECTION CLERK WAGES	32,135.00	5,112.37	15.91	
101-262-720.000	ELECTION EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-262-726.000	ELECTION POSTAGE EXPENSE	6,000.00	0.00	0.00	
101-262-727.000	ELECTION SUPPLIES EXPENSE	8,000.00	0.00	0.00	
101-262-860.000	ELECTION MILEAGE & EXPENSES	2,500.00	0.00	0.00	
101-262-900.000	ELECTION PRINTING & PUBL EXPENSE	1,000.00	0.00	0.00	
101-262-930.000	ELECTION EQUIP REPAIR EXPENSE	15,000.00	0.00	0.00	
Total Dept 262 - ELECTIONS		107,335.00	5,112.37	4.76	
Department: 265 TOWNSHIP HALL					
101-265-707.000	TWP HALL RECEPTIONIST WAGES	9,500.00	0.00	0.00	
101-265-708.000	TWP HALL UTILITY DIRECTOR WAGES	23,100.00	5,109.30	22.12	
101-265-720.000	TWP HALL EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-265-721.000	TWP HALL LIFE INSURANCE EXPENSE	2,800.00	657.00	23.46	
101-265-721.001	TWP HALL HEALTH INSURANCE EXPENSE	60,000.00	14,106.87	23.51	
101-265-722.000	TWP HALL RETIREMENT EXPENSE	85,000.00	20,456.74	24.07	
101-265-725.000	TWP HALL FICA/MEDICARE EXPENSE	45,000.00	10,248.75	22.78	
101-265-726.000	TWP HALL POSTAGE EXPENSE	2,800.00	17.25	0.62	
101-265-727.000	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE	3,000.00	374.05	12.47	
101-265-727.001	TWP HALL OFFICE SUPPLIES EXPENSE	10,000.00	3,519.67	35.20	
101-265-728.000	TWP HALL COMPUTER SUPPORT EXPENSE	40,000.00	26,944.00	67.36	BS&A Cloud
101-265-728.001	TWP HALL IT SUPPORT EXPENSE	27,500.00	80.00	0.29	
101-265-775.000	TWP HALL OFFICE CLEANING EXPENSE	6,000.00	1,292.33	21.54	
101-265-776.000	TWP HALL SEPTIC FIELD EXPENSE	1,000.00	450.00	45.00	Annual
101-265-801.001	TWP HALL LEGAL EXPENSE	5,000.00	0.00	0.00	
101-265-801.009	TWP HALL FINANCIAL AUDIT	14,000.00	0.00	0.00	
101-265-822.000	TWP HALL INSURANCE & BOND EXPENSE	20,000.00	0.00	0.00	
101-265-850.000	TWP HALL TELEPHONE EXPENSE	6,000.00	1,364.22	22.74	
101-265-851.000	TWP HALL WEB SITE EXPENSE	7,500.00	5,093.00	67.91	Annual
101-265-860.000	TWP HALL MILEAGE & EXPENSES	200.00	0.00	0.00	
101-265-900.000	TWP HALL PRINT & PUBL EXPENSE	200.00	0.00	0.00	
101-265-920.000	TWP HALL ELECTRICITY EXPENSE	7,500.00	1,713.83	22.85	
101-265-922.000	TWP HALL NATURAL GAS EXPENSE	6,500.00	497.60	7.66	
101-265-930.000	TWP HALL GROUNDS EQUIP REPAIR EXPENSE	10,000.00	993.00	9.93	

GL NUMBER	DESCRIPTION	2025-2026 BUDGET	YTD BAL 09/30/2025	% BDGT USED	COMMENTS
101-265-930.001	TWP HALL OFFICE EQUIPMENT & REPAIR	6,000.00	563.98	9.40	
101-265-931.000	TWP HALL GROUNDS CARE EXPENSE	10,000.00	3,400.00	34.00	
101-265-932.000	TWP HALL SNOW REMOVAL EXPENSE	10,000.00	0.00	0.00	
101-265-957.000	TWP HALL DUES & SUBSCRIPTION EXPENSE	8,000.00	0.00	0.00	
Total Dept 265 - TOWNSHIP HALL		427,600.00	96,881.59	22.66	
Department: 268 TOWNSHIP AT LARGE					
101-268-801.001	TWP AT LARGE LEGAL EXPENSE	75,000.00	29,441.67	39.26	See Breakdown
101-268-882.000	TWP AT LARGE SPRING/FALL CLEANUP EXPENSE	5,000.00	3,759.71	75.19	Fall Costs
101-268-883.000	TWP AT LARGE ROAD SIDE PICKUP EXPENSE	1,200.00	0.00	0.00	
101-268-920.000	TWP AT LARGE STREETLIGHT EXPENSE	9,500.00	2,004.98	21.11	
101-268-974.000	TWP AT LARGE DRAIN EXPENSE	55,000.00	0.00	0.00	
101-268-977.000	TWP AT LARGE CAPITAL OUTLAY EXPENSE	160,000.00	3,281.00	2.05	
Total Dept 268 - TOWNSHIP AT LARGE		305,700.00	38,487.36	12.59	
Department: 276 CEMETERY					
101-276-931.000	CEMETERY GROUNDS CARE & MAINT EXPENSE	20,000.00	6,420.00	32.10	
Total Dept 276 - CEMETERY		20,000.00	6,420.00	32.10	
Department: 447 ENGINEERING					
101-447-801.000	ENGINEERING CONTRACTED SVCS EXPENSE	15,000.00	0.00	0.00	
Total Dept 447 - ENGINEERING		15,000.00	0.00	0.00	
Department: 701 PLANNING					
101-701-703.000	PLANNING COMMISSION WAGES	7,000.00	2,000.00	28.57	
101-701-720.000	PLANNING EDUCATION EXPENSE	2,000.00	0.00	0.00	
101-701-726.000	PLANNING POSTAGE EXPENSE	1,000.00	0.00	0.00	
101-701-801.000	PLANNING CONTRACTED PLANNER EXPENSE	20,000.00	8,695.00	43.48	Monthly Retainer
101-701-801.001	PLANNING LEGAL EXPENSE	2,000.00	0.00	0.00	
101-701-900.000	PLANNING PRINTING & PUBL EXPENSE	2,000.00	562.27	28.11	
101-701-957.000	PLANNING DUES & SUBSCRIPTION EXPENSE	1,000.00	0.00	0.00	
Total Dept 701 - PLANNING		35,000.00	11,257.27	32.16	
Department: 702 ZONING					
101-702-703.000	ZONING ADMINISTRATOR WAGES	53,350.00	12,101.70	22.68	
101-702-703.002	ZONING DEPUTY WAGES	57,430.00	13,586.98	23.66	
101-702-703.005	ZONING CODE ENFORCEMENT SERVICE EXPENSE	25,000.00	350.00	1.40	
101-702-860.000	ZONING MILEAGE & EXPENSES	1,500.00	55.23	3.68	
101-702-900.000	ZONING PRINTING & PUBL EXPENSE	400.00	0.00	0.00	
Total Dept 702 - ZONING		137,680.00	26,093.91	18.95	
Department: 703 ZONING BOARD OF APPEALS					
101-703-703.000	BOARD OF APPEALS WAGES	4,320.00	0.00	0.00	
101-703-720.000	BOARD OF APPEALS EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-703-900.000	BOARD OF APPEALS PRINTING & PUBL EXPENSE	1,000.00	0.00	0.00	
Total Dept 703 - ZONING BOARD OF APPEALS		6,320.00	0.00	0.00	
Department: 966 TRANSFER OUT					
101-966-999.000	GEN FUND TRANSFER OUT-PARKS & REC	180,000.00	0.00	0.00	
Total Dept 966 - TRANSFER OUT		180,000.00	0.00	0.00	
TOTAL EXPENDITURES		1,769,317.00	305,630.99	17.27	
TOTAL REVENUES		1,769,750.00	545,529.51	30.83	
TOTAL EXPENDITURES		1,769,317.00	305,630.99	17.27	
NET OF REVENUES & EXPENDITURES:		433.00	239,898.52		

GL NUMBER	DESCRIPTION	2025-2026 BUDGET	YTD BAL 09/30/2025	% BDGT USED	COMMENTS
Fund: 204 ROAD FUND					
REVENUES					
Department: 000 OTHER					
204-000-402.000	ROAD FUND PROPERTY TAX INCOME	468,000.00	3,015.92	0.64	MSHDA PILOT FEE
204-000-665.000	ROAD FUND INTEREST INCOME	5,000.00	2,028.52	40.57	
TOTAL REVENUES		473,000.00	5,044.44	1.07	
EXPENDITURES					
204-000-801.000	ROAD IMPROVEMENT EXPENSE	383,000.00	194,153.32	50.69	Fisher Road
204-000-802.000	ROAD CHLORIDE EXPENSE	85,000.00	51,618.71	45.61	
Total Dept 000 - OTHER		468,000.00	245,772.03	49.77	
Department: 547 CHARGEBACKS					
204-547-978.000	ROAD FUND CHARGEBACK EXPENSE	5,000.00	0.00	0.00	
Total Dept 547 - CHARGEBACKS		5,000.00	0.00	0.00	
TOTAL EXPENDITURES		473,000.00	245,772.03	49.24	
TOTAL REVENUES		473,000.00	5,044.44	1.07	
TOTAL EXPENDITURES		473,000.00	245,772.03	49.24	
NET OF REVENUES & EXPENDITURES:		0.00	(240,727.59)		
Fund: 208 PARK/REC FUND					
REVENUES					
Department: 000 OTHER					
208-000-665.000	REC FUND INTEREST INCOME	25,000.00	28,049.22	112.20	CD Interest
208-000-699.000	REC FUND OPERATING TRANSFER IN	180,000.00	0.00	0.00	
Total Dept 000 - OTHER		205,000.00	28,049.22	13.68	
TOTAL REVENUES		205,000.00	28,049.22	13.68	
EXPENDITURES					
208-000-801.000	REC FUND CONTRACTED SERVICES EXPENSE	0.00	3,619.00	100.00	Budget Amendment #1
Total Dept 000 - OTHER		0.00	3,619.00	100.00	
TOTAL EXPENDITURES		0.00	3,619.00	100.00	
TOTAL REVENUES		205,000.00	28,049.22	13.68	
TOTAL EXPENDITURES		0.00	3,619.00	100.00	
NET OF REVENUES & EXPENDITURES:		205,000.00	24,430.22		
Fund: 592 SWR/WTR					
REVENUES					
Department: 536 SEWER/WATER					
592-536-665.000	SEWER/WATER INTEREST INCOME	10,000.00	5,570.75	55.71	CD Interest
592-536-665.007	SPEC ASSESS INTEREST INCOME-SEWER #7	414.00	0.00	0.00	
592-536-665.011	SPEC ASSESS INTEREST INCOME-SEWER 11	5,914.00	0.00	0.00	
592-536-665.012	SPEC ASSESS INTEREST INCOME-WATER 11	1,718.00	0.00	0.00	
592-536-665.014	SPEC ASSESS INTEREST INCOME-SEWER CONNEC	75.00	0.00	0.00	
592-536-665.015	SPEC ASSESS INTEREST INCOME-WATER CONNEC	75.00	0.00	0.00	
592-536-665.020	SEWER FARM LAND RENTAL INCOME	12,500.00	0.00	0.00	
592-536-671.000	SEWER CONNECTION FEE INCOME	0.00	112,326.25	100.00	MI Homes
592-536-671.001	WATER CONNECTION FEE INCOME	0.00	88,333.32	100.00	MI Homes
Total Dept 536 - SEWER/WATER		30,696.00	206,230.32	671.85	

GL NUMBER	DESCRIPTION	2025-2026 BUDGET	YTD BAL 09/30/2025	% BDGT USED	COMMENTS
Department: 537 CHARGES FOR SERVICES					
592-537-477.000	UTILITY BILLING SEWER USER FEES INCOME	950,000.00	255,401.53	26.88	
592-537-477.002	UTILITY BILLING WATER USER FEES INCOME	1,150,000.00	385,389.61	33.51	
592-537-694.000	UTILITY BILLING PENALTY SEWER USER	15,000.00	6,693.26	44.62	
592-537-694.002	UTILITY BILLING PENALTY & INT SEWER INC	15,000.00	7,092.53	47.28	
Total Dept 537 - CHARGES FOR SERVICES		2,130,000.00	654,576.93	30.73	
TOTAL REVENUES		2,160,696.00	860,807.25	39.84	
EXPENDITURES					
Department: 536 SEWER/WATER					
592-536-775.000	SEWER FUND REPAIR & IMPROVE EXPENSE	10,000.00	0.00	0.00	
592-536-801.001	SEWER/WATER LAWSUIT SETTLEMENT EXPENSE	5,000.00	5,000.00	100.00	Burkhart Ridge
592-536-801.002	SEWER FUND AUDITS/STUDIES EXPENSE	10,000.00	1,379.75	13.80	
592-536-972.000	SEWER/WATER CAPITAL OUTLAY EXPENSE	200,000.00	0.00	0.00	
Total Dept 536 - SEWER/WATER		225,000.00	6,379.75	2.84	
Department: 537 CHARGES FOR SERVICES					
592-537-726.000	UTILITY BILLING POSTAGE EXPENSE	4,500.00	0.00	0.00	
592-537-728.000	UTILITY BILLING SOFTWARE SUPPORT EXPENSE	2,000.00	1,392.00	69.60	Annual
592-537-801.001	UTILITY BILLING LEGAL EXPENSE	1,000.00	0.00	0.00	
592-537-803.000	UTILITY BILLING WATER EXPENSE	800,000.00	183,553.85	22.94	
Total Dept 537 - CHARGES FOR SERVICES		807,500.00	184,945.85	22.90	
Department: 538 WWTP					
592-538-729.000	WWTP CHEMICALS EXPENSE	40,000.00	8,862.82	22.16	
592-538-801.000	WWTP CONTRACTED SERVICES EXPENSE	380,000.00	93,036.76	24.48	
592-538-801.001	WWTP VACTOR TRUCK EXPENSE	10,000.00	0.00	0.00	
592-538-801.002	WWTP STATION CLEANING EXPENSE	10,000.00	505.25	5.05	
592-538-801.003	WWTP MANHOLE CLEANING EXPENSE	10,000.00	0.00	0.00	
592-538-801.004	WWTP SEWER LINE CLEANING EXPENSE	10,000.00	0.00	0.00	
592-538-801.005	WWTP LABORATORY FEES EXPENSE	5,000.00	0.00	0.00	
592-538-801.006	WWTP GIS FEES EXPENSE	5,000.00	0.00	0.00	
592-538-822.000	WWTP INSURANCE & BOND EXPENSE	22,000.00	0.00	0.00	
592-538-850.000	WWTP TELEPHONE EXPENSE	2,500.00	384.12	15.36	
592-538-851.000	WWTP SCADA MONITORING EXPENSE	8,500.00	6,834.00	80.40	Annual
592-538-920.000	WWTP ELECTRICITY EXPENSE	110,000.00	25,408.69	23.10	
592-538-922.000	WWTP NATURAL GAS EXPENSE	10,000.00	566.26	5.66	
592-538-930.000	WWTP PLANT EQUIPMENT REPAIR EXPENSE	50,000.00	28,325.69	56.65	LED & DOOR PROJECTS
592-538-930.001	WWTP COLLECTION SYSTEM REPAIR EXPENSE	50,000.00	568.49	1.14	
592-538-956.000	WWTP MISCELLANEOUS EXPENSE	12,000.00	2,733.39	22.78	
592-538-962.000	WWTP MISS DIG FEES EXPENSE	3,500.00	0.00	0.00	
592-538-966.000	WWTP STATE OF MICHIGAN EXPENSE	3,500.00	0.00	0.00	
592-538-969.001	WWTP BIOSOLIDS REMOVAL EXPENSE	43,000.00	42,858.06	99.67	Annual
Total Dept 538 - WWTP		785,000.00	210,083.53	26.76	
TOTAL EXPENDITURES		1,817,500.00	401,409.13	22.09	
TOTAL REVENUES		2,160,696.00	860,807.25	39.84	
TOTAL EXPENDITURES		1,817,500.00	401,409.13	22.09	
NET OF REVENUES & EXPENDITURES:		343,196.00	459,398.12		
TOTAL REVENUES - ALL FUNDS		4,608,446.00	1,439,430.42	31.23	
TOTAL EXPENDITURES - ALL FUNDS		4,059,817.00	956,431.15	23.56	
NET OF REVENUES & EXPENDITURES:		548,629.00	482,999.27		
Budget Amendment #1					
208-000-801.000	REC FUND CONTRACTED SERVICES EXPENSE	0.00	3,619.00	100.00	
*Increase REC FUND CONTRACTED SERVICES EXPENSE FROM \$0.00 TO \$14,000.00 TO ACCOUNT FOR HOWELL TWP PARK MASTER PLAN.					

LEGAL FEES

	ADU ORDINANCE	FAGAN VIOLATION	HOWELL-MASON LITIGATION /LLC	HARTER VIOLATION
2024-2025	\$7,386.00	\$28,060.32	\$89,322.27	\$0.00
July 2025	912.00	4,273.50	8,299.00	0.00
August 2025	0.00	0.00	4,368.00	780.00
September 2025	0.00	0.00	7,889.50	2,919.67
TOTAL	\$8,298.00	\$32,333.82	\$109,878.77	\$3,699.67

Cash Flow Using Budgeted Revenue

Sewer & Water Fund Cash Flow												
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Beg. Cash Balance	\$1,960,724	\$2,059,186	\$1,921,650	\$2,310,333	\$2,338,932	\$2,367,532	\$2,396,132	\$2,424,731	\$2,453,331	\$2,481,931	\$2,510,530	\$2,539,130
Proj./Actual Net Rev.												
592 Sewer/Water	\$98,462	(\$137,537)	\$388,683	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	(\$607,666)
Total Revenue	\$98,462	(\$137,537)	\$388,683	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	\$28,600	(\$607,666)
General Fund Payback												
Total Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance	\$2,059,186	\$1,921,650	\$2,310,333	\$2,338,932	\$2,367,532	\$2,396,132	\$2,424,731	\$2,453,331	\$2,481,931	\$2,510,530	\$2,539,130	\$1,931,464
CD Bal \$300,000												
General Fund Cash Flow												
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Beginning Balance	\$4,447,587	\$4,503,832	\$4,515,806	\$4,666,671	\$4,667,332	\$4,667,993	\$4,668,654	\$4,669,315	\$4,669,976	\$4,670,637	\$4,671,298	\$4,671,959
Proj./Actual Net. Rev.	\$56,246	\$11,974	\$150,865	\$661	\$661	\$661	\$661	\$661	\$661	\$661	\$661	\$607,666
Ending Cash Balance	\$4,503,832	\$4,515,806	\$4,666,671	\$4,667,332	\$4,667,993	\$4,668,654	\$4,669,315	\$4,669,976	\$4,670,637	\$4,671,298	\$4,671,959	\$5,279,625
CD Bal \$2,600,000												
Road Fund Cash Flow												
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Beginning Balance	\$793,610	\$789,856	\$763,871	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020
Proj./Actual Net. Rev.	(\$3,755)	(\$25,984)	(\$198,852)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance	\$789,856	\$763,871	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020	\$565,020
CD Bal \$100,000												
Parks & Rec Fund Cash Flow												
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Beginning Balance	\$1,719,740	\$1,720,358	\$1,718,600	\$1,716,931	\$1,734,015	\$1,751,098	\$1,768,181	\$1,785,265	\$1,802,348	\$1,819,431	\$1,836,515	\$1,853,598
Proj./Actual Net. Rev.	\$618	(\$1,758)	(\$1,669)	\$17,083	\$17,083	\$17,083	\$17,083	\$17,083	\$17,083	\$17,083	\$17,083	\$17,083
Ending Cash Balance	\$1,720,358	\$1,718,600	\$1,716,931	\$1,734,015	\$1,751,098	\$1,768,181	\$1,785,265	\$1,802,348	\$1,819,431	\$1,836,515	\$1,853,598	\$1,870,681
CD Bal \$1,200,000												

GENERAL FUND PAYBACK		
	7/1/2025	7/1/2026
DUE TO GENERAL FUND	\$1,377,255	\$677,665
PROPERTY SALES		
SPECIAL ASSESSMENT	(\$91,924)	(\$70,000)
YEAR END TRANSFER	(\$607,666)	(\$607,665)
TOTAL DUE GF @ YEAR END	\$677,665	\$0

Special Assessment 2025 Winter	\$0.00
Special Assessment Payoffs July - Nov	\$0.00
Special Assessment Payoffs Mar - June	\$0.00
	\$0.00

PROJECTED

Water Fees Collected	\$0.00
Water Expense	\$0.00
	\$0.00
Transfer 60%	\$0.00
Total Transfer	\$0.00

Properties Left to Sell	Sale Price	Special Assess	
Marr Rd - 73.58 Acres	\$1,344,718.00	\$979,625.00	
Tooley Rd - 22.83 Acres	\$415,140.00	\$442,775.00	
Totals	\$1,759,858.00	\$1,422,400.00	<u>\$3,182,258.00</u>

8B

2025 HOWELL TOWNSHIP CLEAN-UP DAYS

SPRING

VOLUNTEERS:

Tim Boal, Matt Counts, Sue Daus, Teresa Murrish,
Jonathan Black and Livingston County Jail Trustees.

TOTAL NUMBER OF VEHICLES: 96

SILVER LINING TIRE RECYCLING:

Off Rim Passenger Car Tire(s):	86
Oversized Tire(s):	1
On Rim Passenger Car Tire(s):	39
TIRE TOTAL:	126

THE BIG RED BARREL:

Pills:	3.489 lbs
Sharps:	40 lbs

THE GARBAGE MAN:

Disposal:	50 Yards
Steel:	-\$496.00 credit

TOTAL COST: \$2,444.15

FALL

VOLUNTEERS:

Tim Boal, Mike Coddington, Sue Daus,
Jonathan Hohenstein, Teresa Murrish and
Livingston County Jail Trustees.

TOTAL NUMBER OF VEHICLES: 93

SILVER LINING TIRE RECYCLING:

Off Rim Passenger Car Tire(s):	56
Oversized Tire(s):	3
On Rim Passenger Car Tire(s):	23
TIRE TOTAL:	82

THE BIG RED BARREL:

Pills:	11.54 lbs
Sharps:	50 lbs

THE GARBAGE MAN:

Disposal:	40 Yards
Steel:	-\$309.00 credit

SHRED EXPERTS

Paper:	1,250 LBS
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TOTAL COST: \$3,505.80

NOTE: Sue Daus donated the pop, paper products and water for both the Spring and Fall Clean-Ups.

The Howell Township Treasurer's Department respectfully seeks the Howell Township Board's approval to conduct a Spring Clean-Up event on Saturday, May 16, 2026, and a Fall Clean-Up event on Saturday, September 19, 2026. Both events are proposed to be held at The Garbage Man facility and will follow the same format as the 2025 clean-up events.

8C



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 & Grayson Moore, Township Planner

DATE: August 20, 2025

RE: Proposed Zoning Ordinance Amendments to Regulate Renewable Energy Facilities

Please find attached draft Zoning Ordinance Amendments and overlay district map that would regulate Renewable Energy Facilities within the Township. This draft includes modifications requested by the Planning Commission at their regularly scheduled July 22, 2025, meeting. The proposed ordinance applies to those facilities under the State determined nameplate capacity but could be used for a facility at or above capacity if the developers find the ordinance reasonable and chose to work with the Township. Therefore, as proposed, the ordinance will not act as a compatible renewable energy ordinance (CREO) as defined by PA. 233 of 2023, but could be considered a workable ordinance.

Additionally, it is recognized that there is a desire for residents or local business to utilize accessory solar systems to provide for the energy needs of a single location. The proposed language also includes regulations for accessory solar systems. These are systems that would be incidental to the principal use of a property for a residence or a business.

Please note the following modifications for your consideration:

- Location requirements have been added for Renewable Energy Facilities.
- Article XXX. has been created to detail a Renewable Energy Overlay District as well as provide the opportunity for additional overlay districts to be added in the future.

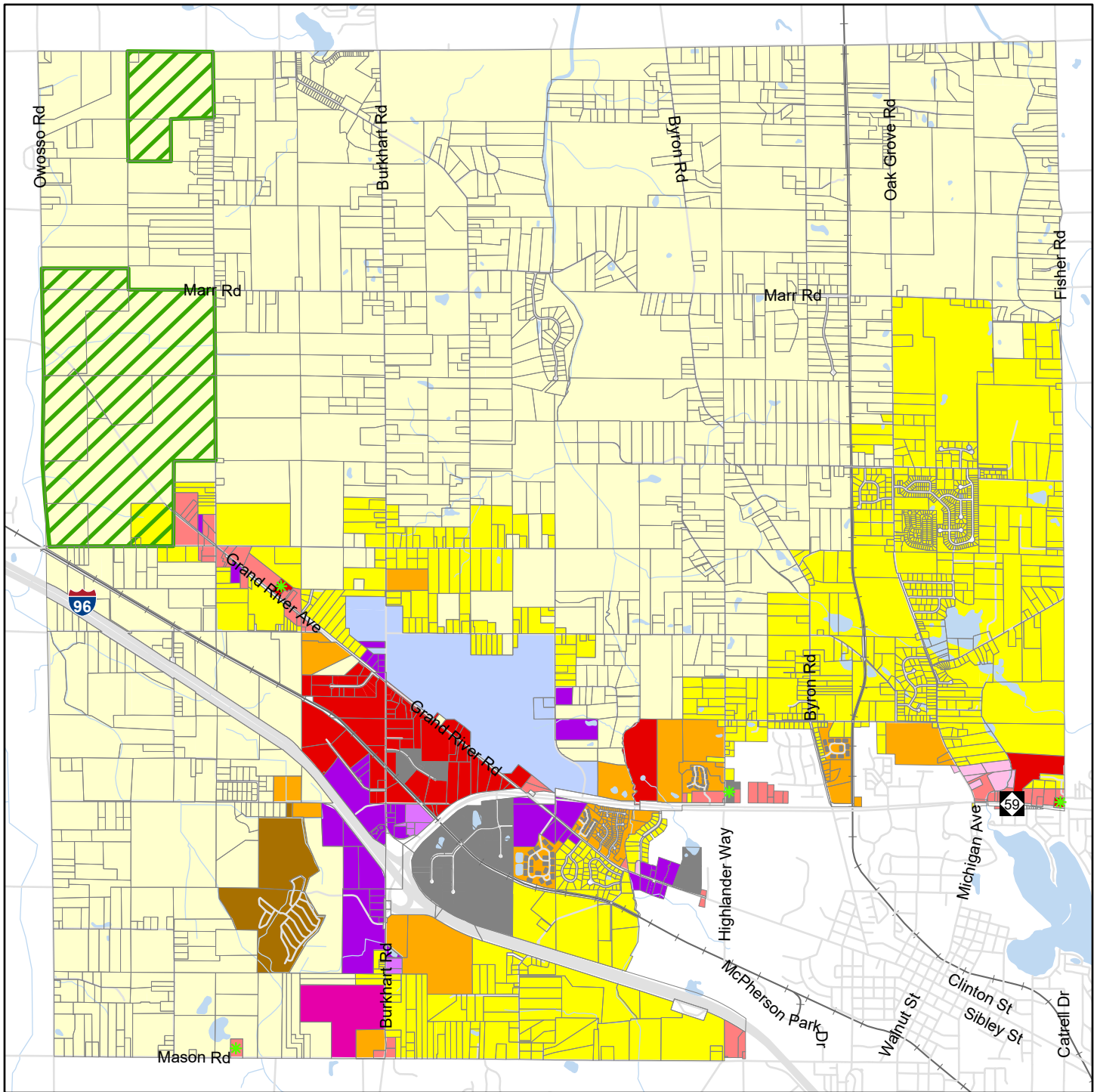
We look forward to discussing these proposed Zoning Ordinance amendments at your next Planning Commission meeting. The next step in the process would be to make a recommendation to the Township Board to approve the proposed ordinance as presented, approve the proposed ordinance with amendments, or deny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















Sincerely,


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


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

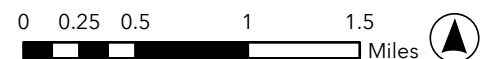
Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard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



- | | |
|--|---|
|  Renewable Energy Overlay |  NSC - Neighborhood Service Commercial |
|  PUD - Planned Unit Development |  HSC - Highway Service Commercial |
|  AR - Agricultural Residential |  RSC - Regional Service Commercial |
|  SFR - Single Family Residential |  IFZ - Industrial Flex Zone |
|  MFR - Multiple Family Residential |  I - Industrial |
|  MHD - Manufactured Housing District |  RT - Research & Technology |
|  OS - Office Service |  Conditional Rezoning |

Renewable Energy Overlay District

Howell Township Livingston County, Michigan



This map is for reference only. Data layers that appear on this map may not be accurate. The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

Data: Livingston County, Howell Township
Prepared by: Carlisle/Wortman Associates, Inc.
Date: July 2025



HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES

February 25, 2025

Renewable Energy Ordinance- Township Planner Moore gave an update on the Zoning Ordinance amendment which regulates renewable energy facilities but would not be a CREO (compatible renewable energy ordinance) as defined under PA 233. Board Representative Boal questioned 75% lot coverage, battery size and storage. Commissioner Stanley spoke on residential battery storage and requirements. Commissioner Lollo questioned decommissioning surety. Commissioner Spaulding questioned setbacks, if industrial sites are included and overlay district. Zoning Administrator Hohenstein spoke on how the overlay district was determined and why large turbines have not been discussed in the Township. Discussion followed.

HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES

March 25, 2025

SCHEDULED PUBLIC HEARINGS:

Renewable Energy Ordinance Public Hearing: **Motion** by Boal, **Second** by Newstead, **“To open the public hearing.”** Motion carried. **Motion** by Newstead, **Second** by Frantjeskos, **“To close the public hearing.”** Motion carried. Commissioner Frantjeskos questioned if the Township has an overlay district. Chairman Williams questioned should the Township decide to do nothing can the state mandate solar energy being installed on private property. Vice Chair Spaulding questioned if there was a commercial property ordinance for solar panels and if there was ever an ordinance adopted, if a solar overlay district is needed and is there an advantage/disadvantage to having one. There are concerns with hazardous waste and what will happen with the batteries and panels if they are abandoned by home owners or reach the end of their life. Board Representative Boal concerned with public health safety and welfare of residents if the panels break/leak, concerns of battery storage and how the noise decimal was decided. Commissioner Lollo asked for clarifications of who owns property near potential overlay district. Chairman Williams questioned if we could add regulation for fire suppression of battery storage systems. Discussion followed and questions were answered by Zoning Administrator Hohenstein and Township Planner Moore. **Motion** by Spaulding, **Second** by Newstead, **“To postpone action on the proposed text amendment so that the following items can be addressed, Grayson if you can look at stricter fire control systems and decommissioning definition, some of the word changes that I had, adding sales/credit.”** Motion carried.

HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES

May 27, 2025

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.

HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES

July 22, 2025

Renewable Energy Ordinance- Board Representative Boal would like Township resident John Mills to speak to the Planning Commission regarding his knowledge of community solar panels. Vice Chairman Spaulding questioned if anyone has approached the Township to place a Mega Solar Farm. Zoning Administrator Hohenstein spoke on the current Solar Ordinance section 16.19 and the proposed Overlay District. Commissioner Lollo spoke on her concerns about not having a Solar Farm Ordinance with guarantees and surety bonds that address returning property back to its original state once the panels are removed. Board Representative Boal questioned if the Township has any areas that are over 1,800 acres that would be available for an Overlay District. Discussion followed and Planner Moore answered questions.

HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES

August 26, 2025

Renewable Energy Ordinance- Including Invited Guest Speakers: John Mills and Rick VanGilder. John Mills spoke on uses of energy, letters of introduction that he received from different solar companies and answered questions. Vice Chair Spaulding questioned the option agreement and asked if he has any current agreements with solar companies in Howell Township, if they can connect directly to the existing power grid and if Detroit Edison/Consumers Energy are obligated to buy that power or do they work separate agreements with utility companies. Commissioner Lollo questioned who is responsible for turning the property back to its original condition. Board Representative Boal questioned how much energy would be produced with community solar which is considered parcels under 50 acres. Rick and Ryan Vangilder spoke on their experience with solar farms and the financial benefits to farmers. Board Representative Boal questioned if they have been approached by developers for Agri-solar, a mixed use of solar energy and farming. Commissioner Frantjeskos questioned the damage to soil when the panels are removed. Discussion followed. Township Planner Montagno gave an update on the Renewable Energy Ordinance changes. Board Representative Boal questioned the noise decibels allowed to a property line. **Motion** by Newstead, **Second** by Stanley, “**To recommend to Township Board, approval of the Renewable Energy Ordinance with the change discussed at the August 26, 2025 Planning Commission meeting.**” Motion carried.

DRAFT
LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES
304 E. Grand River Ave., Howell, Michigan
SEPTEMBER 17, 2025
6:30 p.m.

PLANNING COMMISSION	
COMMISSIONERS PRESENT:	Bill Anderson Dennis Bowdoin Bill Call Matt Ikle Paul Funk Margaret Burkholder
COMMISSIONERS ABSENT:	Kevin Galbraith
STAFF PRESENT:	Scott Barb Rob Stanford Martha Haglund Abby Carrigan
OTHERS PRESENT:	Bruce Powellson, Marion Township; Chuck Wright, Handy Township; Sara Porter, Conway Township; Brande Nogafsky, Conway Township Assessor, Gabi Bresett, Conway Township

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 CALL TO APPROVE THE AGENDA DATED SEPTEMBER 17, 2025, SECONDED BY COMMISSIONER BOWDOIN.

All in favor, motion passed 6-0

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES DATED AUGUST 20, 2025, SECONDED BY COMMISSIONER BOWDOIN.

All in favor, motion passed 6-0

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

7. ZONING REVIEWS:

A. Z-26-25: DEERFIELD TOWNSHIP REZONING, SECTION 35, A-3 TO I-1

Current Zoning: Small Farms (5 acre minimum)

Proposed Zoning: Light Industrial

Section: 35

Township Recommendation: Denied. The proposed rezoning was denied at the August 21, 2025, public hearing. Township planning commissioners had concerns over the industrial zoning request, and it does not follow the Township Master Plan as stated in the minutes of August 21, 2025.

Staff Recommendation: Disapproval. The proposed rezoning from A-3 Small Farms (5 acres) to I-1 Light Industrial is not compatible with the Deerfield Township Master Plan and could impose future restrictions on surrounding properties.

Commissioner Discussion: Commissioner Bowdoin stated that the rezoning was straightforward. Commissioner Call stated that the proposed rezoning does not follow the Master Plan or the Zoning Ordinance. These are the conditions for a Disapproval recommendation.

Public comments: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND DISAPPROVAL, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 6-0

B. Z-27-25: GENOA TOWNSHIP TEXT AMENDMENTS

ARTICLE 21, SECTIONS 5 & 6 POSTING REQUIREMENTS AND MORATORIUMS

Township Recommendation: Approval: The Genoa Township Planning Commission recommended approval at their August 11, 2025, meeting. There were no public comments.

Staff Recommendation: Approval. The proposed ordinance amendment has been thoroughly reviewed. The proposed amendments are appropriate and consistent with zoning ordinance language.

Commissioner Discussion: Commissioner Ikle questioned the required 300-foot notice and that it should be referenced as well. He wanted the letter that goes to the Township Board to mention this oversight.

Public comments: None

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

Motion passed: 6-0

C. Z-28-25: HOWELL TOWNSHIP TEXT AND MAP AMENDMENTS

ARTICLES 16 & 30 RENEWABLE ENERGY FACILITIES AND OVERLAY DISTRICTS

Current Zoning: Agricultural Residential

Proposed Zoning: Renewable Energy Overlay

Sections: 16 & 30

Township Recommendation: Approval with Conditions. The Howell Township Planning Commission recommended approval of the proposed amendments at their March 25, 2025, public hearing with the condition that noise levels will be measured at the property lines of the development site. The item was on the

agenda for several planning commission meetings for input and discussion by Township Planning Commissioners. Several modifications were made to the original language and were finalized at the August 26, 2025, Township Planning Commission meeting and forward to Livingston County Planning Commission for review.

Staff Recommendation: Approval. The proposed amendments with the attached conditions are compatible with the Howell Township Zoning Ordinance.

Commissioner Discussion: Commissioner Ikle mentioned that the regulations should state to use an A-Rated bond company, referencing Item (D)(4), and would like the letter that goes to the Township to make mention of this as conditions for Approval.

Public comments: None

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

Motion passed: 6-0

D. Z-29-25: HOWELL TOWNSHIP TEXT AMENDMENTS
VARIOUS SECTIONS, PORTABLE STORAGE CONTAINERS

Township Recommendation: Approval. The Howell Township Planning Commission recommended approval of the proposed amendments at their July 27, 2025, public hearing.

Staff Recommendation: Approval. The proposed amendments are compatible, but we encourage the Township to consider our comments on Section 12.05 regarding the IFZ District and number of cargo containers allowed in the district.

Public Comment: None

Commissioner Discussion: Commissioner Burkholder asked for clarification on items 14.07 (I) (4) and (I)(9). Commissioner Funk asked about the conditions that the township placed on the proposed amendments. Director Barb stated that the township did not provide him with the conditions.

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

Motion passed: 6-0

E. PA-01-25: HANDY AND CONWAY TOWNSHIP
PA 116 FARMLAND AND OPEN SPACE AGREEMENT
SECTION 6 HANDY TWP, SECTION 31 CONWAY TOWNSHIP 10.08 ACRES
DON AND SAVANNA DENBROCK.

Section: Handy Township: Section 6 and Conway Township: Section 31

Acreage: 10.08

Applicant: Don and Savanna Denbrock

Staff Recommendation: Approval. This property complies with criteria established by PA 116 as a farm of 5 acres or more in one ownership, but less than 40 acres, with 51% or more of the land area devoted to an agricultural use and produces more than \$200 per year, per acre (Total per acre for this application is \$430 per acre).

Public Comment: None

Commissioner Discussion: There were numerous questions amongst the Commissioners regarding the proper processing of this request at the local township level regarding having the request span two townships. Staff provided the Commissioners with a reading of the State statute which speaks to the process of handling a PA 116 request that spans across two separate townships.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND TAKE NO ACTION, ENCOURAGE FURTHER REVIEW, SECONDED BY COMMISSIONER BURKHOLDER.

**Motion passed: 4-2
NAYS: IKLE, BOWDOIN**

8. OLD BUSINESS:

9. NEW BUSINESS:

- A. Howell Township Public Hearing on Proposed Data Center 9/23/25.
- B. MTA Livingston County Chapter Meeting 9/30/25.
- C. Iosco Township Board Meeting on Utility-Scale Solar (original 9/18/25 Board meeting moved to October 16, 2025).
- D. Principal Planner Stanford training to acquire Michigan Infrastructure Council (MIC) "Asset management Champion" Certification.

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 7:45 PM, SECONDED BY COMMISSIONER CALL.

Motion passed: 6-0



Livingston County Department of Planning

MEMORANDUM

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

FROM: Scott Barb

DATE: September 10, 2025

SUBJECT: Z-28-25 Amendments to the Zoning Ordinance: Article 16 Special Uses, Sections 16.15 & 16.19; Article 30 Renewable Energy Overlay District, Section 30.01 Purpose.

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP Candidate
Principal Planner

The Howell Township Planning Commission is proposing to amend several sections of the Township Ordinance to include language regarding renewable energy facilities and an overlay map district within the Township. Staff have reviewed the proposed amendments for compatibility with the exiting ordinance language and offers the following summary for your review. All staff comments are written in *red italics*.

Article 16, Section 16.15 Renewable Energy Facilities

Section 16.15 will read as follows:

A. RENEWABLE ENERGY DEFINITIONS

- 1) *Abandonment:* Any renewable energy system or facility that is no longer producing power over a consecutive 12-month period of time.
- 2) *Accessory Solar Energy Systems:* A device, and/or components designed to generate renewable and store energy installed at individual residential or commercial locations which are incidental to the principle permitted use on a parcel of land. The use of such installation is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid. Examples include Building-Mounted Solar Energy Collectors and Ground-Mounted Solar Energy Collectors.
- 3) *Decommission:* To remove and/or retire a renewable energy system or facility from active service, including the restoration of the ground to its original condition.
- 4) *Facility Boundary.* The boundary around a parcel, multiple parcels, or portions thereof, leased or purchased for the purposes of operating a renewable energy facility.
- 5) *Nameplate Capacity:* The designed full load sustained generating output of an energy facility. This is determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

Department Information

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

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

Web Site
milivcounty.gov

- 6) *Nonparticipating Property*: A property that is adjacent to an energy facility and that is not a participating property.
- 7) *Occupied Community Building*: a school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.
- 8) *Solar Array*: A collection of solar panels, wired together to generate electricity from the sun.
- 9) *Renewable Energy Facilities*: A facility where the principal design, purpose, or use is to provide renewable energy via wind, solar and/or storage to off-site uses or the wholesale or retail sale of generated electricity.
- 10) *Renewable Energy Systems*: A device, and/or components designed to generate renewable energy.
- 11) *Wind Energy Conversion System (WECS)*: Any device such as a turbine, windmill, or charger that converts wind energy to a usable form of energy.

A. INTENT. Renewable Energy Facilities may only be permitted in the Howell Township Renewable Energy Overlay District. The following regulations are intended to ensure the interests of the landowner, and the Township are achieved harmoniously with no negative effect to the long-term viability of the subject property or those surrounding it. In the Renewable Energy Overlay District where this special land use is permitted, facilities for the capture, storage, and distribution of renewable energy for commercial purposes.

Staff comments: REF will only be allowed in the proposed Renewable Energy Overlay District.

B. SOLAR STORAGE FACILITIES

- 1) Setbacks. The solar and storage renewable energy facility setback requirements are found in the table below. All associated accessory equipment shall be subject to the same requirements. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon the following considerations:

- The land use and zoning of adjacent properties, with particular attention to residential or other sensitive uses.
- The presence and effectiveness of screening measures such as landscaping, fencing, or natural buffers.
- Topographic conditions or existing vegetation that may reduce visual or noise impacts.
- The orientation and design of the facility, including panel direction and placement of accessory structures.
- Potential glare, noise, or other nuisance impacts on neighboring properties.

Adjacent Properties	Renewable Energy Overlay District		
	Residential Land Uses	Place of Worship or Public Institutional Land Uses	All Other Land Uses
Front Yard Setback (adjacent to right-of-way)	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line
Side Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line
Rear Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line

In instances where the renewable energy facility is comprised of multiple parcels, these setbacks shall apply to the exterior perimeter of all adjoining parcels. All setback distances are measured from the property line, or nearest point of a dwelling unit, to the closest point of the renewable energy system. Should the nearest component of the renewable energy system be a solar or photovoltaic array, the measurement shall be taken from the array at minimum tilt.

- 2) **Lot Coverage.** The area of the renewable solar energy facility and any associated accessory structures shall not exceed 75% of the square footage of the entire site within the facility boundary. Impervious surfaces for the purpose of calculating lot coverage for renewable solar energy systems include, but are not limited to, mounting pads, footings, concrete, asphalt, or gravel driveways and walkways, and accessory structures.
- 3) **Height.** The height of the renewable solar energy system and any mounts, buildings, accessory structures, and related equipment must not exceed twenty-five (25) feet when orientated at maximum tilt. Lightning rods may exceed twenty-five (25) feet in height, but they must be limited to the height necessary to protect the solar energy system from lightning and clearly shown in site plan proposals. The height of the renewable storage energy system or any structure constructed to enclose the system shall not exceed thirty (30) feet.
- 4) **Screening.** Screening is required around the entire facility boundary perimeter to obscure, to the greatest extent possible, the solar or storage renewable energy system from all adjacent properties. Screening standards set forth in Section 28.03.A. shall be applied to all solar and storage renewable energy facilities. Each owner, operator, or maintainer of solar or storage renewable energy facility to which this ordinance applies shall utilize good husbandry techniques with respect to said vegetation, including but not limited to proper pruning, proper fertilizer, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time. An acceptable and reasonable long term landscape maintenance plan must be submitted prior to final approval. The Planning Commission

may modify these requirements if it reasonably determines it necessary as it relates to proposed placement of renewable energy systems and adjacent land uses and/or zoning.

- 5) Fencing. The facility boundary perimeter of a solar or storage renewable energy facility shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, and 28.08 of the Township Zoning Ordinance. Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.
- 6) Glare. Solar renewable energy systems must be placed and oriented such that concentrated solar radiation and/or glare does not project onto roadways and nearby properties. Applicants have the burden of proving any glare produced does not cause annoyance, discomfort, or loss in visual performance and visibility. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to determine if glare from the utility-scale solar energy system will be visible from nearby residents and roadways. The analysis shall consider the changing position of the sun throughout the day and year, and its influence on the solar renewable energy system.
- 7) Drainage and Stormwater. Renewable solar and storage energy facilities shall not increase stormwater runoff onto adjacent properties. The application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff shall be managed and demonstrating that runoff from the site shall not cause undue flooding. Any necessary permits from outside agencies for off-site discharge shall be provided. It should also be reasonably demonstrated that maintenance procedures and products will not introduce chemicals or create detrimental impacts to the natural environment, groundwater, and wildlife.
- 8) Noise. The solar energy facility shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the property line the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- 9) Code Compliance. All renewable storage energy facilities, all dedicated use buildings, and all other buildings or structures that (1) contain or are otherwise associated with a renewable storage energy facility and (2) subject to the Building Code shall be designed, erected, and installed in accordance with all applicable provisions of the Building Code, all applicable state and federal regulations, and industry standards as referenced in the Building Code and the Howell Township Zoning Ordinance.

C. Wind Energy Conversion System (WECS)

- 1) Design Safety Certification. The safety of the design of all WECS structures shall comply with all current applicable State of Michigan guidelines and standards.
- 2) Interference. All WECS structures shall be certified by the manufacturer to minimize or mitigate interference with existing electromagnetic communications, such as radio, telephone, microwave or television signals.

- 3) Setbacks. The distance between a WECS and the nearest property line and/or nearest road right of way shall be at least two and one-tenth (2.1) times the blade tip height for occupied community buildings and residences on nonparticipating properties and one and one-half (1.5) times the blade tip height from residences and other structures on participating properties, nonparticipating property lines, the public right-of-way, and overhead communication and electric transmission (not including utility service lines to individual houses or outbuildings). No part of the WECS structure, including guy wire anchors, may extend closer than ten (10) feet to the owner's property line. All accessory equipment shall be at least one hundred (100) feet from the nearest property line. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon impacts to existing land uses and/or zoning of adjacent properties.

Staff comments: The proposed setback distances for wind structures are acceptable for both non-participating properties and those that are part of any proposed project.

4. Shadow Flicker. Each wind tower is sited such that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
5. Height. Each wind tower blade tip does not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
6. Lighting. The WECS is equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lit with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. The Planning Commission may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light-mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:
 - i. The purpose of the exemption.
 - ii. The proposed length of the exemption.
 - iii. A description of the light-mitigating technologies submitted to the Federal Aviation Administration.
 - iv. The technical or economic reason a light-mitigating technology is not feasible.
 - v. Any other relevant information requested by the Planning Commission.
7. Guy Wires. If an on-site WECS is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors.
8. Fencing. Facilities shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, and 28.08 of the Township Zoning Ordinance. Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.

9. Noise. WECS facility shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
10. Color. Towers and blades shall be a non-reflective neutral color.
11. Controls and Brakes. All commercial WECS structures shall be equipped with manual and automatic controls to limit rotation of blades to a speed below the designed limits of the WECS. The Professional Engineer must certify that the rotor and overspeed control design and fabrication conform to applicable design standards. No changes or alterations from certified design shall be permitted unless accompanied by a Professional Engineer's statement of certification.
12. Compliance with FAA. It shall be the responsibility of the applicant to obtain the appropriate FAA permits for the WECS structure, or to obtain a determination of no significant impact to air navigation from the FAA.
13. Climb Prevention. All commercial WECS structures must be protected by anti-climbing devices.
14. Warning Signage. A visible warning sign of High Voltage is required to be placed at the base of all commercial WECS structures. Such signs shall also be located at all points of site ingress and egress.

D. STANDARDS FOR RENEWABLE ENERGY FACILITIES

- 1) Abandonment, Removal, Repowering and/or Maintenance. If a renewable energy facility ceases to perform its intended function (generating electricity) for more than 12 consecutive months, the operator shall remove all associated equipment and facilities no later than 90 days after the end of the 12-month period. Where the removal has not been lawfully completed as required above, and after at least 30 days' written notice, the Township may remove or secure the removal of the renewable energy facility and/or system or if due to abandonment and/or negligence to maintain, the Township shall have the right to enter the site for the reason of repowering the facility, in cases where repairs or replacements to the renewable energy system components are necessary, in order to properly maintain the system. The Township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Charges may include the procurement of a contractor with expertise to oversee and execute the entire set of repairs and/or maintenance to restore the site to its original capacity. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.
2. Decommissioning. The ground shall be restored to its original condition within 60 days of removal of structures. The restoration will include returning all soil within the facility to its original environmental state of which record must be taken prior to the commencement of construction. Acceptable ground covers include grass, trees, crops, or other material demonstrated to be characteristic of the surrounding land. All above and below ground materials shall be removed when the renewable energy facility and/or system are decommissioned. All installed

landscaping and greenbelts shall be permitted to remain on the site as well as any reusable infrastructure as determined by the Township. These can include service drives, utilities, etc. Guarantee. A letter of credit, cash deposit, or other security instrument found acceptable to the Township Board shall be posted by the owner(s) and/or operator of the Utility-scale solar energy facility. Such surety shall be equal to one-hundred twenty-five (125) percent of the total cost of decommissioning and/or reclamation based on an estimate that shall be presented by the applicant and evaluated and approved by the township. The guarantee shall be increased by a minimum of 3% each year or equal to one-hundred twenty-five (125) percent of a new estimate. The cost of decommissioning shall be re-reviewed and submitted to the Township annually to ensure adequate funds are allocated for decommissioning. The developer shall provide a new estimate at least every five (5) years to assess whether the guarantee should be appropriately adjusted to reflect the current decommissioning cost.

3. The applicant shall engage a certified professional engineer acceptable to the Township to estimate the total cost of decommissioning all structures in the facility in accordance with the requirements of this Ordinance, including reclamation to the original site conditions.
4. A security bond, if utilized, shall be posted and maintained with a bonding company licensed in the State of Michigan or a Federal or State-chartered lending institution acceptable to the Township.
5. Any bonding company or lending institution shall provide the Township with 90 days' notice of the expiration of the security bond. Lapse of a valid security bond is grounds for the actions defined below.
6. If at any time during the operation of the renewable energy facility, prior to, during, or after the sale or transfer of ownership and/or operation of the facility the security instrument is not maintained, the Township may take any action permitted by law, to revoke the special land use, order a cessation of operations, and order removal of the structure and reclamation of the site.
7. In the event of sale or transfer of ownership and/or operation of the renewable energy facility, the security instrument shall be maintained throughout the entirety of the process. The security instrument shall be maintained until decommissioning and removal has been completed to the satisfaction of the Township.
8. Provision of Manufacturers' Safety Data Sheet(s). The applicant must submit manufacturer safety data sheets for all proposed equipment. If approval is granted, the applicant must provide the Township with finalized manufacturer safety data sheets both to be kept on record with the Township and on-site in a clearly marked waterproof container. Applicants must provide updated manufacturer data sheets whenever equipment is modified so that all records are up to date. Documentation shall include the type and quantity of all materials used in the operation of all equipment.
9. Fire Response. All electrical equipment associated with and necessary for the operations of the facility shall comply with all local and state codes. All design and installation work shall comply with all applicable provisions of the National Electrical Code (NEC).

10. The applicant shall provide training, at no cost to the Township, before, approximately halfway through and after construction for all emergency service departments serving the Township. Including all other requirements for permits, all three (3) trainings must have been completed to receive final zoning permits. Trainings upon the completion and during the operation of the renewable energy facility will be conducted upon the request of all emergency service departments but not exceed four (4) trainings per any given twelve (12) month period.
11. The applicant shall provide a set of procedures and protocols for managing risk or fire and for responding in the event of an emergency at the facility. It will be the burden of the applicant to ensure said procedures and protocols provided to the various emergency service departments is the most up to date version.
12. Special equipment that may be required to ensure the safety of fire and rescue personnel when responding to an emergency at the facility shall be provided at no cost to the Township prior to commencement of construction of the facility. The authority to determine whether, and what type of, special equipment is needed shall be with the fire and/or rescue department(s) serving the Township.
13. The applicant shall provide for and maintain reasonable means of access for emergency services. Lock boxes and keys shall be provided at locked entrances for emergency personnel access. If any adjoining properties are damaged as a result of ingress/egress to the facility, the applicant shall remedy all damages in full.
14. Anticipated Construction Schedule. Applicant must provide an anticipated construction schedule which highlights when potentially hazardous materials will be brought on-site and installed.
15. Permits. Applicant must coordinate with all applicable agencies for required permitting including but not limited to the Livingston County Road Commission and/or Michigan Department of Transportation (MDOT) Livingston County Drain Commission, Environmental Protection Agency (EPA), Michigan Department of Environment, Great Lakes and Energy (EGLE), etc.
16. Photographic Record. Applicant must submit a complete set of photos and video of the entire development area prior to construction. This will be used as historical documentation for the township to secure and refer to if/when decommissioning and redevelopment activities take place.
17. Site Security. A security plan shall be submitted with the special land use application and site plan application for a renewable energy facility. Additional fees may be required to cover specialized reviews of these plans and or the Township's building official's inspection of the site. The security plan shall:
 - i. Show all points of secured access as well as the means for limiting access to authorized personnel only.
 - ii. Along with other signage requirements in this Ordinance and the Township Sign Ordinance, install and maintain warning signage on all dangerous equipment and facility entrances.

- iii. Provide a schedule outlining the implementation and maintenance of site security as well as routine inspections to ensure site security infrastructure is intact and operating as intended.
18. Indemnity. Applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Utility-scale solar energy facility and/or system, which is subject to the Township's review and approval.
19. Ownership Changes: If the owner of the Utility-scale solar energy facility changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning responsibilities. A new owner or operator of the Utility-scale solar energy facility shall notify the Township of such change in ownership or operator within 30 days of the ownership change. A new owner or operator must provide such notification to the Township in writing. The special use permit and all other local approvals for the Utility-scale solar energy facility may be determined by the Township Board at a public meeting to be void if a new owner or operator fails to provide written notification to the Township in the required timeframe, unless the new owner or operator provides a reasonable explanation for any delay. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Ordinance.
20. Location: Renewable Energy Facilities shall be permitted only within the Renewable Energy Overlay District as designated in Section 30.01. This requirement does not apply to Accessory Solar Energy Systems, as outlined in Section 16.15(G).

E. RENEWABLE ENERGY FACILITIES SITE PLAN REQUIREMENTS. Applications for all renewable energy facilities must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan. All site plans shall conform to the requirements listed in Article XX. In addition they shall display the following information:

1. Horizontal and vertical to scale drawings (elevations) with dimensions that show the location of the proposed solar array(s), wind turbines and energy storage facilities, buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
- 2) Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the renewable energy facility and within one hundred (100) feet of all facility boundary property lines. Use of above-ground lines shall be kept to a minimum.
- 3) Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the renewable energy facility. In no instance shall barbwire be used.
- 4) A written description of the maintenance program to be used for the renewable energy facility, including decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the renewable energy facility is decommissioned. Description should include the

average useful life of all primary renewable energy system equipment and components being proposed.

- 5) Additional detail(s) and information as required by the Planning Commission and/or Township Board.

- A. RENEABLE ENERGY FACILITIES REQUIRED STUDIES. All studies and analyses listed below may be required for renewable energy facilities as determined appropriate by the Planning Commission based on the size, location, and potential impacts of the proposed project. The Commission may waive or modify these requirements if it determines that sufficient information is otherwise available or the study is not necessary to ensure public health, safety, and welfare.
 1. Stormwater Study. A stormwater plan prepared by a qualified professional shall be submitted in accordance with Part 31 of the Michigan Natural Resources and Environmental Protection Act (NREPA), and any applicable Township stormwater regulations. The analysis should address how site design, including layout, slope, and panel spacing, affects stormwater runoff and infiltration. Engineered stormwater solutions may be required where natural infiltration is not feasible.
 2. Wildlife Impact Analysis. For sites with potential sensitive habitat or wildlife concerns, the Planning Commission may require the applicant to provide a wildlife and habitat assessment. This assessment should include a review of known species and habitats using available data from the Michigan Department of Natural Resources and U.S. Fish and Wildlife Service. Where applicable, the applicant shall implement best management practices and comply with relevant State and Federal endangered species protection laws.
 3. Natural Feature Preservation Study. Applicants shall identify and preserve, to the extent feasible, significant natural features such as mature trees, wetlands, and natural grade. Tree clearing should be minimized, especially in setback areas. A tree inventory may be required for trees 6" DBH or greater if significant clearing is proposed.
 4. Environmental Impact Analysis. The applicant shall provide a summary identifying how the proposed facility complies with relevant parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994), including but not limited to:
 - i. Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to:
 - ii. Part 31 Water Resources Protection (MCL seq.),
 - iii. Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.),
 - iv. Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.),
 - v. Part 303 Wetlands (MCL 324.30301 et seq.),
 - vi. Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.),
 - vii. Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.),
 - viii. Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).
 - ix. The Township may request documentation from relevant regulatory agencies to confirm compliance with required permits and standards.

G. ACCESSORY SOLAR ENERGY SYSTEMS

1. Intent. Accessory Solar Energy Systems including all solar technologies and batteries for energy storage generated by the solar technologies are hereby permitted as accessory uses and subject to approval or a certificate of Zoning Compliance per Section 21.04 of this Ordinance. Typically installed at individual residential or commercial locations, use is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale or credit of surplus electrical energy back to the electrical grid. Any accessory solar energy system shall be designed and size to provide for the energy needs of the principal use. The following requirements shall apply to all Accessory Solar Energy Systems for private use.
2. Building-Mounted Solar Energy Requirements. Any building-mounted solar energy system shall be a permitted accessory use by right in all zoning districts, subject to the following requirements:
 - i. Solar energy systems that are mounted on the roof of a building shall not project more than the highest point on the roof. Additionally, they are not to exceed the maximum building height limitation for the zoning district in which it is located and shall not project beyond the eaves of the roof.
 - ii. Solar energy systems that are wall-mounted shall not exceed the height of the building wall to which they are attached.
 - iii. Solar energy systems that are mounted on the roof or on a wall of a building, shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.
 - iv. The design of accessory solar energy system, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.
3. Ground-Mounted Solar Energy System Requirements. A ground-mounted solar energy system is considered an accessory structure and may be permitted as an accessory use by right in all zoning districts, subject to the following requirements:
 - i. Ground-mounted solar energy systems may be located in the rear yard and the side yard, but must meet the required side and rear yard setbacks of the district in which they are located. Ground-mounted solar energy collectors may be located within the front yard if the following criteria are met:
 - a. The parcel is located in AR district.
 - b. The principal building is located at a minimum of 200% of the required front yard setback.
 - c. Ground-mounted solar energy systems shall meet the front yard setback.
 - d. Vegetative screening materials must meet the requirements of Section 28.04.

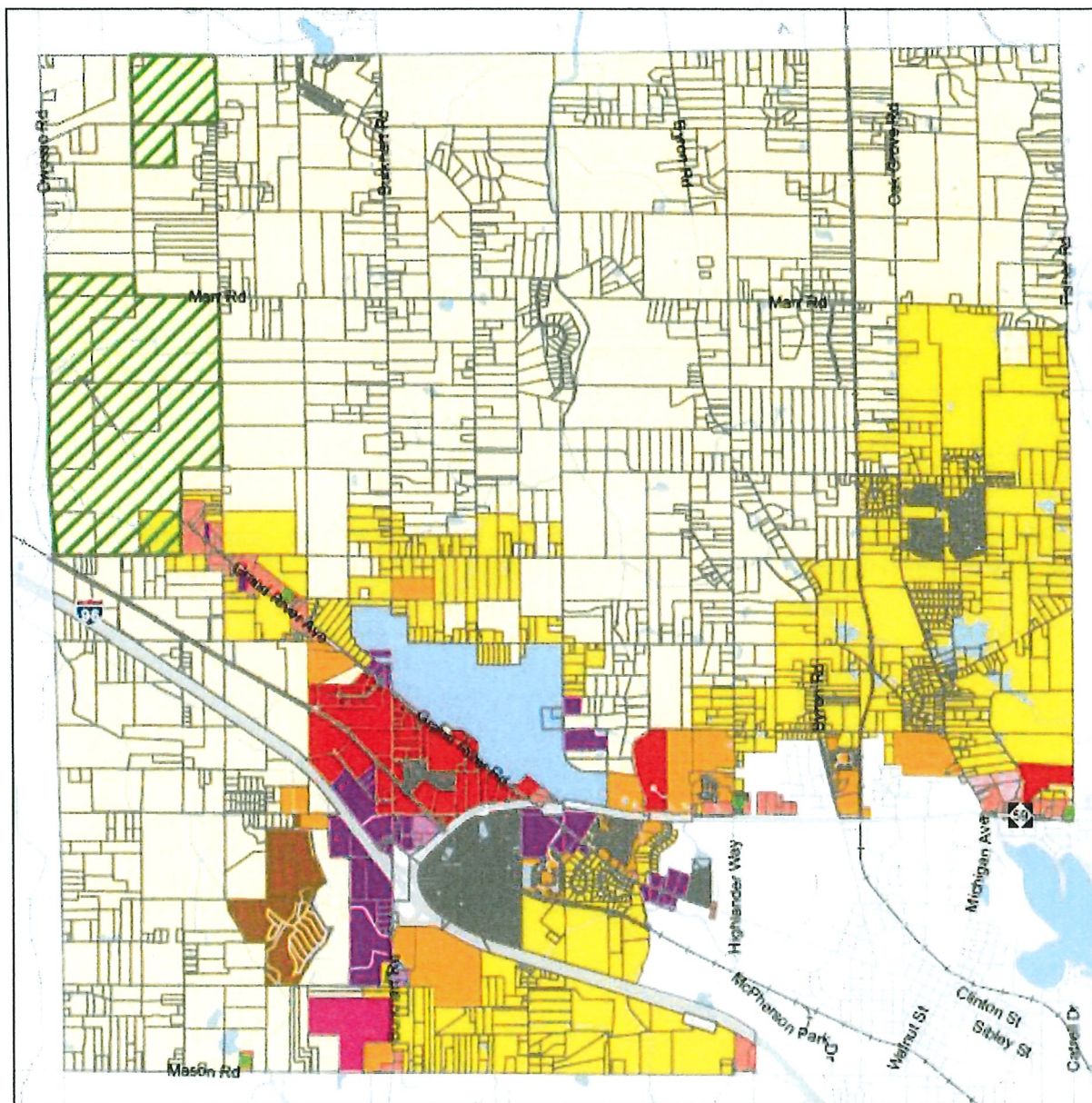
- ii. Ground-mounted solar energy systems shall not exceed the height of fifteen (15) feet, measured from the ground at the base of such equipment at full tilt.
- iii. The ground-mounted solar energy systems shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.
- iv. The design of ground-mounted solar energy systems, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.
- v. The lot coverage area, as measured from edge to edge, at minimum tilt, horizontally with the ground, of the solar array shall not exceed 50% of the square footage of the primary building of the property and shall comply with the maximum ground floor coverage referred to in Section 3.17.

Staff comments: Building and ground mounted solar energy systems will be allowed in all zoning districts provided the standards are met.

Article 30 Renewable Energy Overlay District

A new Article 30 has been created and will amend the Township Zoning Map to include a new Renewable Energy Overlay District.

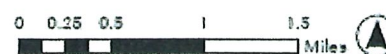
- A. General Purpose Statement: It is the purpose of this Section to establish Overlay Districts that provide additional land use standards, development guidelines, or use permissions tailored to specific geographic areas or planning objectives within Howell Township. Overlay Districts are intended to address unique community goals, environmental considerations, infrastructure needs, or economic development opportunities, while maintaining compatibility with the underlying zoning and promoting the health, safety, and general welfare of the Township. These districts are designed to ensure coordinated and context-sensitive development that supports the long-term vision of the Master Plan and other adopted policies.
- B. Specific Purpose Statements
 - 1. Renewable Energy Facilities Overlay District: It is the purpose of the Renewable Energy Overlay District to provide appropriate locations for Renewable Energy Facilities. This district is intended to ensure such facilities are developed in a location that is compatible with surrounding land uses, minimizes adverse impacts on the community and environment, and supports the safe, efficient production of renewable energy in accordance with state law. The Renewable Energy Facilities Overlay District shall be incorporated into the official Zoning Map and shall be adopted in the manner identified in Section 3.02.



- | | |
|-------------------------------------|---------------------------------------|
| Renewable Energy Overlay | NSC - Neighborhood Service Commercial |
| PUD - Planned Unit Development | HSC - Highway Service Commercial |
| AR - Agricultural Residential | RSC - Regional Service Commercial |
| SFR - Single Family Residential | IFZ - Industrial Flex Zone |
| MFR - Multiple Family Residential | I - Industrial |
| MHD - Manufactured Housing District | RT - Research & Technology |
| OS - Office Service | Conditional Rezoning |

Renewable Energy Overlay District

Howell Township
Livingston County, Michigan



This map is for reference only. Data layers that appear on this map may not be accurate. The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

Data: Livingston County, Howell Township
Prepared by: Carlisle/Worthern Associates, Inc.
Date: July 2025



Staff comments: The proposed amendments are compatible with the current ordinance language and are intended to serve as workable ordinance language should developers choose to work with the Township facilities that are under the State determined capacities. As written, the amendments will not act as a compatible renewable energy ordinance (CREO) as defined by P.A. 233 of 2023.

The addition of the Renewable Energy Overlay District has also been included with the proposed amendments. The Township has chosen to predefine areas of the Township where potential energy projects could locate. This is a proactive step for the Township and will provide potential developers with compatible areas for renewable projects while minimizing land use impacts from unplanned development.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS. The Howell Township Planning Commission recommended approval of the proposed amendments at their March 25, 2025, public hearing with the condition that noise levels will be measured at the property lines of the development site. The item was on the agenda for several planning commission meetings for input and discussion by Township Planning Commissioners. Several modifications were made to the original language and were finalized at the August 26, 2025, Township Planning Commission meeting and forward to Livingston County Planning Commission for review.

RECOMMENDATION: APPROVAL. The proposed amendments with the attached conditions are compatible with the Howell Township Zoning Ordinance.

**HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT**

ORDINANCE NO. ____

At a regular meeting of the Township Board of Howell Township, Livingston County, Michigan, held at 3525 Byron Rd., Howell, Michigan 48855 on the 14th day of October, 2025, at 6:30 P.M., Township Board Member _____ moved to adopt the following Ordinance, which motion was seconded by Township Board Member _____:

An ordinance to amend the Zoning Ordinance of Howell Township; to amend Articles XVI to allow Renewable Energy Facilities, to create Article XXX a Renewable Energy Overlay District, and to provide for severability and repealer clauses of any ordinances inconsistent herewith.

HOWELL TOWNSHIP ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE XVI, SPECIAL USES: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE XVI

SPECIAL USES

Section 16.15 – RENEWABLE ENERGY FACILITIES

- 1) *Abandonment:* Any renewable energy system or facility that is no longer producing power over a consecutive 12-month period of time.
- 2) *Accessory Solar Energy Systems:* A device, and/or components designed to generate renewable and store energy installed at individual residential or commercial locations which are incidental to the principle permitted use on a parcel of land. The use of such installation is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid. Examples include Building-Mounted Solar Energy Collectors and Ground-Mounted Solar Energy Collectors.
- 3) *Decommission:* To remove and/or retire a renewable energy system or facility from active service, including the restoration of the ground to its original condition.

- 4) *Facility Boundary*. The boundary around a parcel, multiple parcels, or portions thereof, leased or purchased for the purposes of operating a renewable energy facility.
 - 5) *Nameplate Capacity*: The designed full-load sustained generating output of an energy facility. This is determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.
 - 6) *Nonparticipating Property*: A property that is adjacent to an energy facility and that is not a participating property.
 - 7) *Occupied Community Building*: a school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.
 - 8) *Solar Array*: A collection of solar panels, wired together to generate electricity from the sun.
 - 9) *Renewable Energy Facilities*: A facility where the principal design, purpose, or use is to provide renewable energy via wind, solar and/or storage to off-site uses or the wholesale or retail sale of generated electricity.
 - 10) *Renewable Energy Systems*: A device, and/or components designed to generate renewable energy.
 - 11) *Wind Energy Conversion System (WECS)*: Any device such as a turbine, windmill, or charger that converts wind energy to a usable form of energy.
- A. INTENT. Renewable Energy Facilities may only be permitted in the Howell Township Renewable Energy Overlay District. The following regulations are intended to ensure the interests of the landowner and the Township are achieved harmoniously with no negative effect to the long-term viability of the subject property or those surrounding it. In the Renewable Energy Overlay District where this special land use is permitted, facilities for the capture, storage, and distribution of renewable energy for commercial purposes.

B. SOLAR AND STORAGE FACILITIES

- 1) Setbacks. The solar and storage renewable energy facility setback requirements are found in the table below. All associated accessory equipment shall be subject to the same requirements. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon the following considerations:
 - The land use and zoning of adjacent properties, with particular attention to residential or other sensitive uses.

- The presence and effectiveness of screening measures such as landscaping, fencing, or natural buffers.
- Topographic conditions or existing vegetation that may reduce visual or noise impacts.
- The orientation and design of the facility, including panel direction and placement of accessory structures.
- Potential glare, noise, or other nuisance impacts on neighboring properties.

	Renewable Energy Overlay District		
Adjacent Properties	Residential Land Uses	Place of Worship or Public Institutional Land Uses	All Other Land Uses
Front Yard Setback (adjacent to right-of-way)	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line
Side Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line
Rear Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line

In instances where the renewable energy facility is comprised of multiple parcels, these setbacks shall apply to the exterior perimeter of all adjoining parcels. All setback distances are measured from the property line, or nearest point of a dwelling unit, to the closest point of the renewable energy system. Should the nearest component of the renewable energy system be a solar or photovoltaic array, the measurement shall be taken from the array at minimum tilt.

- 2) Lot Coverage. The area of the renewable solar energy facility and any associated accessory structures shall not exceed 75% of the square footage of the entire site within the facility boundary. Impervious surfaces for the purpose of calculating lot coverage for renewable solar energy systems include, but are not limited to, mounting pads, footings, concrete, asphalt, or gravel driveways and walkways, and accessory structures.
- 3) Height. The height of the renewable solar energy system and any mounts, buildings, accessory structures, and related equipment must not exceed twenty- five (25) feet when orientated at maximum tilt. Lightning rods may exceed twenty- five (25) feet in height, but they must be limited to the height necessary to protect the solar energy system from lightning and clearly shown in site plan proposals.

The height of the renewable storage energy system or any structure constructed to enclose the system shall not exceed thirty (30) feet.

- 4) Screening. Screening is required around the entire facility boundary perimeter to obscure, to the greatest extent possible, the solar or storage renewable energy system from all adjacent properties. Screening standards set forth in Section 28.03.A. shall be applied to all solar and storage renewable energy facilities. Each owner, operator, or maintainer of solar or storage renewable energy facility to which this ordinance applies shall utilize good husbandry techniques with respect to said vegetation, including but not limited to, proper pruning, proper fertilizer, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time. An acceptable and reasonable long term landscape maintenance plan must be submitted prior to final approval. The Planning Commission may modify these requirements if it reasonably determines it necessary as it relates to proposed placement of renewable energy systems and adjacent land uses and/or zoning.
- 5) Fencing. The facility boundary perimeter of a solar or storage renewable energy facility shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, and 28.08 of the Township Zoning Ordinance. Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.
- 6) Glare. Solar renewable energy systems must be placed and oriented such that concentrated solar radiation and/or glare does not project onto roadways and nearby properties. Applicants have the burden of proving any glare produced does not cause annoyance, discomfort, or loss in visual performance and visibility. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to determine if glare from the utility-scale solar energy system will be visible from nearby residents and roadways. The analysis shall consider the changing position of the sun throughout the day and year, and its influence on the solar renewable energy system.
- 7) Drainage and Stormwater. Renewable solar and storage energy facilities shall not increase stormwater runoff onto adjacent properties. The application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff shall be managed and demonstrating that runoff from the site

shall not cause undue flooding. Any necessary permits from outside agencies for off-site discharge shall be provided. It should also be reasonably demonstrated that maintenance procedures and products will not introduce chemicals or create detrimental impacts to the natural environment, groundwater, and wildlife.

- 8) Noise. The solar energy facility shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- 9) Code Compliance. All renewable storage energy facilities, all dedicated use buildings, and all other buildings or structures that (1) contain or are otherwise associated with a renewable storage energy facility and (2) subject to the Building Code shall be designed, erected, and installed in accordance with all applicable provisions of the Building Code, all applicable state and federal regulations, and industry standards as referenced in the Building Code and the Howell Township Zoning Ordinance.

C. WIND ENERGY CONVERSION SYSTEM (WECS)

- 1) Design Safety Certification. The safety of the design of all WECS structures shall comply with all current applicable State of Michigan guidelines and standards.
- 2) Interference. All WECS structures shall be certified by the manufacturer to minimize or mitigate interference with existing electromagnetic communications, such as radio, telephone, microwave or television signals.
- 3) Setbacks. The distance between a WECS and the nearest property line and/or nearest road right of way shall be at least two and one-tenth (2.1) times the blade tip height for occupied community buildings and residences on nonparticipating properties and one and one-half (1.5) times the blade tip height from residences and other structures on participating properties, nonparticipating property lines, the public right-of-way, and overhead communication and electric transmission (not including utility service lines to individual houses or outbuildings). No part of the WECS structure, including guy wire anchors, may extend closer than ten (10) feet to the owner's property line. All accessory equipment shall be at least one hundred (100) feet from the nearest property line. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon impacts to existing land uses and/or zoning of adjacent properties.

- 4) Shadow Flicker. Each wind tower is sited such that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
- 5) Height. Each wind tower blade tip does not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
- 6) Lighting. The WECS is equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lit with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. The Planning Commission may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light-mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:
 - i. The purpose of the exemption.
 - ii. The proposed length of the exemption.
 - iii. A description of the light-mitigating technologies submitted to the Federal Aviation Administration.
 - iv. The technical or economic reason a light-mitigating technology is not feasible.
 - v. Any other relevant information requested by the Planning Commission.
- 7) Guy Wires. If an on-site WECS is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors.
- 8) Fencing. Facilities shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, and 28.08 of the Township Zoning Ordinance. Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.
- 9) Noise. WECS facility shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

- 10) Color. Towers and blades shall be a non-reflective neutral color.
- 11) Controls and Brakes. All commercial WECS structures shall be equipped with manual and automatic controls to limit rotation of blades to a speed below the designed limits of the WECS. The Professional Engineer must certify that the rotor and overspeed control design and fabrication conform to applicable design standards. No changes or alterations from certified design shall be permitted unless accompanied by a Professional Engineer's statement of certification.
- 12) Compliance with FAA. It shall be the responsibility of the applicant to obtain the appropriate FAA permits for the WECS structure, or to obtain a determination of no significant impact to air navigation from the FAA.
- 13) Climb Prevention. All commercial WECS structures must be protected by anti-climbing devices.
- 14) Warning Signage. A visible warning sign of High Voltage is required to be placed at the base of all commercial WECS structures. Such signs shall also be located at all points of site ingress and egress.

D. STANDARDS FOR RENEWABLE ENERGY FACILITIES

- 1) Abandonment, Removal, Repowering and/or Maintenance. If a renewable energy facility ceases to perform its intended function (generating electricity) for more than 12 consecutive months, the operator shall remove all associated equipment and facilities no later than 90 days after the end of the 12-month period. Where the removal has not been lawfully completed as required above, and after at least 30 days' written notice, the Township may remove or secure the removal of the renewable energy facility and/or system or if due to abandonment and/or negligence to maintain, the Township shall have the right to enter the site for the reason of repowering the facility, in cases where repairs or replacements to the renewable energy system components are necessary, in order to properly maintain the system. The Township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Charges may include the procurement of a contractor with the expertise to oversee and execute the entire set of repairs and/or maintenance to restore the site to its original capacity. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.
- 2) Decommissioning. The ground shall be restored to its original condition within 60 days of removal of structures. The restoration will include returning all soil

within the facility to its original environmental state of which record must be taken prior to the commencement of construction. Acceptable ground covers include grasses, trees, crops, or other material demonstrated to be characteristic of the surrounding land. All above and below ground materials shall be removed when the renewable energy facility and/or system is decommissioned. All installed landscaping and greenbelts shall be permitted to remain on the site as well as any reusable infrastructure as determined by the Township. These can include service drives, utilities, etc.

Guarantee. A letter of credit, cash deposit, or other security instrument found acceptable to the Township Board shall be posted by the owner(s) and/or operator of the Utility-scale solar energy facility. Such surety shall be equal to one-hundred twenty five (125) percent of the total cost of decommissioning and/or reclamation based on an estimate that shall be presented by the applicant and evaluated and approved by the township. The guarantee shall be increase by a minimum of 3% each year or equal to one hundred twenty five (125) percent of a new estimate. The cost of decommissioning shall be re-reviewed and submitted to the Township annually to ensure adequate funds are allocated for decommissioning. The developer shall provide a new estimate at least every five (5) years to assess whether the guarantee should be appropriately adjusted to reflect the current decommissioning cost.

- 3) The applicant shall engage a certified professional engineer acceptable to the Township to estimate the total cost of decommissioning all structures in the facility in accordance with the requirements of this Ordinance, including reclamation to the original site conditions.
- 4) A security bond, if utilized, shall be posted and maintained with a bonding company licensed in the State of Michigan or a Federal or State-chartered lending institution acceptable to the Township.
- 5) Any bonding company or lending institution shall provide the Township with 90 days' notice of the expiration of the security bond. Lapse of a valid security bond is grounds for the actions defined below.
- 6) If at any time during the operation of the renewable energy facility, prior to, during, or after the sale or transfer of ownership and/or operation of the facility the security instrument is not maintained, the Township may take any action permitted by law, to revoke the special land use, order a cessation of operations, and order removal of the structure and reclamation of the site.

- 7) In the event of sale or transfer of ownership and/or operation of the renewable energy facility, the security instrument shall be maintained throughout the entirety of the process. The security instrument shall be maintained until decommissioning and removal has been completed to the satisfaction of the Township.
- 8) Provision of Manufacturers' Safety Data Sheet(s). The applicant must submit manufacturer safety data sheets for all proposed equipment. If approval is granted, applicant must provide the Township with finalized manufacturer safety data sheets both to be kept on record with the Township and on-site in a clearly marked waterproof container. Applicants must provide updated manufacturer data sheets whenever equipment is modified so that all records are up to date. Documentation shall include the type and quantity of all materials used in the operation of all equipment.
- 9) Fire Response. All electrical equipment associated with and necessary for the operations of the facility shall comply with all local and state codes. All design and installation work shall comply with all applicable provisions of the National Electrical Code (NEC).
- 10) The applicant shall provide training, at no cost to the Township, before, approximately halfway through and after construction for all emergency service departments serving the Township. Including all other requirements for permits, all three (3) trainings must have been completed to receive final zoning permits. Trainings upon the completion and during the operation of the renewable energy facility will be conducted upon the request of all emergency service departments but not exceed four (4) trainings per any given twelve (12) month period.
- 11) The applicant shall provide a set of procedures and protocols for managing risk or fire and for responding in the event of an emergency at the facility. It will be the burden of the applicant to ensure said procedures and protocols provided to the various emergency service departments is the most up to date version.
- 12) Special equipment that may be required to ensure the safety of fire and rescue personnel when responding to an emergency at the facility shall be provided at no cost to the Township prior to commencement of construction of the facility. The authority to determine whether, and what type of, special equipment is needed shall be with the fire and/or rescue department(s) serving the Township.

- 13) The applicant shall provide for and maintain reasonable means of access for emergency services. Lock boxes and keys shall be provided at locked entrances for emergency personnel access. If any adjoining properties are damaged as a result of ingress/egress to the facility, the applicant shall remedy all damages in full.
- 14) Anticipated Construction Schedule. Applicant must provide an anticipated construction schedule which highlights when potentially hazardous materials will be brought on-site and installed.
- 15) Permits. Applicant must coordinate with all applicable agencies for required permitting including but not limited to the Livingston County Road Commission and/or Michigan Department of Transportation (MDOT) Livingston County Drain Commission, Environmental Protection Agency (EPA), Michigan Department of Environment, Great Lakes and Energy (EGLE), etc.
- 16) Photographic Record. Applicant must submit a complete set of photos and video of the entire development area prior to construction. This will be used as historical documentation for the township to secure and refer to if/when decommissioning and redevelopment activities take place.
- 17) Site Security. A security plan shall be submitted with the special land use application and site plan application for a renewable energy facility. Additional fees may be required to cover specialized reviews of these plans and or the Township's building official's inspection of the site. The security plan shall:
 - i. Show all points of secured access as well as the means for limiting access to authorized personnel only.
 - ii. Along with other signage requirements in this Ordinance and the Township Sign Ordinance, install and maintain warning signage on all dangerous equipment and facility entrances.
 - iii. Provide a schedule outlining the implementation and maintenance of site security as well as routine inspections to ensure site security infrastructure is intact and operating as intended.
- 18) Indemnity. Applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Utility-scale solar energy facility and/or system, which is subject to the Township's review and approval.

- 19) **Ownership Changes:** If the owner of the Utility-scale solar energy facility changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning responsibilities. A new owner or operator of the Utility-scale solar energy facility shall notify the Township of such change in ownership or operator within 30 days of the ownership change. A new owner or operator must provide such notification to the Township in writing. The special use permit and all other local approvals for the Utility-scale solar energy facility may be determined by the Township Board at a public meeting to be void if a new owner or operator fails to provide written notification to the Township in the required timeframe, unless the new owner or operator provides a reasonable explanation for any delay. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Ordinance.
- 20) **Location:** Renewable Energy Facilities shall be permitted only within the Renewable Energy Overlay District as designated in Section 30.01. This requirement does not apply to Accessory Solar Energy Systems, as outlined in Section 16.15(G).

E. RENEWABLE ENERGY FACILITIES SITE PLAN REQUIREMENTS.

Applications for all renewable energy facilities must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan. All site plans shall conform to the requirements listed in Article XX. In addition they shall display the following information:

1. Horizontal and vertical to scale drawings (elevations) with dimensions that show the location of the proposed solar array(s), wind turbines and energy storage facilities, buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
2. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the renewable energy facility and within one hundred (100) feet of all facility boundary property lines. Use of above-ground lines shall be kept to a minimum.
3. Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the renewable energy facility. In no instance shall barbwire be used.
4. A written description of the maintenance program to be used for the renewable energy facility, including decommissioning and removal. The description shall

include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the renewable energy facility is decommissioned. Description should include the average useful life of all primary renewable energy system equipment and components being proposed.

5. Additional detail(s) and information as required by the Planning Commission and/or Township Board.

F. RENEWABLE ENERGY FACILITIES REQUIRED STUDIES.

All studies and analyses listed below may be required for renewable energy facilities as determined appropriate by the Planning Commission based on the size, location, and potential impacts of the proposed project. The Commission may waive or modify these requirements if it determines that sufficient information is otherwise available or the study is not necessary to ensure public health, safety, and welfare.

1. Stormwater Study. A stormwater plan prepared by a qualified professional shall be submitted in accordance with Part 31 of the Michigan Natural Resources and Environmental Protection Act (NREPA), and any applicable Township stormwater regulations. The analysis should address how site design, including layout, slope, and panel spacing, affects stormwater runoff and infiltration. Engineered stormwater solutions may be required where natural infiltration is not feasible.
2. Wildlife Impact Analysis. For sites with potential sensitive habitat or wildlife concerns, the Planning Commission may require the applicant to provide a wildlife and habitat assessment. This assessment should include a review of known species and habitats using available data from the Michigan Department of Natural Resources and U.S. Fish and Wildlife Service. Where applicable, the applicant shall implement best management practices and comply with relevant State and Federal endangered species protection laws.
3. Natural Feature Preservation Study. Applicants shall identify and preserve, to the extent feasible, significant natural features such as mature trees, wetlands, and natural grade. Tree clearing should be minimized, especially in setback areas. A tree inventory may be required for trees 6" DBH or greater if significant clearing is proposed.
4. Environmental Impact Analysis. The applicant shall provide a summary identifying how the proposed facility complies with relevant parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of

1994), including but not limited to:

- i. Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to:
- ii. Part 31 Water Resources Protection (MCL seq.),
- iii. Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.),
- iv. Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.),
- v. Part 303 Wetlands (MCL 324.30301 et seq.),
- vi. Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.),
- vii. Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.),
- viii. Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).
- ix. The Township may request documentation from relevant regulatory agencies to confirm compliance with required permits and standards.

G. ACCESSORY SOLAR ENERGY SYSTEMS

1. Intent. Accessory Solar Energy Systems including all solar technologies and batteries for energy storage generated by the solar technologies are hereby permitted as accessory uses and subject to approval or a certificate of Zoning Compliance per Section 21.04 of this Ordinance. Typically installed at individual residential or commercial locations, use is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale or credit of surplus electrical energy back to the electrical grid. Any accessory solar energy system shall be designed and size to provide for the energy needs of the principal use. The following requirements shall apply to all Accessory Solar Energy Systems for private use.
2. Building-Mounted Solar Energy Requirements. Any building-mounted solar energy system shall be a permitted accessory use by right in all zoning districts, subject to the following requirements:
 - i. Solar energy systems that are mounted on the roof of a building shall not project more than the highest point on the roof. Additionally, they are not to exceed the maximum building height limitation for the zoning district in which it is located and shall not project beyond the eaves of the roof.

- ii. Solar energy systems that are wall-mounted shall not exceed the height of the building wall to which they are attached.
 - iii. Solar energy systems that are mounted on the roof or on a wall of a building, shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.
 - iv. The design of accessory solar energy system, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.
- 3. Ground-Mounted Solar Energy System Requirements. A ground-mounted solar energy system is considered an accessory structure and may be permitted as an accessory use by right in all zoning districts, subject to the following requirements:
 - i. Ground-mounted solar energy systems may be located in the rear yard and the side yard, but must meet the required side and rear yard setbacks of the district in which they are located. Ground-mounted solar energy collectors may be located within the front yard if the following criteria are met:
 - a) The parcel is located in AR district.
 - b) The principal building is located at a minimum of 200% of the required front yard setback.
 - c) Ground-mounted solar energy systems shall meet the front yard setback.
 - d) Vegetative screening materials must meet the requirements of Section 28.04.
 - ii. Ground-mounted solar energy systems shall not exceed the height of fifteen (15) feet, measured from the ground at the base of such equipment at full tilt.
 - iii. The ground-mounted solar energy systems shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.
 - iv. The design of ground-mounted solar energy systems, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.

- v. The lot coverage area, as measured from edge to edge, at minimum tilt, horizontally with the ground, of the solar array shall not exceed 50% of the square footage of the primary building of the property and shall comply with the maximum ground floor coverage referred to in Section 3.17.

Section 16.19 – Will be removed from the Ordinance.

SECTION 2. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE XXX, RENEWABLE ENERGY OVERLAY DISTRICT: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE XXX

RENEWABLE ENERGY OVERLAY DISTRICT

Section 30.01 – PURPOSE

A. GENERAL PURPOSE STATEMENT

It is the purpose of this Section to establish Overlay Districts that provide additional land use standards, development guidelines, or use permissions tailored to specific geographic areas or planning objectives within Howell Township. Overlay Districts are intended to address unique community goals, environmental considerations, infrastructure needs, or economic development opportunities, while maintaining compatibility with the underlying zoning and promoting the health, safety, and general welfare of the Township. These districts are designed to ensure coordinated and context-sensitive development that supports the long-term vision of the Master Plan and other adopted policies.

B. SPECIFIC PURPOSE STATEMENTS

1. Renewable Energy Facilities Overlay District

It is the purpose of the Renewable Energy Overlay District to provide appropriate locations for Renewable Energy Facilities. This district is intended to ensure such facilities are developed in a location that is compatible with surrounding land uses, minimizes adverse impacts on the community and environment, and supports the safe, efficient production of renewable energy

in accordance with state law. The Renewable Energy Facilities Overlay District shall be incorporated into the official Zoning Map and shall be adopted in the manor identified in Section 3.02.

SECTION 3. REPEAL: This Ordinance hereby repeals any ordinances in conflict herewith.

SECTION 4. SEVERABILITY: The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

SECTION 5. SAVINGS CLAUSE: That nothing in this Ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 6. PUBLICATION AND EFFECTIVE DATE: This Ordinance is hereby declared to have been adopted by the Howell Township Board at a meeting thereof duly called and held on the 14th day of October, 2025, was ordered to be given publication in the manner required by law, and was ordered to be given effect as mandated by statute.

YEAS: _____
NAYS: _____
ABSENT/ABSTAIN: _____

HOWELL TOWNSHIP:

BY: _____
Sue Daus, Clerk

ADOPTED: _____
PUBLISHED: _____
EFFECTIVE: _____

CERTIFICATION

I, Susan Daus, the Clerk of Howell Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. _____, adopted by the Howell Township Board at a regular meeting held on October 14, 2025.

The following members of the Township Board were present at that meeting:

The Ordinance was adopted by the Township Board with _____ members of the Board voting in favor and _____ members voting in opposition. Notice of adoption and publication of the Ordinance was published in the _____ on _____, 2025. The Ordinance shall be effective on _____, 2025, seven (7) days after publication.

By: _____
Susan Daus, Township Clerk

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 and Grayson Moore, Planner

DATE: July 16, 2025

RE: Proposed Zoning Ordinance Amendments for Portable Storage Containers

This memo addresses concerns raised at the May 27, 2025 and the June 24, 2025 Planning Commission meetings regarding accessory structure regulations, particularly as they relate to accessory structures that are 200 square feet or less as well as portable storage containers and cargo containers.

The previously adopted ordinance established new regulations for cargo containers and portable storage units within residential districts. In response to community feedback and Planning Commission discussion, the proposed amendments provide clarification and introduce new provisions for the use of cargo containers in commercial, office, and industrial districts.

In addition, the amendments propose changes to how accessory structures 200 square feet or less are regulated. These revisions are intended to remove overly stringent requirements for small, non-permanent structures that are exempt from building code standards.

Please note the following modifications for accessory structures 200 square feet or less:

- A three (3) foot setback from all property lines,
- A five (5) foot setback from the principal building, and

We look forward to discussing these proposed Zoning Ordinance amendments at your next Planning Commission meeting.

Sincerely,

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

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

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*



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
Grayson Moore, Township Planner

DATE: August 20, 2025

RE: Proposed Zoning Ordinance Amendments for Portable Storage Containers

This memo addresses concerns raised at the July 22, 2025, Planning Commission meeting regarding proposed zoning regulations—specifically those related to accessory structures 200 square feet or less, as well as portable storage containers and cargo containers.

The previously adopted ordinance introduced regulations for cargo containers and portable storage units within residential districts. In response to community feedback and Planning Commission discussion, the proposed amendments clarify requirements for accessory structures 200 square feet or less and update the language governing the use of cargo containers in the Industrial Flex and Industrial Districts.


Please note the following modifications:

- Cargo containers being used to store or ship goods or building materials in the IFZ & I Districts in relation to a shipping facility shall not be subject to limitations on the number of containers permitted.
- Clarification has been added to exclude cargo containers from residential accessory building regulations in Section 14.07.
- Accessory structures 200 square feet or less are required to be located within a rear or side yard.

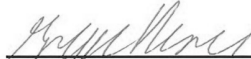
We look forward to discussing these proposed Zoning Ordinance amendments at your next Planning Commission meeting.

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*

Sincerely,



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



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

HOWELL TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

July 22, 2025

SCHEDULED PUBLIC HEARINGS:

Portable Storage Container and Cargo Container Ordinance: Motion by Boal, Second by Newstead, "To open the public hearing." Motion carried. Motion by Newstead, Second by Frantjeskos, "To close the public hearing." Motion carried. Township Planner Moore gave an update on changes to the Cargo Container Ordinance and answered questions. Board Representative Boal questioned if in the Industrial Flex Zone shipping companies using cargo containers are not subjected to limitations on the number of containers on their site. Vice chair Spaulding questioned the height restrictions for screening of the cargo containers. Commissioner Frantjeskos questioned if detached structures should be 5 or 10 feet from a main structure as both are mentioned. Discussion followed. **Motion** by Frantjeskos, **Second** by Spaulding, **"To postpone any action on the proposed Text Amendment until the text is edited."** Motion carried.

HOWELL TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

August 26, 2025

Portable Storage Container and Cargo Container Ordinance- Planner Montagno gave an overview of changes to the ordinance. Changes were made for shipping facilities to have no limitation on number of shipping containers in the Industrial (I) and Industrial Flex (IF) districts but not permanent on-site storage facilities. Clarification was added to exclude cargo containers from accessory buildings in section 14.07 and residential accessory structures under 200 Sq ft. will be required to be located in the rear or side yard. Discussion followed. **Motion** by Boal, **Second** by Frantjeskos, **"To recommend to the Township Board the proposed zoning ordinance amendments for the portable storage containers per the Planner's report dated August 20, 2025."** Motion carried.



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: September 10, 2025

SUBJECT: Z-29-25 Amendments to the Zoning Ordinance: Multiple Sections, Portable Storage Containers

The Howell Township Planning Commission is proposing to amend several sections of the Township Ordinance to include language regarding portable storage containers in commercial and industrial zoning districts. Staff have reviewed the proposed amendments for compatibility with the exiting ordinance language and offer the following summary for your review. All staff comments are written in *italics and underlined* with changes to the Ordinance written in **red**.

Section 2.02 Definitions

A new definition for Cargo Containers will read as follows:

Cargo Containers: A primarily metal weather-resistant container designed to store or ship goods or building materials. Such containers include reuseable steel boxes, freight and bulk shipping containers, and those with similar qualities.

Section 4.04 Permitted Accessory Uses AR District

Subsection (E) will be amended as follows:

E. Cargo containers, **as an accessory structure**, subject to Section 14.07

Section 5.05 Permitted Conditional Accessory Uses RT District

Subsection (E) will be amended to read as follows:

- E. Cargo Containers, as an accessory structure, subject to Section 14.07
1. **Any site containing three (3) or more cargo containers shall ensure that all containers are of similar, neutral color such as beige, gray, brown, tan, or muted green.**

Section 8.05 Permitted Accessory Uses with Conditions OS District

Subsection (2) will be added as follows:

2. **Cargo containers an accessory structure, subject to Section 14.07**
 - a. **No more than one cargo container is permitted per acre, with a maximum of two (2) containers per parcel.**

Department Information

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

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

Web Site
milivcounty.gov

Section 9.05 Permitted Accessory Uses with Conditions NSC District

Subsection 1(a) will be modified to read as follows:

1. Cargo containers as an accessory structure, subject to Section 14.07
 - a. No more than one cargo container is permitted per acre, with a maximum of two containers per parcel.

Section 10.05 Permitted Accessory Uses with Conditions RSC District

Subsection (A) will read as follows:

- A. Cargo containers as an accessory structure subject to Section 14.07
 1. No more than one cargo container is permitted per acre, with a maximum of two containers per parcel.

Section 11.05 Permitted Accessory Uses with Conditions HSC District

Subsection (B) will be amended to read as follows:

- B. Cargo containers as an accessory structure subject to Section 14.07
 1. Any site containing three (3) or more cargo containers shall ensure that all containers are of similar neutral color such as beige, gray, brown, tan, or muted green.

Section 12.05 Permitted Accessory Uses with Conditions IFZ District

Subsection (A) will be modified to read as follows:

- A. Cargo containers as an accessory structure subject to Section 14.07
 1. The Planning Commission may approve an increased number of cargo containers if all the following conditions are met:
 - a. The additional containers do not adversely impact adjacent properties or the character of the district.
 - b. The primary use of the parcel is industrial, warehousing, distribution, or a use of a similar manner where additional on-site storage is demonstrably necessary to support the principal operations.
 - c. Containers will not occupy any parking spaces.
 - d. All containers are appropriately screened and do not obstruct access or circulation.
 2. Any site containing more than five (5) cargo containers shall ensure that all containers are of a similar neutral color such as beige, gray, brown, tan, or muted green.
 3. Cargo containers may be permitted in the absence of a principal building when the primary use of the lot is outdoor storage or other use where the storage function is integral to the principal use.
 4. Cargo containers being used to store or ship goods or building materials associated with a storage or shipping facility shall not be subject to limitations on the number of containers permitted.

Staff comments: We would encourage the Township to reconsider allowing more than five (5) cargo containers on any property in the IFZ District. While this district is intended to be flexible with such uses, cargo containers easily become nuisances to adjacent property owners and the public and will cause enforcement issues once permanently placed on properties.

Section 13.05 Permitted Accessory Uses with Conditions I District

Subsection (13) will be amended to read as follows:

13. Cargo containers as an accessory structure subject to Section 14.07
 - a. The Planning Commission may approve an increased number of cargo containers if all of the following conditions are met:
 - i. The primary use of the parcel is industrial, warehousing, distribution, or use of a similar manner.
 - ii. The containers are able to be arranged in a safe orderly manner and do not interfere with emergency access, traffic flow, or required parking.
 - iii. All containers are appropriately screened and do not obstruct access or circulation.
 - iv. Any site containing three (3) or more cargo containers shall ensure that all containers are of a similar neutral color such as beige, gray, brown, tan, or muted green.
 - v. Cargo containers may be permitted in the absence of a principal building when the primary use of the lot is outdoor storage or another use where the storage function is integral to the principal use.
 - vi. All cargo containers must comply with the additional requirements outlined in Section 14.07.I.
 - vii. Cargo containers being used to store or ship goods or building materials associated with a storage or shipping facility, shall not be subject to limitations on the number of containers permitted.

Section 14.07 Accessory Building Provisions

Subsections (A) and (I) will be amended to read as follows:

~~A.~~ Residential accessory building or structures, **not including cargo containers**, having two-hundred (200) square feet or less of internal floor area, which is used for any purpose other than the housing of humans, but is primarily to be use for the housing of non-human purpose such as pets, yard equipment, yard maintenance supplies, tools, toys, including motorized or non-motorized bicycles and types of household equipment, and which -structures do not have to meet the requirements of the Livingston County Construction Code and will not be built on a structural foundation as required in the Construction Code for other types of buildings shall be excluded from the requirements of this ordinance except for the following minimum standards:

1. The applicant shall obtain a zoning permit.
 2. The structure shall be set back a minimum of 3 feet from all property lines.
 3. The structure shall be set back a minimum of 5 feet from the principal building.
 4. The structure shall be located within a side or rear yard.
-
- I. Cargo Container standards.
 1. The exterior appearance of all cargo containers shall be maintained in a clean and structurally sound condition, free from any visible rust, corrosion, holes, or other signs of deterioration that could compromise the container's appearance or structural integrity.
 2. Cargo containers shall be completely screened from view of abutting properties and/or rights-of-ways by a fence or vegetative screening that meets the requirements of Section 14.26 Fences and 28.03 Specific Landscaping Requirements for Zoning Districts.

3. Cargo containers shall be subject to the requirements for Intermodal Shipping Containers in the International Building Code.
4. No plumbing or electricity may be connected to a cargo container.
5. No livestock or pets may be housed in a cargo container.
6. Cargo containers shall not be used to store hazardous materials, as defined by the Michigan Fire Prevention Code, 1941 PA 107, MCL 29.1 *et seq.*
7. A cargo container shall not be permitted in the front yard.
8. Cargo containers to be used as accessory structures on a parcel that is not used or zoned for residential shall abide by accessory building regulations in 14.07.C.
9. Additional standards for Cargo Containers to be used as an accessory building or structure to residential use.
 - i. Containers shall not be stacked above the height of a single container.
 - ii. No writing, advertising, or graphics are permitted on the exterior of the container.
 - iii. No more than one cargo container is permitted per acre, with a maximum of two containers per parcel. This limit does not apply to containers located in the Agricultural Residential Zoning District when they are used in a manner consistent with Generally Accepted Management Practices under the Michigan Right to Farm Act.

Staff comments: The overall ordinance language is a reasonable addition to the Township Ordinance. We do recommend that the Township consider our comments regarding Section 12.05 and the number of cargo containers allowed in the IFZ District.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS. The Howell Township Planning Commission recommended approval of the proposed amendments at their July 27, 2025, public hearing.

RECOMMENDATION: APPROVAL. The proposed amendments are compatible, but we encourage the Township to consider our comments on Section 12.05 regarding the IFZ District and number of cargo containers allowed in the district.

**HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT**

ORDINANCE NO. ____

At a regular meeting of the Township Board of Howell Township, Livingston County, Michigan, held at 3525 Byron Rd., Howell, Michigan 48855 on the 14th day of October, 2025, at 6:30 P.M., Township Board Member _____ moved to adopt the following Ordinance, which motion was seconded by Township Board Member _____:

An ordinance to amend the Zoning Ordinance of Howell Township; to amend Articles II, IV, V, VIII, IX, X, XI, XII, XIII, and XIV to amend language regarding portable storage containers in commercial and industrial zoning districts and to provide for severability and repealer of any ordinances inconsistent herewith.

HOWELL TOWNSHIP ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE II, DEFINITIONS: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE II

DEFINITIONS

Section 2.02 - CARGO CONTAINERS DEFINITION

Cargo Containers. A primarily metal weather-resistant container designed to store or ship goods or building materials. Such containers include reusable steel boxes, freight and bulk shipping containers, and those with similar qualities.

SECTION 2. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE IV, AR - AGRICULTURAL RESIDENTIAL DISTRICT: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE IV

AR – AGRICULTURAL RESIDENTIAL DISTRICT

Section 4.04 - PERMITTED ACCESSORY USES

- A. Buildings and structures customarily incidental to the operation of an agricultural enterprise.
- B. Accessory buildings and structures customarily incidental to single family residential.

C. Signs related to the permitted agricultural enterprise, provided that all such signs shall conform to the requirements of this Ordinance.

D. Household Pets

E. Cargo Containers, as an accessory structure, subject to Section 14.07

SECTION 3. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE V, RT – RESEARCH AND TECHNOLOGY DISTRICT: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE V

RT – RESEARCH AND TECHNOLOGY DISTRICT

Section 5.05 - PERMITTED CONDITIONAL ACCESSORY USES

The following accessory uses are permitted when they are an integral part of the permitted principal use or permitted principal special use and are located within the building or structure housing the permitted use or permitted principal special use or are included as a separate accessory use structure on the site plan upon the site upon which the permitted principal use or permitted principal use or permitted special use are located:

- A. Cafeterias
- B. Medical and health care facilities
- C. Office facilities
- D. Warehouses and storage facilities
- E. Recreation and physical fitness facilities
- F. Banking facilities
- G. Education, library and training facilities
- H. Research, experimentation and development facilities
- I. Truck, other vehicular and equipment maintenance and repair service
- J. Storage Facilities
- K. Sales display facilities and areas

L. Cargo Containers, as an accessory structure, subject to Section 14.07

- 1) Any site containing three (3) or more cargo containers shall ensure that all containers are of a similar, neutral color such as beige, gray, brown, tan, or muted green.

SECTION 4. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE VIII, OS – OFFICE SERVICE DISTRICT: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE VIII

OS – OFFICE SERVICE DISTRICT

Section 8.05 - PERMITTED ACCESSORY USES WITH CONDITIONS

- 1) Private swimming pools for use as a part of an Office District used in conformance with the provisions of Section 14.18.
- 2) Cargo Containers, as an accessory structure, subject to Section 14.07-I
 - a. No more than one cargo container is permitted per acre, with a maximum of two (2) containers per parcel.

SECTION 5. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE IX, NSC- NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE IX

NSC- NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT

Section 9.05 - PERMITTED ACCESSORY USES WITH CONDITIONS

- 1) Cargo Containers as an accessory structure, subject to Section 14.07.
 - a. No more than one cargo container is permitted per acre, with a maximum of two containers per parcel.

Section 9.06 – DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

A. Lot area. Minimum of one (1) acre, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewer and treatment system, in which use of the lot or parcel may have a minimum area of 10,000 square feet. Neighborhood Shopping Centers shall meet

the requirements of Article XVI, “Special Uses” for a collective grouping of two (2) or more of the uses permitted in this District.

B. Lot width. Minimum of 150 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 80 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.

C. Lot coverage. Maximum of 60%.

D. Yard and setback requirements.

- 1) Front yard. Minimum of thirty-five (35) feet from the road or highway right-of-way line, or as specified Section 26.05, whichever is greater.
- 2) Side yards. Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty five (25) feet for both side yards.
- 3) Rear yard. Minimum of fifty (50) feet.

E. Height limitations. Maximum of two (2) stories or thirty (30) feet, except that a detached accessory structure shall not exceed 20 feet.

F. Locational and other requirements.

- 1) The site shall have at least one (1) property line abutting a major road or highway arterial.
- 2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 26.04.
- 3) The storage of goods or materials is not permitted outside of the principal structure unless otherwise specified in Section 9.02.

SECTION 6. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINAMCE TO ARTICLE X, RSC – REGIONAL SERVICE COMMERCIAL DISTRICT: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE X

REGIONAL SERVICE COMMERCIAL DISTRICT

Section 10.04 - PERMITTED ACCESSORY USES

A. Normal accessory uses to all “Permitted Principal Uses.”

B. Normal accessory uses to all “Permitted Principal Special Uses.” See Section 14.34.

Section 10.05 – PERMITTED ACCESSORY USES WITH CONDITIONS

A. Cargo Containers, as an accessory structure, subject to Section 14.07.I

- 1) No more than one cargo container is permitted per acre, with a maximum of two (2) containers per parcel.

Section 10.06 – DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

A. Lot area. Minimum of two (2) acres, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewer and treatment system, in which use the lot or parcel may have a minimum area of 40,000 square feet. Regional Shopping Centers shall meet the requirements of Article XVI, “Special Uses” for a collective grouping of two (2) or more of the uses permitted in this District.

B. Lot width. Minimum of 200 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 120 feet at building setback line when public or approved on-site common water supply and wastewater sewer and treatment systems are directly accessible to the lot or parcel.

C. Lot coverage. Maximum of 75%.

D. Yard and setback requirements.

- 1) Front yard. Minimum of thirty-five (35) feet from the road or highway right-of-way line, or as specified in Section 26.05, whichever is greater.

- 2) Side yards. Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards.

- 3) Rear yard. Minimum of fifty (50) feet.

E. Height limitations. Maximum of seventy (70) feet.

F. Locational and other requirements.

- 1) The site shall have at least one (1) property line abutting a major road or highway arterial.

- 2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 26.04.

- 3) The storage of goods or materials is not permitted outside of the principal structure.

SECTION 7. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE XI, HSC - HIGHWAY SERVICE COMMERCIAL DISTRICT: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE XI

HSC - HIGHWAY SERVICE COMMERCIAL DISTRICT

Section 11.05 – PERMITTED ACCESSORY USES WITH CONDITIONS

- A. Swimming pools for use as a part of a Highway Service Commercial District. Use in conformance with the provisions of Section 14.18.
- B. Cargo Containers, as an accessory structure, subject to Section 14.07.
 - 1) Any site containing three (3) or more cargo containers shall ensure that all containers are of a similar, neutral color such as beige, gray, brown, tan, or muted green.

SECTION 8. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE XII, IF – INDUSTRIAL FLEX ZONE: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE XII

IF – INDUSTRIAL FLEX ZONE

Section 12.04 – PERMITTED ACCESSORY USES

- A. All normal accessory uses to all “Permitted Principal Uses” and “Permitted Principal Special Uses” including:
 - 1) Restaurants.
 - 2) Cafeterias.
 - 3) Medical and health care facilities.
 - 4) Office facilities.
 - 5) Warehouse and storage facilities.
 - 6) Physical fitness facilities.
 - 7) Work clothing sales and service facilities.

- 8) Banking facilities.
- 9) Education, library and training facilities.
- 10) Research and experimentation facilities.
- 11) Truck or other vehicular and equipment service maintenance, repair and storage facilities conducted completely within a building or structure.
- 11) Indoor sales display areas.
- 13) See Section 14.34.

Section 12.05 – PERMITTED ACCESSORY USES WITH CONDITIONS

A. Cargo Containers, as an accessory structure, subject to Section 14.07.

- 1) The Planning Commission may approve an increased number of cargo containers if all the following conditions are met:
 - a. The additional containers do not adversely impact adjacent properties or the character of the district.
 - b. The primary use of the parcel is an industrial, warehousing, distribution, or a use of a similar manner where additional on-site storage is demonstrably necessary to support the principal operations.
 - c. Containers will not occupy any required parking spaces.
 - d. All containers are appropriately screened and do not obstruct access or circulation.
- 2) Any site containing more than five (5) cargo containers shall ensure that all containers are of a similar, neutral color such as a beige, gray, brown, tan, or muted green.
- 3) Cargo containers may be permitted in the absence of a principal building when the primary use of the lot is outdoor storage or other use where the storage function is integral to the principal use.
- 4) Cargo containers being used to store or ship goods or building materials associated with a shipping facility shall not be subject to limitations on the number of containers permitted.

Section 12.06 – REQUIRED CONDITIONS OF ALL DISTRICT USES

- A. All lots are permitted one (1) driveway unless the Planning Commission determines that any additional drives are necessary in promoting the efficient and safe use of the site due to size, layout, general circulation, or the need to separate drives for truck, or heavy equipment operations from general traffic (see subsection 3 below). The applicant shall provide all information deemed necessary to justify the necessity of any additional driveways.

- B. Sites must be designed with sidewalks along building frontages where entrances are located. Such sidewalks should provide for safe and convenient access from parking lots and must connect to adjacent public or private roadways. Where sidewalks cross parking areas and drives the sidewalk material must be carried through. Color changes to highlight the crossing may be appropriate.
- C. Parking lots should be designed to accommodate general vehicular and pedestrian traffic as well as employees and commercial traffic. Where heavy equipment and large trucks may be present, sites must be designed to separate such traffic from the general public. Parking areas for customers and employees must be separated physically and visually from loading areas.
- D. All toxic wastes shall be disposed of in accordance with all state laws, rules and regulations governing their disposal.
- E. The developer of any permitted use or special use with conditions within the IF district must demonstrate that such use will not produce any noise, smoke, fumes, glare, or odors beyond the property boundaries. The Planning Commission may request additional studies to demonstrate compliance with the requirement.

Section 12.07 – DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

- A. Lot Area: A minimum of two (2) acres or 40,000 square feet for sites with direct access to water, wastewater, and sewer systems on site.
- B. Lot Width: Minimum of 200 feet at the required minimum building setback line when on-site well water supply and septic tank and field wastewater disposal systems are used or a minimum of 120 feet at the required minimum building setback line when public sewer and water systems are available and connections made to the lot or parcel.
- C. Lot Coverage: Maximum of 75%.
- D. Yard and Setback Requirements:
 - Front yard: Minimum of 35 feet (from the road right of way)
 - Side yards: Minimum of ten (10) feet
 - Minimum total of both sides: 25 feet
 - Rear yard: Minimum of ten (10) feet, but minimum of fifty (50) feet when abutting AR, SFR, MFR property lines.
- E. Height Limitations: Maximum of seventy (70) feet unless reduced by the maximum permitted by the Livingston County Airport Zoning Ordinance.
- F. Locational Requirements: Any storage of materials outside of the permitted structure must be proposed and approved by the Planning Commission and be screened from public view and adjacent properties by a wall or fence of no greater than 12 feet in height unless stated otherwise in the Ordinance.

SECTION 9. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE XIII, PERMITTED ACCESSORY USES WITH CONDITIONS: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE XIII

I – INDUSTRIAL DISTRICT

Section 13.05 – PERMITTED ACCESSORY USES WITH CONDITIONS

The following uses are permitted when they are an integral part of the building or structure or are included as a part of the site development upon which the principal use is located:

- 1) Restaurants
- 2) Medical and health care facilities
- 3) Office facilities
- 4) Warehouse and storage facilities
- 5) Recreation and physical fitness facilities
- 6) Work-clothing sales and service facilities
- 7) Banking facilities
- 8) Education, library and training facilities
- 9) Research and experimentation facilities
- 10) Truck and equipment service, maintenance, repair and storage facilities
- 11) Sales display facilities and areas
- 12) See Section 14.34
- 13) Cargo Containers as an accessory structure, subject to Section 14.07
 - a. The Planning Commission may approve an increased number of cargo containers if all the following conditions are met:
 - i. The primary use of the parcel is industrial, warehousing, distribution, or use of a similar manner.
 - ii. The containers are able to be arranged in a safe, orderly manner and do not interfere with emergency access, traffic flow, or required parking.
 - iii. All containers are appropriately screened and do not obstruct access or circulation.

- b. Any site containing more than five (5) cargo containers shall ensure that all containers are of a similar, neutral color such as a beige, gray, brown, tan, or muted green.
- c. Cargo containers may be permitted in the absence of a principal building when the primary use of the lot is outdoor storage or another use where the storage function is integral to the principal use.
- d. All cargo containers must comply with the additional requirements outlined in Section 14.07-I.
- e. Cargo containers being used to store or ship goods or building materials associated with a shipping facility, shall not be subject to limitations on the number of containers permitted.

SECTION 10. AMENDMENT TO THE HOWELL TOWNSHIP ZONING ORDINANCE TO ARTICLE XIV, SUPPLEMENTAL REGULATIONS: The Howell Township Zoning Ordinance shall be amended to read as follows:

ARTICLE XIV

SUPPLEMENTAL REGULATIONS

Section 14.07 – ACCESSORY BUILDING PROVISIONS

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

- A. Residential accessory building or structures, not including cargo containers, having two-hundred (200) square feet or less of internal floor area, which is used for any purpose other than the housing of humans, but is primarily to be use for the housing of non human purpose such as pets, yard equipment, yard maintenance supplies, tools, toys, including motorized or non motorized bicycles and types of household equipment, and which structures do not have to meet the requirements of the Livingston County Construction Code and will not be built on a structural foundation as required in the Construction Code for other types of buildings shall be excluded from the requirements of this ordinance except for the following minimum standards:
 - 1. The applicant shall obtain a zoning permit.
 - 2. The structure shall be set back a minimum of 3 feet from all property lines.
 - 3. The structure shall be set back a minimum of 5 feet from the principal building.
 - 4. The structure shall be located within a rear or side yard.
- B. Detached accessory buildings and structures shall be located entirely in the rear yard outside of the side and rear setback with the following exceptions:

1. Said building or structure is being constructed pursuant to a Special Use Permit, and in that case, the Township Board after receiving the recommendation of the Planning Commission may authorize the location of the accessory building in any required yard.
2. For accessory buildings or structures to a residential use, if the primary residence is situated in the rear portion of a parcel over 2 acres, an accessory buildings or structure may be in the front yard if it:
 - a. Is setback at least 100 feet from the edge of the road right-of-way.
 - b. Meets the required side yard setback.
 - c. Is designed to be architecturally compatible with the principal building or structure, or screening that provides 80% opacity is provided between the buildings or structure and immediately adjacent neighboring properties and the road.
 - d. Has a roof overhang or eave of not less than twelve (12) inches on all sides, or alternatively with windowsills or roof drainage systems concentrating roof drainage at collection points along the sides of the building or structure.
 - e. In no instance shall an accessory building or structure be located within a dedicated easement right-of-way.

C. Accessory buildings located on lots and parcels in all Zoning Districts shall be subject to the following regulations:

LOT OR PARCEL AREA REGULATION	REGULATION	MAXIMUM SQUARE FOOTAGE*
12,000 sq. ft. to 0.9 acre	4% of lot area	800 sq. ft.
1 acre to 1.9 acres	4% of lot area	2000 sq. ft.
2 acres to under 19.9 acres	4% of lot area, except that commercial agricultural farm operations shall be excluded from this regulation	3000 sq ft.
20 acres and above	Subject to Max lot coverage	No limit

- D. No detached accessory buildings or structures – shall be located closer than ten (10) feet to any main building.
- E. No detached accessory building or structure in AR, SFR, MFR, NSC, OS Districts shall exceed one (1) story or twenty (20) feet in height. Accessory buildings or structures in all other districts may be constructed to equal the permitted maximum height in said districts. Height shall be measured in accordance with Article II Definition 24.
- F. When accessory buildings or structures are located on a corner lot, they shall not be located in any front yard or side yard, unless it is determined by the Zoning Administrator that there is

insufficient rear yard in which to locate them, in which case they may be permitted in the side yard so long as the following criteria are met:

1. Insufficient rear yard shall mean there are natural features such as steep slopes, wetlands or that the location of a well or septic field would preclude the placement of such accessory building or structure.
 2. Front Yard: The accessory building or structure shall not encroach into the front yard
 3. Side Yard Setback: The accessory building or structure shall not encroach into the required side yard setback.
 4. Height Limitation: The height of the building or structure must not exceed 15 feet when located in the front or side yard.
 5. Sight Lines at Intersections: The accessory building or structure must not fall within a 15-foot visibility triangle at the corner of the lot.
- G. In no instance shall an accessory building or structure be allowed until there is a principal building or structure located on the lot or parcel of land.
- H. No accessory building or structure shall be used as a dwelling, lodging or sleeping quarters for human beings, except as otherwise permitted in this Ordinance.
- I. Cargo Container standards.
1. The exterior appearance of all cargo containers shall be maintained in a clean and structurally sound condition, free from any visible rust, corrosion, holes, or other signs of deterioration that could compromise the container's appearance or structural integrity.
 2. Cargo containers shall be completely screened from view of abutting properties and/or rights-of-ways by a fence or vegetative screening that meets the requirements of Section 14.26 Fences and 28.03 Specific Landscaping Requirements for Zoning Districts.
 3. Cargo containers shall be subject to the requirements for Intermodal Shipping Containers in the International Building Code.
 4. No plumbing or electricity may be connected to a cargo container.
 5. No livestock or pets may be housed in a cargo container.
 6. Cargo containers shall not be used to store hazardous materials, as defined by the Michigan Fire Prevention Code, 1941 PA 107, MCL 29.1 *et seq.*
 7. A cargo container shall not be permitted in the front yard.
 8. Cargo containers to be used as accessory structures on a parcel that is not used or zoned for residential shall abide by accessory building regulations in 14.07.C.

9. Additional standards for Cargo Containers to be used as an accessory building or structure to a residential use.

- i. Containers shall not be stacked above the height of a single container.
- ii. No writing, advertising, or graphics are permitted on the exterior of the container.
- iii. No more than one cargo container is permitted per acre, with a maximum of two containers per parcel. This limit does not apply to containers located in the Agricultural Residential Zoning District when they are used in a manner consistent with Generally Accepted Management Practices under the Michigan Right to Farm Act.

SECTION 11. REPEAL: This Ordinance hereby repeals any ordinances in conflict herewith.

SECTION 12. SEVERABILITY: The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

SECTION 13. SAVINGS CLAUSE: That nothing in this Ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 14. PUBLICATION AND EFFECTIVE DATE: This Ordinance is hereby declared to have been adopted by the Howell Township Board at a meeting thereof duly called and held on the 14th day of October, 2025, was ordered to be given publication in the manner required by law, and was ordered to be given effect as mandated by statute.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

HOWELL TOWNSHIP:

BY: _____
Sue Daus, Clerk

ADOPTED: _____

PUBLISHED: _____

EFFECTIVE: _____

CERTIFICATION

I, Susan Daus, the Clerk of Howell Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. _____, adopted by the Howell Township Board at a regular meeting held on October 14, 2025.

The following members of the Township Board were present at that meeting:

The Ordinance was adopted by the Township Board with _____ members of the Board voting in favor and _____ members voting in opposition. Notice of adoption and publication of the Ordinance was published in the _____ on _____, 2025. The Ordinance shall be effective on _____, 2025, seven (7) days after publication.

By: _____
Susan Daus, Township Clerk

8E

Fwd: Resignation

From Howell Township Supervisor <supervisor@howelltownshipmi.org>
Date Mon 10/6/2025 7:36 AM
To Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>

Hello,
Please find Chucks resignation below.
Regards,
Mike

Begin forwarded message:

From: Chuck Frantjeskos [REDACTED]
Date: October 5, 2025 at 5:41:38 PM EDT
To: Howell Township Supervisor <supervisor@howelltownshipmi.org>
Subject: Resignation
Reply-To: [REDACTED]

To the Howell Township Board of Trustees,

Effective immediately, I hereby resign from my position as a Howell Township Planning Commissioner.

This decision was made in consultation with my family, as I need to devote my time and attention to my business and am currently unable to give the role the focus it deserves.

I am truly grateful for the opportunity to serve as a Planning Commissioner and to contribute to our community.

I wish the Board and the Township continued success in all future endeavors.

Sincerely,

Chuck Frantjeskos

8F



MHOG Utility Department

2911 Dorr Road
Brighton, MI 48116
810-227-5225
www.mhog.org

Memorandum

To: Howell Township Board of Trustees
From: Greg Tatara, Utility Director
Date: October 7, 2025
Re: Combined Utility Operations Memorandum of Understanding

For consideration at tonight's meeting is approval of a Memorandum of Understanding regarding combined sewer and water utility operational contract for the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG), the Genoa-Oceola Sewer and Water Authority (G-O), Howell Township, and Genoa Charter Township (the Systems).

As a background, historically the systems were operated by contract operations. In 2011, the MHOG Utility Department was formed under the control of the Genoa Township Board to provide in house operation services in an effort to provide better service, lower costs, and improved control over the systems. At the time, Genoa Township had infrastructure and administrative support to allow for the assumption of 22 staff. The 5-year intergovernmental contract was renewed in 2016, and again in 2021, with Howell Township joining in July 2022. This joint operations model has been very successful, providing a well-trained workforce and the equipment and redundancy that no system on their own would be able to afford or offer. Also, to date, by finishing under budget, over \$1.46 million has been refunding to the systems since 2012 as we do not operate with a profit margin.

Currently, the MHOG Utility Department serves 15,000 connections, with an estimated population of 25,000 people, making us the largest municipal utility in Livingston County. We have grown to a staff of 26 full-time plus seasonal employees. Since 2012, in the MHOG water system alone, our customer base has increased 35% and MHOG is allocated 43% of the department expenses based on its size. As a result, as we neared the termination date for the existing contract, we evaluated if it made more sense now that we have matured as a department to fall under MHOG Board Oversight. We feel this change, which essentially keeps the current contract and structure in place, also provides the following further advantages to keep operations to all parties in the contract:

- 1) Each township, with two voting members, will have a say in employee matters and overall operation of the department;
- 2) MHOG's whole purpose is providing utilities, therefore, governing body will be able to focus on that task in a regional cooperative as considerations are made to staffing and equipment;

-
- 3) Reduce confusion for customers not in Genoa Township about why they are calling Genoa, or why Genoa is calling them on caller ID.
 - 4) It removes from one township shouldering the potential liability associated with vehicles and large staff; and,
 - 5) Will ensure long term accountability to each participating municipality operating more as a business.

The attached Memorandum of Understanding provides the formal notice requirements under the existing intergovernmental contract and also Utility Department Staff to begin the task of switching our employee's benefit coverages, vehicle titles, and other employee information. It is our intent to remain in Genoa Township until we can find a suitable independent location for administrative staff. However, as we are outgrowing our space, we will look to make this transition as soon as we find a good location. We would also look to retain our current Information Technology and Bill Receipting functions currently shared with Genoa Township for a period of time as this provides a financial advantage to each entity and we want to transition away slowly to help ensure success.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made as of _____, 2025 by the Marion, Howell, Oceola, and Genoa Sewer and Water Authority ("MHOG"), whose principal office is located at 1577 N. Latson Road, Howell, Michigan 48843, the Genoa-Oceola Sewer and Water Authority whose principal office is located at 2911 Dorr Road, Brighton, MI 48116 ("G-O"), Howell Township ("Howell"), whose principal office is located at 3525 Byron Road, Howell, MI 48855, and Genoa Charter Township ("Genoa"), whose principal office is located at 2911 Dorr Road, Brighton, Michigan 48116, collectively known as "the parties" or in the singular "the party".

RECITALS

WHEREAS, the Townships of Marion, Howell, Oceola, and Genoa have organized MHOG pursuant to the provisions of Act 233, Michigan Public Acts of 1955, as amended for the purpose of acquiring, owning, managing, and operating a water production and distribution system; and

WHEREAS, the Townships of Genoa and Oceola have organized the G-O pursuant to the provisions of Act 233, Michigan Public Acts of 1955, as amended for the purpose of acquiring, owning, managing, and operating a sanitary sewer collection and treatment system; and

WHEREAS, Genoa owns and operates (i) the Oak Pointe Sanitary Sewer System, (ii) the Oak Pointe Water Supply System, and (iii) the Lake Edgewood Sanitary Sewer System; and

WHEREAS, Howell owns and operates the Howell Township Sanitary Sewer System; and

WHEREAS, (i) Genoa's Oak Pointe Sanitary Sewer System, (ii) Genoa's Oak Pointe Water Supply System, (iii) Genoa's Lake Edgewood Sanitary Sewer System, (iv) the water production and distribution system operated by MHOG, (v) the sanitary sewer collection and treatment system operated by G-O, and (vi) the Howell Township Sanitary Sewer System shall, for the purpose of this MOU, collectively be referred to as the "Systems"; and

WHEREAS, Genoa operates a Utility Department ("Utility Department") with a separate DPW Fund that provides utility services, staff ("Utilities Staff"), vehicles, supplies and materials needed to operate the Systems; and

WHEREAS, Genoa, MHOG, G-O, and Howell have concluded that the operation of the Systems is needed to promote and improve the health and welfare of the residents of the users of such Systems; and

WHEREAS, Genoa, MHOG, G-O, and Howell have concluded that combined operational services which share administrative, billing, operational staff and equipment across the six systems will result in improved operation, efficiency, and cost savings for the residents served by the Systems; and

WHEREAS, Genoa, MHOG, G-O, and Howell entered into an Amended and Restated Utility Services Agreement on May 18, 2022, (the "Agreement"); and

WHEREAS, the term of the Agreement ends on March 31, 2026; and

WHEREAS, the term of the Agreement will automatically renew for successive five (5) year terms each, unless written notice of termination is provided by a party to the Agreement to the other parties not more than 180 days and not less than 90 days prior to the end of the then current term; and

WHEREAS, Genoa is currently designated to operate the Systems in accordance with the Agreement; and

WHEREAS, the parties desire to transfer operations currently held by Genoa to MHOG and consequently form a subsequent contract regarding same;

WHEREAS, the parties recognize that transferring operations to MHOG will require coordination of staff transitions, asset transfers, and operational continuity planning; and

WHEREAS, the parties desire to ensure continued high-quality utility services to all customers during any transition period;

NOW, THEREFORE, the parties hereto execute this Memorandum of Understanding with the following terms and conditions:

1. Genoa, MHOG, G-O, and Howell wish to terminate the Agreement with the understanding that parties will coordinate to transfer operations of the Systems to MHOG.
2. The parties hereby acknowledge their mutual intent and agreement to collaborate in good faith toward negotiating and executing a separate, future agreement governing the operation of the Systems by MHOG ("MHOG Operations Agreement").
3. This MOU constitutes written notice of termination of the Agreement to all parties not more than 180 days and not less than 90 days prior to the end of the current term. Subject to Section 9 below, the current Agreement shall terminate for all parties on March 31, 2026, or upon execution of the MHOG Operations Agreement, whichever is earlier.
4. The parties agree to assist MHOG, to the extent legally permissible, in diligently engaging in the drafting, reviewing, and execution processes of entering the MHOG Operations Agreement or other related contracts, agreements, or memoranda of understanding.
5. Upon reasonable written request, each party agrees to provide information reasonably necessary for preparation of the MHOG Operations Agreement and transfer of Utilities Staff or other assets to MHOG utilized to operate the Systems, within 15 days of such request, unless a different timeframe is mutually agreed upon.
6. The parties agree to diligently work toward having an approved draft MHOG Operations Agreement no later than February 1, 2026, with execution occurring by March 1, 2026, to allow adequate time for operational transition.
7. Upon execution of the MHOG Operations Agreement, the Utility Department shall be known as

the “MHOG Utility Department.”

8. During the term of this Memorandum of Understanding, the Utilities Staff shall continue to operate under the terms of the existing Agreement but shall coordinate closely with the MHOG governing board regarding transition planning and shall provide the MHOG governing board with regular updates on System operations. The Utilities Staff shall remain employees of Genoa until the effective date of the MHOG Operations Agreement or other employment transition agreement.
9. If the MHOG Operations Agreement has not been executed by all parties by March 31, 2026, the parties agree that the Agreement shall automatically continue on a month-to-month basis under the same terms and conditions set forth in the Agreement, including but not limited to the cost allocation percentages set forth in Exhibit 7 of the Agreement. During any month-to-month continuation period:
 - a. This Memorandum of Understanding shall remain in effect;
 - b. The parties shall continue to negotiate in good faith toward execution of the MHOG Operations Agreement;
 - c. The Utilities Staff shall continue to operate under Section 8 of this MOU; and
 - d. All other terms of this MOU shall continue to apply.
10. Until the effective date of the MHOG Operations Agreement, costs shall continue to be allocated among the Systems in accordance with the existing Agreement and Exhibit 7 allocation percentages.
11. This MOU may only be amended by written agreement signed by authorized representatives of all parties.
12. Each party represents and warrants that the individual executing this MOU on its behalf has full authority to bind such party to the terms hereof, and that all necessary approvals, resolutions, or authorizations required by such party's governing documents have been obtained.

(Signature page follows)

IN WITNESS WHEREOF, this MOU has been executed by duly authorized representatives of the parties as of the effective date.

Agreed hereto:

MARION, HOWELL, OCEOLA, AND GENOA
SEWER AND WATER AUTHORITY

Date: _____, 2025

By:
Its: Chairperson

GENOA-OCEOLA SEWER AND WATER
AUTHORITY

Date: _____, 2025

By:
Its: Chairperson

GENOA CHARTER TOWNSHIP

Date: _____, 2025

By:
Its: Supervisor

HOWELL TOWNSHIP

Date: _____, 2025

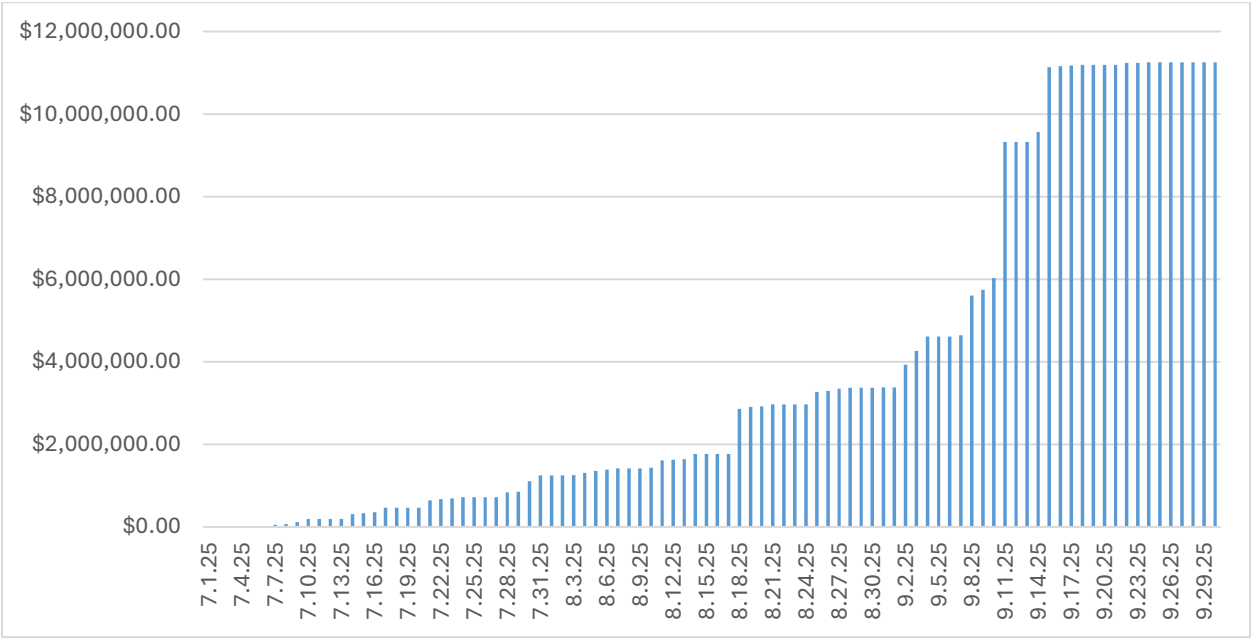
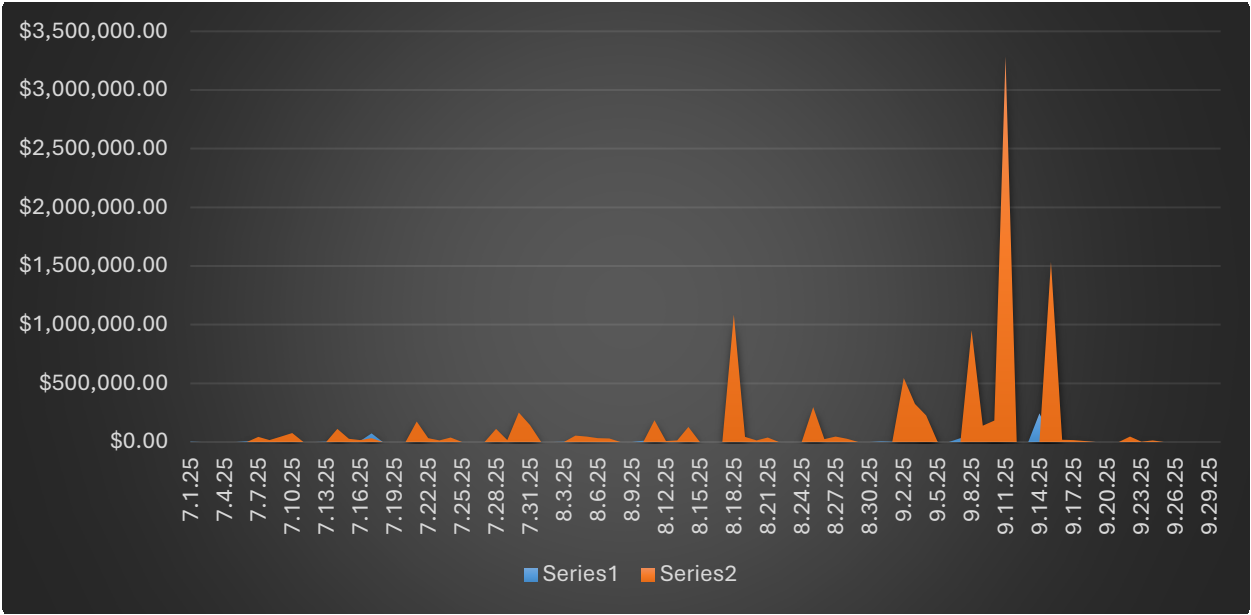
By:
Its: Supervisor

10B

Park and Rec Investments					
Vehicle	Amount	Start Date	End Date	Rate	Interest Earned
90 day CD	\$100,000.00	8/27/2024	11/25/2024	1.60%	\$394.52
120 day CD	\$200,000.00	8/27/2024	12/25/2024	1.80%	\$1,183.56
180 Day CD	\$400,000.00	8/27/2024	2/23/2025	4.65%	\$9,172.60
365 Day CD	\$500,000.00	8/27/2024	8/27/2025	4.45%	\$22,250.00
90 Day CD	\$100,000.00	11/25/2024	2/23/2025	4.40%	\$1,084.93
119 Day CD	\$200,000.00	12/30/2024	4/28/2025	4.20%	\$2,738.63
90 Day CD	\$100,000.00	2/25/2025	5/25/2025	4.20%	\$1,058.87
119 Day CD	\$400,000.00	2/25/2025	6/23/2025	4.20%	\$5,477.26
119 Day CD	\$200,000.00	4/28/2025	8/25/2025	4.20%	\$2,738.63
119 Day CD	\$100,000.00	5/27/2025	9/23/2025	4.00%	\$1,315.29
119 Day CD	\$400,000.00	6/23/2025	10/20/2025	4.00%	
119 Day CD	\$200,000.00	8/25/2025	12/22/2025	4.00%	
119 Day CD	\$500,000.00	8/27/2025	12/24/2025	4.00%	
119 Day CD	\$100,000.00	9/23/2025	1/20/2026	3.90%	

General Fund Investments					
Vehicle	Amount	Start Date	End Date	Rate	Interest Earned
90 Day CD	\$100,000.00	8/27/2024	11/25/2024	1.60%	\$394.52
120 Day CD	\$300,000.00	8/27/2024	12/25/2024	1.80%	\$1,775.34
180 Day CD	\$700,000.00	8/27/2024	2/23/2025	4.65%	\$16,052.05
365 Day CD	\$1,900,000.00	8/27/2024	8/27/2025	4.45%	\$84,550.00
90 Day CD	\$100,000.00	11/25/2024	2/23/2025	4.40%	\$1,084.93
119 Day CD	\$300,000.00	12/30/2024	4/28/2025	4.20%	\$4,107.95
90 Day CD	\$100,000.00	2/25/2025	5/25/2025	4.20%	\$1,058.87
119 Day CD	\$700,000.00	2/25/2025	6/23/2025	4.20%	\$9,585.21
119 Day CD	\$300,000.00	4/28/2025	8/25/2025	4.20%	\$4,107.95
119 Day CD	\$100,000.00	5/27/2025	9/23/2025	4.00%	\$1,315.29
119 Day CD	\$700,000.00	6/23/2025	10/20/2025	4.00%	
119 Day CD	\$300,000.00	8/25/2025	12/22/2025	4.00%	
119 Day CD	\$900,000.00	8/27/2025	12/24/2025	4.00%	
365 Day CD	\$1,000,000.00	8/27/2025	8/27/2026	3.50%	
119 Day CD	\$100,000.00	9/23/2025	1/20/2026	3.90%	

2025 Summer Tax Collection



10C



305 East Grand River, P.O. Box 863, Fowlerville, Michigan 48836
P: (517) 223-2302 Fax: (517) 223-6793
ionelectric.org Lic# 6112282

RECEIVED

September 3, 2025

SEP 08 2025

Howell Township
3525 Byron Road
Howell, MI 48855

HOWELL TOWNSHIP

Re: Generator Maintenance Agreement

Your 3-Year generator maintenance agreement has now expired. If would like to renew for another 2 or 3 year term, please sign agreement and return the signature page with a check payable to Ion Electric Services, LLC. Once received, we will return an executed agreement to you for your files.

Service will then resume in the summer of 2026.

2-year \$1,650.00
3-year \$2,425.00

Thank you,

Michelle Van Auken
Executive Administrative Assistant



Generator Maintenance Agreement

**Certified Kohler /Generac Sales &
Service Specialist**

Ion Electric Service LLC
305 E. Grand River Ave.
Fowlerville, MI 48836
Phone: (517) 223-2302

Regular maintenance is a key component to your generator's longevity and functionality. With an Ion Electric Generator Maintenance Plan you have successfully completed the first step in protecting your investment.

This agreement has been prepared in order to provide an annual maintenance/service plan that ensures the installed equipment is maintained to the highest possible level of readiness in the event of an outage. The following outlined parts, procedures & services have been prepared in accordance with the manufacturers specifications and are designed to maintain the equipment's factory condition. Ion Electric Service LLC only utilizes OEM parts as outlined by the manufacturers.

Terms and Conditions

- ✓ Generator Maintenance Visits will be performed Monday through Friday during normal business hours. Customer is responsible for scheduling appointments and must be present during visits.
- ✓ This agreement provides for two inspection visits over the 12-month contractual period.
- ✓ Equipment or parts in need of replacement or repairs will be brought to customer's attention and billed separately on a time and material basis.
- ✓ Service personnel will be available on a priority basis for maintenance agreement customers.
- ✓ Generator unit (interior and exterior components) must be found by Ion Electric Service LLC to be in good working condition for Maintenance Agreement to be valid. Unit will be inspected and started prior to initial servicing of unit to ensure it is in proper working condition prior to acceptance of Maintenance Agreement.
- ✓ Upon completion of each maintenance visit, an Ion Electric Service LLC technician will start generator in the presence of the customer. Customer will verify that the generator is functioning properly by signing the Maintenance check list.
- ✓ This Maintenance Agreement does not warrant parts or labor – it allows for maintenance of the unit only.
- ✓ Please note that in the event of extended generator usage, manufacturers' guidelines must be followed regarding oil changes.
- ✓ Ion Electric Service LLC shall not be responsible for failure to render the services described in this Agreement due to causes beyond its control.
- ✓ This agreement is Non-Refundable Non-Transferable
- ✓ Ion Electric Service LLC shall perform (1) annual service with the option for semi-annual services
- ✓ A discount of 10% off Ion Electric Service LLC Electrical Contracting \$125 per hour shall be extended in courtesy to any current service/maintenance agreement holder for any un-scheduled service call requiring generator system diagnosis, service or repair.
- ✓ Semi –annual Maintenance plan not available on residential air-cooled units

Ion Electric Service LLC shall notify the customer a minimum of 48 hours prior to entering premises. Customer shall provide Ion Electric Service LLC access to the equipment 365 days a year for the purpose of performing maintenance service. Annual Service shall be performed no sooner than 2 weeks before or after the install Anniversary date.

<u>Pricing</u>	<u>1 year (no contract)</u>	<u>2 years</u>	<u>3 years</u>
7KW to 26KW Units**	\$250.00	\$475.00	\$700.00
27KW to 50KW Units	\$650.00	\$1,230.00	\$1,810.00
50KW to 100KW Units	\$875.00	\$1,650.00	\$2,425.00

****No Semi-annual service on residential unit**

Preventative Maintenance Check List
**ALL ITEMS CHECKED IN COLUMN ARE PERFORMED WHEN FULL P.M. IS
 COMPLETE**

	<u>Annual</u>	<u>Semi- Annual</u>	
1	✓		Change air filter
2	✓	✓	Inspect air filter
3	✓		Valve adjustment (if applicable)
4	✓		Change engine oil
5	✓		Change oil filter
6	✓		Lubricate necessary fittings (if applicable)
7	✓		Change fuel filter
8	✓	✓	Check coolant level (add if applicable)
9	✓	✓	Repair minor leaks (ex. Loose Fittings)
10	✓	✓	Inspect & adjust fan belts
11	✓	✓	Check Flex Connection and mountings
12	✓	✓	Check operation of block water heater or carburetor heater
13	✓	✓	Check battery level
14	✓	✓	Check operation of battery charging equipment
15	✓	✓	Inspect governor linkage, oil level & controls
16	✓	✓	Inspect electronic connections
17	✓	✓	Inspect day tank and pump control
18	✓		Change spark plugs (Only at required hours)
19	✓	✓	Drain water separator on diesel nits
20	✓	✓	Check operation of fans, pumps, and louvers
21	✓	✓	Check exhaust system
22	✓	✓	Operate generator check for correct voltage & frequency
23	✓	✓	Check auto start-stop mode
24	✓	✓	Simulate each safety shutdown (on applicable units)
25	✓		Load test machine and check operation of transfer switch (This will be done only with the permission of the facility manager or owner on duty)
26	✓	✓	clean debris in and around unit. Clean exterior of unit housing

*Ion Electric Service LLC shall perform (1) annual service with the option for semi-annual services

*A discount of 10% off Ion Electric Service LLC Electrical Contracting \$150 per hour shall be extended in courtesy to any current service/maintenance agreement holder for any un-scheduled service call requiring generator system diagnosis, service or repair.

*Semi -annual Maintenance plan not available on residential air cooled units

Ion Electric Service LLC shall notify the customer a minimum of 48 hours prior to entering premises. Customer shall provide Ion Electric Service LLC access to the equipment 365 days a year for the purpose of performing maintenance service. Annual Service shall be performed no sooner than 2 weeks before or after the install anniversary date.

10D

Monthly Permit List

10/01/2025

1/5

Commercial Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-205	JUSTICE FENCE COMPANY	3265 W GRAND RIVER AVE	\$150.00	\$0.00
	Work Description: Replacing existing fence in same location. 48 inch vinyl fence, some fence posts to be 8 feet tall, fence will be 12 inches off property line.			
P25-150	PAUL ANTHONY HOMES	2227 KNOTTY PINE TRL	\$250.00	\$0.00
	Work Description: Building 18 New construction			
P25-151	PAUL ANTHONY HOMES	2229 KNOTTY PINE TRL	\$250.00	\$0.00
	Work Description: Building 18 New Construction			
P25-152	PAUL ANTHONY HOMES	2231 KNOTTY PINE TRL	\$250.00	\$0.00
	Work Description: Building 18 New Construction			
P25-153	PAUL ANTHONY HOMES	2233 KNOTTY PINE TRL	\$250.00	\$0.00
	Work Description: Building 18- New construction			
P25-154	PAUL ANTHONY HOMES	2235 KNOTTY PINE TRL	\$250.00	\$0.00
	Work Description: Building 18- New Construction			
P25-155	PAUL ANTHONY HOMES	2237 KNOTTY PINE TRL	\$250.00	\$0.00
	Work Description: Building 18- New Construction			
P25-156	PAUL ANTHONY HOMES	1652 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New Construction			
P25-157	PAUL ANTHONY HOMES	1654 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New construction			
P25-158	PAUL ANTHONY HOMES	1656 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New Construction			
P25-159	PAUL ANTHONY HOMES	1658 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New construction			
P25-160	PAUL ANTHONY HOMES	1660 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New Construction			
P25-161	PAUL ANTHONY HOMES	1662 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New Construction			
P25-162	PAUL ANTHONY HOMES	1664 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New construction			
P25-163	PAUL ANTHONY HOMES	1666 PINECROFT LANE	\$250.00	\$0.00
	Work Description: Building 9- New Construction			

Total Permits For Type:	15
Total Fees For Type:	\$3650.00
Total Const. Value For Type:	\$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-200	HUTCHINS KEITH & WENDY Work Description: 24 x 34	1201 W ALLEN RD pole barn	\$75.00	\$0.00
P25-192	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY Work Description: Addresses for all 48 units in phase one for Heritage Square Development	BURKHART - VACANT	\$0.00	\$0.00
P25-194	Ambia Energy LLC Work Description: 7.29 kw residential solar system to be installed on the roof	2972 BYRON RD	\$10.00	\$0.00
P25-189	Alex Daus Work Description: 24' x 32 ' pole barn structure	5835 BYRON RD	\$75.00	\$0.00
P25-202	Pure Energy Roofing Work Description: Remove existing shingles and install new roof/ventilation (House with attached garage, working on garage only)	3408 CHERYL DR	\$10.00	\$0.00
P25-190	HOHENSTEIN JONATHAN HOLZHAUSEN JAMIE Work Description: concrete in existing pole barn	4138 CRANDALL RD	\$10.00	\$0.00
P25-209	SEITZ CHRISTOPHER J & CAROL R Work Description: 10' x 16' shed placed on gravel base, located in the rear yard outside the side and rear yard setbacks	4840 CRANDALL RD	\$75.00	\$0.00
P25-198	RENEWAL BY ANDERSEN Work Description: New windows and doors	1291 EDGEBROOK DR	\$10.00	\$0.00
P25-199	HOME PRO EXTERIORS Work Description: Tear off and re-shingle roof.	1342 EDGEBROOK DR	\$10.00	\$0.00
P25-195	AGW SERVICES LLC SCOT STEPEK Work Description: remove existing deck and rebuilding with a similar size	122 EDMONT DR	\$50.00	\$0.00
P25-188	Alacrity Construction Work Description: Tear off and re-roof	2705 FISHER RD	\$10.00	\$0.00
P25-186	GRIFFITH MADISON Work Description: New house with grading and land balancing for future accessory structure	FLEMING - VACANT	\$75.00	\$0.00
P25-168	DEBUCK CONSTRUCTION INC. Work Description: Demolition of home at 4141 West Grand River	4141 W GRAND RIVER AVE	\$50.00	\$0.00
P25-207	RENEWAL BY ANDERSEN Work Description: Six windows replaced	501 HENDERSON RD	\$10.00	\$0.00
P25-193	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY Work Description: New Single Family Home	4033 HERITAGE SQUARE DRIVE	\$75.00	\$0.00
P25-191	Ambia Energy LLC Work Description: 14.58 kw residential solar system to be installed on the roof	720 JOHN WARD DR	\$10.00	\$0.00

P25-197	On Top Roofing	3420 MASON RD	\$10.00	\$0.00
	Work Description: Reroof house and attached garage			
P25-196	On Top Roofing	5765 MILETT RD	\$10.00	\$0.00
	Work Description: Reroof house and attached garage			
P25-206	Acculevel	2201 OAK GROVE RD	\$10.00	\$0.00
	Work Description: Waterproofing in crawl space			
P25-201	MAJIC WINDOW	560 OLDE ENGLISH CIR	\$10.00	\$0.00
	Work Description: window replacement, no size changes			
P25-204	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4188 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New single family home			
P25-187	RENEWAL BY ANDERSEN - Store 92	2644 THISTLEWOOD DR	\$10.00	\$0.00
	Work Description: 3 windows, 1 patio door replacement			
P25-203	ORIGINAL ROOFING COMPANY	1598 WOODHAVEN RD	\$10.00	\$0.00
	Work Description: Tear off and re-roof			

Total Permits For Type:	23
Total Fees For Type:	\$690.00
Total Const. Value For Type:	\$0.00

Sewer Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-120	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4033 HERITAGE SQUARE DRIVE	\$5000.00	\$0.00
	Work Description: Sewer connection			
PWS25-090	PAUL ANTHONY HOMES	2227 KNOTTY PINE TRL	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-092	PAUL ANTHONY HOMES	2229 KNOTTY PINE TRL	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-094	PAUL ANTHONY HOMES	2231 KNOTTY PINE TRL	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-096	PAUL ANTHONY HOMES	2233 KNOTTY PINE TRL	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-098	PAUL ANTHONY HOMES	2235 KNOTTY PINE TRL	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-100	PAUL ANTHONY HOMES	2237 KNOTTY PINE TRL	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-102	PAUL ANTHONY HOMES	1652 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-104	PAUL ANTHONY HOMES	1654 PINECROFT LANE	\$5000.00	\$0.00

Work Description: Sewer Connection

PWS25-106	PAUL ANTHONY HOMES	1656 PINECROFT LANE	\$5000.00	\$0.00
Work Description: Sewer Connection				
PWS25-108	PAUL ANTHONY HOMES	1658 PINECROFT LANE	\$5000.00	\$0.00
Work Description: Sewer Connection				
PWS25-110	PAUL ANTHONY HOMES	1660 PINECROFT LANE	\$5000.00	\$0.00
Work Description: Sewer Connection				
PWS25-112	PAUL ANTHONY HOMES	1662 PINECROFT LANE	\$5000.00	\$0.00
Work Description: Sewer Connection				
PWS25-114	PAUL ANTHONY HOMES	1664 PINECROFT LANE	\$5000.00	\$0.00
Work Description: Sewer Connection				
PWS25-116	PAUL ANTHONY HOMES	1666 PINECROFT LANE	\$5000.00	\$0.00
Work Description: Sewer Connection				
PWS25-122	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4188 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
Work Description: Sewer Connection				

Total Permits For Type:	16
Total Fees For Type:	\$80000.00
Total Const. Value For Type:	\$0.00

Water Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-121	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4033 HERITAGE SQUARE DRIVE	\$5000.00	\$0.00
Work Description: Water connection				
PWS25-091	PAUL ANTHONY HOMES	2227 KNOTTY PINE TRL	\$5000.00	\$0.00
Work Description: Water Connection				
PWS25-093	PAUL ANTHONY HOMES	2229 KNOTTY PINE TRL	\$5000.00	\$0.00
Work Description: Water Connection				
PWS25-095	PAUL ANTHONY HOMES	2231 KNOTTY PINE TRL	\$5000.00	\$0.00
Work Description: Water Connection				
PWS25-097	PAUL ANTHONY HOMES	2233 KNOTTY PINE TRL	\$5000.00	\$0.00
Work Description: Water Connection				
PWS25-099	PAUL ANTHONY HOMES	2235 KNOTTY PINE TRL	\$5000.00	\$0.00
Work Description: Water Connection				
PWS25-101	PAUL ANTHONY HOMES	2237 KNOTTY PINE TRL	\$5000.00	\$0.00
Work Description: Water Connection				
PWS25-103	PAUL ANTHONY HOMES	1652 PINECROFT LANE	\$5000.00	\$0.00
Work Description: Water Connection				

PWS25-105	PAUL ANTHONY HOMES	1654 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-107	PAUL ANTHONY HOMES	1656 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-109	PAUL ANTHONY HOMES	1658 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-111	PAUL ANTHONY HOMES	1660 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-113	PAUL ANTHONY HOMES	1662 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-115	PAUL ANTHONY HOMES	1664 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-117	PAUL ANTHONY HOMES	1666 PINECROFT LANE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-123	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4188 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Water Connection			

Total Permits For Type:	16
Total Fees For Type:	\$80000.00
Total Const. Value For Type:	\$0.00

Grand Total Fees:	\$164,340.00
Grand Total Permits:	70.00

Code Enforcement List

10/01/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1840 BYRON RD Complaint Travel trailer parked in the front yard. They hadded tenting for the entry way to the trailer. Recently they added solar panels and a fire pit. As an avid camper I have had to respect time on site rules. So does this person have restrictions?	SEGER JAMES F AND E	4706-26-201-012	09/24/2025	ANONYMOUS	OPEN - COMPLANT RECEIVE
Comments 9/9/25 Drive by inspection of property, noted a Shasta travel trailer parked in front of home with a temporary garage structure in front of it. 9/16/25 went to location to inspect and photograph the trailer from roadway. I made contact with resident, Calvin Irwin, he advised that the unit had been abandoned on his property and he was in the process of arranging for its removal. He advised he should be able to have the area cleaned up within 2wks. I advised I would allow 30 days for removal and would follow up at that time.					
3900 BYRON RD Complaint 2 shipping containers on property with rust, writing, eyesore	GERKIN MICHAEL AN	4706-15-100-013	09/02/2025	PUBLIC - WALK I	OPEN - COMPLANT RECEIVE
Comments 09/08/25 Drove by location, unable to see containers from roadway. 09/15/25 Several drive bys, unable to see any containers on property. Advised by township staff, they believe the containers have been removed. Will follow up with complainant.					

Code Enforcement List

10/01/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
2900 BREWER RD	LECHEVALIER KAYED	4706-22-200-014	09/24/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
Complaint Tractor is still on property on less than 2 acres this person has never had a tractor in 30 yrs I have lived here until this present Kabota. He has not owned a riding lawn mower of any sort in this 30 yr. He push mows his lawn and always has. I am sure Hohenstein has coached this residence into what to say to slide under the ordinance. I have plenty of neighbors that can testify to this man never having a tractor on this parcel in the past. We have a liar (Hohenstein) teaching residence to lie like him. Make the property owner prove what he has before this! ! Nothing.!!					
Comments 09/09/25 Complaint received 09/15/25 3:40pm Made contact with Robert Wilson at his residence. William Whalin was on site and supported Wllson's complaint that Kayedon Lechevalier did not have a tractor prior to 2016 when he purchased the Kabota tractor. Interviewed Mr. Lechevalier the same day. He advised he owed a tractor (lawn tractor) since approximately 1974-75. He would be able to provide proof of the tractor at that time until giving it away in 2022. He provided contact information for the individual he gave the tractor to at that time. 09/09/25 Attempted to contact owner of Lechevalier's old tractor. Paul Lockwood. Sent text message and voicemail. 09/18/25 Made contact with Paul Lockwood. He confirmed that he had been given a tractor by Lechvalier in or about 2022. He started that in was a 1974 Craftsman garden tractor for which he had all the documentation for. He provided photos of the documents to Lechvalier. 9/27/25 - Spoke with Lechevalier refer to photos of manuals from old tractor					
1840 BYRON RD	SEGER JAMES F AND E	4706-26-201-012	09/03/2025	PUBLIC - COMPL	OPEN - COMPLANT RECEIVE
Complaint Travel trailer parked in the front yard. They have added tenting for the entryway to the trailer. Recently they added solar panels and fire pit. As an avid camper I have had to respect time on site rules. So, does this person have restrictions.					
Comments					

Code Enforcement List

10/01/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5704 CRANDALL RD Complaint	JEWETT RICHARD L &	4706-05-200-004	11/25/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
A person is living in an RV in the back of the property against Township Ordinance.					
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 RVs. 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.					
06-02-25- MH- Spoke with Wes and he doesn't have any where to go, fractured his hand and hurt his back moving stuff off the property. He is still trying to move stuff off the property. Jonathan is out of the office so I let him know he would be contacted when he returns.					
6.12.25 - Spoke to Wes, said he has hurt his hand but still intends to remove his things from the property. We agreed to an extension to July 31st for all things to be removed from the property, no further extensions will be granted for any reason. Will prepare letter to owners RE same.					
6.16.25 - Site visit completed, some changes have been made, photos attached.					
7.21.25 - Site visit completed, photos attached.					
8.4.25 - Site visit completed, Wes has not removed his belongings from the property, still living in the RV. Spoke to owner. Personally issued MCI Citation ticket #0162 to Denise Stach. Personally issued MCI Citation ticket #0163 to Wes Gray.					
8.16.25 - Denise Stach paid ticket #0162 at court					
9.9.25 - Wes Gray has requested a formal hearing.					

Code Enforcement List

10/01/2025

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 - COMPLANT 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					
6.16.25 - Site visit completed, no change					
8.6.25 - Demolition permit application received.					
9.9.25 - Email received, expect to get started with demolition at the end of September.					
9.18.25 - Demolition permit acquired and escrow money provided					
9/23/25 - Property has been mowed, debris from front of structure appears to be gone.					

Code Enforcement List

10/01/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIVER Complaint Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
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. 6.9.25 - Spoke to the owner about next steps to move the site plan forward, owner is considering pairing down what has been proposed. 6.16.25 - Site visit completed, photos attached. 7.21.25 - Site visit completed, photos attached. 8.11.25 - Owner stopped in to discuss the site plan, will get the site plans printed out and submitted for review. 9.10.25 - Owner dropped off site plan and application, sent out for outside review, expected to be on October PC agenda					
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 vist 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.					

Code Enforcement List

10/01/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
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.					
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.					
6.10.25 - Called Court RE informal hearing date, Court's system indicated that the ticket had been paid and closed.					
6.16.25 - Site visit completed, no apparent change, photos attached. Ticket filed with Court - requested informal hearing, ticket posted to structure and mailed to owner.					
7.16.25 - Magistrate refused to hear the case, claimed he did not have the authority for injunctive relief, ticket dismissed.					
7.21.25 - Site visit completed, no apparent change, photos attached. Ticket 0161 filed with the Court requesting formal hearing. Ticket posted to structure and mailed to owner.					
7.29.25 - Formal Court hearing scheduled.					
9.8.25 - Formal hearing held, Judge Bain granted 45-day limit to get site cleaned up, indicated that he would drive by the property, follow-up hearing scheduled by Judge.					

Records: 8

Population: All Records

10E

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

MTT UPDATE:

Chestnut Woods LLC v Howell Township: After discussing my position on the appeal, opposing counsel has withdrawn the petition. No cost to the Township.

Chestnut Crossing LLC v Howell Township: After discussing my position on the appeal, opposing counsel has withdrawn the petition. No cost to the Township.

SMALL CLAIMS TRIBUNAL:

No Open Appeals

ASSESSING OFFICE:

ASSESSOR: Started annual personal property canvassing. Completed analysis on tax impact of potential development.

OTHER: Attended various meetings surrounding potential development. Prepared first quarter financial update for board meeting. Completed the pre audit items for the 2024-2025 fiscal year. Attended September Waste Water Treatment Plant meeting.

10H

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

3525 Byron Road Howell, MI 48855

September 23, 2025

6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Wayne Williams Chair

ALSO IN ATTENDANCE:

Township planners Paul Montagno and Brady Heath, Township attorneys Christopher Patterson and Sophia Youssif, Zoning Administrator Jonathan Hohenstein, MHOG Director Greg Tatara, Township Assessor Brent Kilpela, Steve Schimpke with SC Develop LLC, Applicants Mike Vogt and Jack Ammerman on behalf of Randee LLC, and Dan Mahoney with DTE

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

Motion by Newstead, **Second** by Frantjeskos, **“To recess the meeting of the Planning Commission for 30 minutes to reconvene at the Rod Bushey Center at Howell High School, 1200 W. Grand River Ave. Howell, MI 48843 at 7:00 P.M. due to public health, safety, and traffic concerns to accommodate the public in sufficient space to observe and effectively participate in the meeting. Acknowledging that the Township has posted an amended notice at the Township Hall, provided notice on the Township’s website and staff is remaining at the Township Hall to direct public members to the new meeting location.”** Roll Call: Stanley-yes, Boal- yes, Newstead- yes, Spaulding- yes, Frantjeskos- yes, Lollo- No. Motion passes 5-1.

APPROVAL OF THE AGENDA:

Motion by Frantjeskos, **Second** by Boal with friendly amendment, **“To move business items 12A and B in front of 10.”** Motion carried.

APPROVAL OF THE MEETING MINUTES:

August 26, 2025

Motion by Boal, **Second** by Newstead, **“To Approve the minutes as presented.”** Motion carried.

CALL TO THE PUBLIC

Topics discussed: water demands, concerns about local wells, ground water, long term resources, property values, property rights, cyber-security, costs of upgrades to the infrastructure, power supply, pollution, excessive noise, lack of transparency, wildlife, Howell Township Master Plan, light pollution, visual buffers, jobs created, high/low paying jobs, loss of farm land, environmental contamination, tax revenue, concerns of additional data centers, ordinances, health and safety of residents

Public comments received by: Vanessa North 2950 W. Marr Rd., Denise Pollizella 4200 Sweet Rd., Joe Farkas 738 Old English Circle, Deborah Towles 3210 Pineview Trail, Alivia Christie 3885 Byron Rd., Dan Wholihan 8162 Majestic Fowlerville, Andrew Paulika 840 Lucy Rd., Gary Burtka 10099 Stow Rd., Henry Petrovich 5205 Warner Rd., Ronald 3620 Allen Rd., Emma Sova 322 W. Washington, Joe Smith 5136 Fleming Rd., Dan Bonello 3531 Warner Rd., Joe Fulton 3528 Warner Rd., Jodie Fulton 3531 Warner Rd., Darian Wolfe 804 W. Michigan Ave., Beth Brown 409 Indian Camp Trail, Patrick Kosin 2512 Eason Dr, Christina Frederick 418 Lake St, Andrea Rasizzi 4379 Indian Camp Trail, Debi Samuells 4302 Cornell, Angela Barbash 4211 Crandall Rd., Delilah Barbash 4211 Crandall Rd., Richard Allen Livingston/Shiawassee Border, Steven Cornea 3287 Hill Hollow Lane, Danielle Preston Rd., Tyler Rose 4334 W. Grand River Ave., Liz Rowse 2484 Tooley Rd., Cassandra McFarland 5650 Fleming Rd., Tayla Vance 3701 Cedar Lake Rd., Kristen Dennison 7196 Maner Ln., Alora Dennison 7196 Maner Ln., Autumn Dennison 7196 Maner Ln., Steve Dennison 7196 Maner Ln., Alissa Recker 7171 Manor Ln., Lori Barnard 1257 Peavy Rd., Jeannie Matovski 4149 Sonata Dr., Christine Brondyke 5707 Crandall Rd., Clint Beach 1138 Owosso Rd., Heather Uratchko 3777 Hogback Rd., Joshua 5640 Fleming Rd., Agnieszka Bisbikis 2511 Little Sunset Trail, Stephanie Fuerst 2575 W. Marr Rd., Chris Strandt, Richard Kaminski 4505 W. Marr Rd., Kristina Beaubien 4408 Ellis Rd., Justine O'Connor 5495 Layton Rd., Austin Breuer 1414 Steeplechase Ct., Richard Vessella, Greg Lehr 2530 Tooley Rd., Earl Beach 5412 Owosso Rd., Joy Dettling 2516 Curdy Rd., Zach Rupcic 8139 Majestic Blvd., Dominic and Jessica Rodriguez Burkhart Rd., Sarah Porter, Lee Graham, Cory Alchin, Brian Brubaker 5761 Warner Rd., John Ryan 3457 Byron Rd., Kari Ryan 3457 Byron Rd., Jessica Burtica 10099 Stow Rd., Evelyn Redwine 444 Inverness St., Gus Parson Downtown Howell, Peter York, Breanne Green, Thomas Reinke, Dave Rowe, Katie Corbin, Lauren Prebenda 930 Gulley Rd., Valerie 3223 Byron Rd., Michelle Vecheta 3252 Warner Rd., Kerry McFarland 2885 W. Marr Rd., Carol McClements 2988 N. Burkhart Rd., Calvin Heckman 6420 Warner Rd., Steve Smith 8763 Robb Rd., Connie Johnson, Dave Foreman 6126 Pheasant Ridge Dr., Doug Helzerman 6815 Sharpe Rd., John Paul 5630 Curzon St., Craig Zube 1560 Wood Haven, Diane Dombrowski 4707 Hogback Rd., John Belcher

Motion by Spaulding, **Second** by Newstead **"To recess until 11:15."** Motion carried.

Motion by Spaulding, **Second** by Newstead, **"To reconvene the meeting."** Motion carried.

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet.

ORDINANCE VIOLATION REPORT:

Report in packet.

BUSINESS ITEMS:

New Business:

1. Union of Oak Grove- Major Change to Approved Site Plan- Township Planner Montagno gave a review of the request to amend the previously approved site plan. The site plan was originally approved in December 2020. The applicant is requesting to replace one of the five approved toddler lots with a frisbee golf amenity. The change will not alter the overall site layout and the four toddler lots will continue to serve younger children. Commissioner Frantjeskos questioned if the applicant was present. **Motion** by Boal, **Second** by Frantjeskos, **"To table this request until the applicant can be present."** Motion carried.

2. Pirate's Cove Self-Storage- Request for Extension of Approved Site Plan- Planner Montagno gave an update for the extension. They are requesting an extension due to increased costs of materials and interest rates. **Motion** by Stanley, **Second** by Frantjeskos, **"To approve it."** Motion carried.

SCHEDULED PUBLIC HEARINGS:

- A. SC Develop, LLC, to Rezone portion of vacant land on corner of Grand River Ave. and M-59, PC 2025-19, Parcel # 4706-28-400-016 from Regional Service Commercial (RSC) to Industrial (I)- **Motion** by Boal, **Second** by Newstead, **"To open the public hearing for SC Develop LLC, to rezone portion of vacant land on the corner of Grand River Ave and M-59, PC 2025-19."** Township Planners Heath and Montagno gave an overview of the proposed rezoning. The applicant requests that the 11.64-acre portion be rezoned from Regional Service Commercial (RSC) to Industrial (I). Applicant Steve Schimpke from SC Develop spoke on the site and answered questions. Board Representative Boal questioned what the property may be used for and if traffic would exit from Trans West Industrial Park. Commissioner Lollo has concerns about what types of businesses would be present there.

Patricia Murphy- 139 Lakeshore- questioned if this parcel is related to the data center

Motion by Newstead, **Second** by Boal, **"To close the Public Hearing."** Motion carried.

Motion by Newstead, **Second** by Frantjeskos, **"To recommend conditional rezoning for SC Development LLC for the vacant land on the corner of Grand River and M-59, PC2025-19, Parcel # 4706-28-400-016 from Regional Service Commercial (RSC) to Industrial (I) based on the following two conditions: 1.) The request to Rezone conditional on SC Develop LLC owning the property in the event SC Develop LLC does not close on the purchase of the property the rezone application shall no longer be valid and the underlying zoning should remain and 2.) It's understood that in addition to closing on the property SC Develop LLC would be required to obtain a formal lot split should it be approved by the Howell Township and this conditional rezoning would be valid for a period of one year."** Motion carried.

- B. Stantec Consulting Michigan, Inc., to conditionally rezone various parcels in the area of Grand River Ave. and Fleming Rd. PC2025-20, from Agricultural Residential (AR), Single Family Residential (SFR) and Neighborhood Service Commercial (NSC) to Research and Technology (RT)
- C. Stantec Consulting Michigan, Inc., Zoning Ordinance Text Amendment, PC2025-21, for a text amendment to Article 2- Definitions, regarding Article 5- Research and Technology (RT) Zoning District. Planner Montagno gave an overview of the proposed conditional rezoning of nineteen parcels. These parcels are located east of Handy Township along Marr, Fleming, Warner and Owosso Roads. This would be to rezone these parcels to Research Technology for a data processing center. The applicant has offered conditions with self-imposed limitations. These limitations include increased setbacks, increased landscape buffers, sound mitigation, light pollution protection, water efficiency, sustainable practices and reimbursement of expenses. They have also petitioned to include a text amendment to the Zoning Ordinance to include a definition for Data Processing Centers. On behalf of the applicant Mike Vogt presented information, discussed the rezoning proposal, and answered questions. No site plan has been submitted; they are there for a recommendation for zoning not site plan approval. They are proposing a definition for Data Center and have provided conditions tailored to concerns of the community and the Planner's report. Some of the conditions proposed are setbacks of a minimum of 100 ft., lot coverage restrictions and landscaping buffers. Jack Ammerman from Stantec Consulting of

Michigan spoke about his work previously with this developer of data centers throughout the United States. He discussed jobs, screening, traffic analysis, long term jobs that would be available, water usage, noise, and power. Dan Mahoney Director of Policy and Regional Affairs for DTE spoke on the planning they do to support data centers. He talked about how residents would benefit from data centers and their positive effects to the community.

Motion by Boal, **Second** by Newstead, **“To open the public hearing for Stantec Consulting Zoning Ordinance and Text Amendment PC2025-20.”** Motion carried.

ALL PUBLIC COMMENTS FROM EARLIER ARE INCORPORATED AS PART OF THE PUBLIC HEARING FOR THIS MATTER

Topics Discussed: definition of Data Center, noise and decibels allowed, DTE’s interest in the data center, minimal jobs, Township Master Plan, lack of information provided, water demands, setbacks, number of phases proposed, cost of infrastructure, utilization of buildings already present, Artificial Intelligence, environmental contamination, wildlife, children unable to play outside

Lauren 930 Gulley, Betsy Keeran, John Paul, Evelyn Redwine, Chandler John 5565 Warner Rd., Dan Bonello 3531 Warner Rd., Greg Zumidian, Shawn Williams, Aaren Currie 6880 Chase Lake Rd.

Motion by Boal, **Second** by Newstead, **“To close the public hearing.”** Motion carried.

Commissioner Lollo questioned the Community Outreach Plan and the potential of a Water Treatment Plant, energy considerations, mitigation measures and adjusting site layout and what is a water restoration project and how it works. Commissioner Frantjeskos questioned how many buildings will be present when the build out is done, what prevents the company from splitting and selling the “green space” to another company once the 1,077 acres is rezoned and his concern with the lack of transparency of this project. Secretary Newstead questioned if there was a decommissioning plan if the buildings were no longer being used as a Data Center. Board Representative Boal spoke on supporting the Township Master Plan. Commissioner Stanley questioned recycling water through the cooling systems and height of the buildings. Vice Chair Spaulding questioned the definition of data processing in the ordinance, how many phases are expected, total time length it will take to be built out, why are they trying to rezone more property than what they are proposing to develop, is there anything added to the large amounts of water for cooling, is there any intention to utilize a 70 ft building height and the capacity of waste water that will be discharged into the sewer system. Commissioner Lollo questioned wastewater demand scenarios and the guarantee that there will be enough water. Greg Tatara from MHOG answered questions regarding water capacity. Commissioner Frantjeskos questioned the dewatering process during construction, and the Howell drain that runs through the property. Board Representative Boal spoke on stricter restrictions with other ordinances from different locations with data centers. Discussion followed. **Motion** by Boal, **Second** by Frantjeskos, **“To recommend to the Township Board denial of the rezoning application #308-25.12, for parcel numbers listed in the petition, to rezone from Agricultural Residential, Single Family Residential, and Neighborhood Service Commercial to Research and Technology based on the following findings pursuant to Section 23.02 of the Howell Township Zoning Ordinance: A.) The rezoning is not consistent with the policies and uses proposed for that area in the Township’s Master Land Use Plan B.) All of the uses allowed under the proposed rezoning would not be compatible with the other zones and uses in the surrounding areas C.) Public Services and facilities would be significantly adversely impacted by a development or use allowed under the requested zoning D.) The uses allowed under the proposed rezoning would not be equally or better suited to the area than uses**

allowed under the current zoning of the land.” Roll Call: Frantjeskos-yes, Spaulding- yes, Newstead-yes, Lollo- yes, Boal-yes, Stanley-yes. Motion passes 6-0.

Motion by Boal, **Second** by Newstead, **“To recommend to the Township Board the denial of the text amendment and definition for the RT Zone.”** Motion carried.

Motion by Spaulding, **Second** by Newstead, **“To excuse Chairman Williams from tonight’s meeting.”** Motion carried.

OLD BUSINESS:
None

CALL TO THE PUBLIC:
None

ADJOURNMENT:
Motion by Newstead , **Second** by Lollo, **“To adjourn.”** Motion carried. The meeting was adjourned at 2:46 A.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary

10J

Howell Township Monthly Wastewater Operations Report



Updated Aerial of WWTP

September 2025

Howell Township Wastewater System Operations Report September 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 August 2025
Attachment 1.4 – Process Data
Attachment 1. 5 – Brighton Analytical Data
Attachment 1.6 – Biosolids Correspondence from EGLE
Attachment 1.7 – Plant Outfall Maintenance
Attachment 1.8 – Correspondence from Hamlett Environmental Regarding Seepex Pump

Section 2 – Collection System Operation

Attachment 2.1 – Written Pump Station Maintenance Summary
Attachment 2.2 – Weekly Pump Station Inspection Data
Attachment 2.3 – Dry and Wet Season Pump Run Time Average Evaluation
Attachment 2.4 – 2091 Oak Grove Road Connection
Attachment 2.5 – Monthly Miss Dig Log

Section 3 – Repairs and Capital Improvements

Attachment 3.1 – September 2025 Capital Projects Cost and Status Summary
Attachment 3.2 – New Development Log

Section 1

Plant Operation

Howell Township Plant Operations

Summary for August Activities:

Wastewater Treatment: The Wastewater Treatment Plant (WWTP) processed a total of **11.15 million gallons (MG)** of wastewater in August with no permit violations. (*See Attachment 1.1 – 1.5*)

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.

Biosolids Audit: On September 12, we received a letter from EGLE outlining the results of the recent Biosolids Audit. Two violations were issued for not submitting PFAS results prior to land application.

PFAS sampling was completed and the results were included in the 2024 Annual Report. This was the first year Howell was required to sample for PFAS, and I misunderstood the new requirement.

These violations are simply noted on our record; no further action is required at this time. That said, procedures are being put in place to ensure PFAS reporting is submitted accurately and on time moving forward. This will not happen again. (*See Attachment 1.6*)

Outfall: Operators spent one day cleaning up the outfall area, including trimming trees and removing debris. This is the location where plant effluent discharges into surface water, it is our responsibility to maintain safe and accessible conditions at the outfall. (*See Attachment 1.7*)

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:
 - Waiting on Blower Quote
- Junction Chamber:
 - Normal Operation
- RAS Building & Clarifier:
 - Waiting on Quotes from Contractors

- Sand Filters:
 - Normal Operation
- Post Aeration:
 - Normal Operation
- UV System:
 - Waiting on Rebuilt Unit
- Recycle Pump Station:
 - Normal Operation

Plant Performance		Sep-25
HT WWTP Flows		
TOTAL MONTHLY EFF (MG)		9.65
TOTAL MONTHLY INF (MG)		11.15
Final Effluent Monitoring		
INF pH		6.78
EFF pH		6.71
INF NH3-mg/L		37.77
EFF NH3-mg/L		0.04
INF PO4-mg/L		7.17
EFF PO4-mg/L		0.42
INF TSS-mg/L		193.90
EFF TSS-mg/L		2.85
INF CBOD-mg/L		150.24
EFF CBOD-mg/L		0.53
AVG.% NH3-N REMOVAL		99.90%
AVG.% TOTAL P REMOVAL		94.10%
AVG.% TSS REMOVAL		98.53%
AVG.% CBOD REMOVAL		99.65%
AVG.% OVERALL REMOVAL RATE		98.04%
Chemical Used		
Ferric Gallons		1,337
Utilities		
Gas		1
Power KWH		37,440
Water Gallons		87,077
Sludge Processing		
Gallons Wasted		230,748
Gallons Hauled		
Weather Summary		
TOTAL PRECIPITATION		2.10
AVG DAILY PRECIPITATION		0.35
MAX DAILY		1.15

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. MI0055727

DAILY DISCHARGE MONITORING REPORT

Violations

NO. Parameter Limit

PARAMETER	FLOW	SUSPENDED SOLIDS		CBOD ₅		AMMONIA NITROGEN			TOTAL PHOSPHORUS		TOTAL MERCURY				Chloride	Sulfate	FECAL COLIFORM		pH MIN	pH MAX	D.O.						
Dates	MGD	7 DAY AVG		mg/l	lbs/day	mg/l	lbs/day	mg/l	7 DAY	daily max	<0.01	7 DAY	daily max	<0.1	ng/L	lbs/day	ng/L	ng/L	ng/L	mg/L	mg/L	7 DAY	0=1	6.5	9.0	Daily MIN	
		mg/l	lbs/day						lbs/avg	lbs/day	mg/l	lbs/avg	lbs/day	mg/l	lbs/day							GEO MEAN	daily MAX	SU	SU	mg/l	
Friday, August 1, 2025	0.3171																						52	7.01	7.01	8.9	
Saturday, August 2, 2025	0.3404																										
Sunday, August 3, 2025	0.3190			4.0	11	0.8		2.0	0.03		0.1	0.40	1.1											6.84	6.84	8.9	
Monday, August 4, 2025	0.3160			2.8	7	0.8		2.1	0.04		0.1	0.32	0.8											6.80	6.80	8.8	
Tuesday, August 5, 2025	0.3037			2.6	7	0.4		1.1	0.03		0.1	0.35	0.9										7	6.92	6.92	8.9	
Wednesday, August 6, 2025	0.3091			3.0	8	0.6		1.4	0.04		0.1	0.39	1.0										11	6.86	6.86	9.0	
Thursday, August 7, 2025	0.3073	3.1	8	3.0	8	0.6		1.6	0.03	0.1	0.1	0.37	1.0										26	6.77	6.77	9.0	
Friday, August 8, 2025	0.3141	3.1	8					1.7		0.1													19	26	6.70	6.70	8.9
Saturday, August 9, 2025	0.3007	3.1	8					1.7		0.1													31	6.56	6.56	8.8	
Sunday, August 10, 2025	0.3112	2.8	7	2.4	6	0.3	1.4	0.8	0.04	0.1	0.1	0.48	1.2										17	6.66	6.66	8.8	
Monday, August 11, 2025	0.3179	2.7	7	2.6	7	0.3	1.2	0.8	0.03	0.1	0.1	0.49	1.3										17	6.53	6.53	8.7	
Tuesday, August 12, 2025	0.3702	3.4	9	5.8	18	0.7	1.4	2.3	0.16	0.2	0.5	0.67	2.1										23	27	6.60	6.60	9.1
Wednesday, August 13, 2025	0.3643	3.2	9	2.2	7	0.4	1.3	1.1	0.04	0.2	0.1	0.62	1.9										32	58	6.83	6.83	8.7
Thursday, August 14, 2025	0.3014	3.0	9	2.2	6	0.5	1.2	1.2	0.06	0.2	0.1	0.50	1.3										49	220	6.71	6.71	9.0
Friday, August 15, 2025	0.3047	3.0	9				1.2			0.2													54	45	6.67	6.67	8.9
Saturday, August 16, 2025	0.3431	3.0	9				1.2			0.2													53	27	6.79	6.79	9.1
Sunday, August 17, 2025	0.3237	3.1	9	2.6	7	0.6	1.4	1.5	0.04	0.2	0.1	0.49	1.3										53	6.55	6.55	8.6	
Monday, August 18, 2025	0.3091	3.2	9	3.0	8	0.7	1.6	1.8	0.04	0.2	0.1	0.39	1.0										53	6.59	6.59	8.7	
Tuesday, August 19, 2025	0.3194	2.7	7	3.6	10	0.6	1.5	1.7	0.03	0.1	0.1	0.40	1.1										62	57	6.75	6.75	8.9
Wednesday, August 20, 2025	0.3113	2.7	7	2.2	6	0.6	1.5	1.4	0.03	0.1	0.1	0.39	1.0										47	15	6.88	6.88	8.5
Thursday, August 21, 2025	0.3024	2.6	7	1.8	5	0.4	1.5	1.0	0.03	0.1	0.1	0.36	0.9										28	17	6.78	6.78	8.9
Friday, August 22, 2025	0.3011	2.6	7				1.5			0.1													30	58	6.67	6.67	9.0
Saturday, August 23, 2025	0.3021	2.6	7				1.5			0.1													33	49	6.70	6.70	9.0
Sunday, August 24, 2025	0.3133	2.7	7	2.8	7	0.5	1.4	1.3	0.03	0.1	0.1	0.37	1.0										33		6.62	6.62	8.9
Monday, August 25, 2025	0.3074	2.6	7	2.4	6	0.5	1.3	1.2	0.03	0.1	0.1	0.34	0.9										33		6.80	6.80	8.9
Tuesday, August 26, 2025	0.2914	2.5	6	3.2	8	0.5	1.2	1.1	0.03	0.1	0.1	0.35	0.9										28	22	6.77	6.77	9.0
Wednesday, August 27, 2025	0.2964	2.5	6	2.4	6	0.5	1.1	1.2	0.03	0.1	0.1	0.39	1.0										33	35	6.59	6.59	9.2
Thursday, August 28, 2025	0.2782	2.8	7	3.2	7	0.3	1.1	0.8	0.02	0.1	0.0	0.41	1.0										37	33	6.52	6.52	9.1
Friday, August 29, 2025	0.3048	2.8	7				1.1			0.1													32	26	6.51	6.51	9.0
Saturday, August 30, 2025	0.2827	2.8	7				1.1			0.1													31	45	6.72	6.72	9.3
Sunday, August 31, 2025	0.2706	2.6	6	2.0	5	0.7	1.2	1.5	0.03	0.1	0.1	0.41	0.9										31		6.62	6.62	9.2
																							31		6.69	6.69	9.2
PARAMETER	FLOW	SUSPENDED SOLIDS		CBOD ₅		AMMONIA NITROGEN			AVG		0.42		0.75		TOTAL MERCURY						FECAL COLIFORM	pH MIN	pH MAX	D.O.			

Name/Title of Principal Executive Officer Or Authorized Agent

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, and based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the submitted information is true and accurate.

SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT

Deputy Director: James Auletta

FROM 8/1/2025
 TO 8/31/2025

When completed mail this report to: PCS Data Entry, MDEQ WRE, P.O. Box 30273, Lansing MI, 48909-7773

Process Data Report

DATE	Process Testing					Ferric		Clarifier Sludge Blanket		Wastings	RAS	Sludge Tanks			UTILITIES			Generator
	PO4 COMP	NH3 COMP	D.O.	Mixed Liquor	Settling	Daily Inches	Gallons	ft	ft	GPD	GPD	1	2	3	GAS METER	KWH * 100	WATER	Hours
Friday, August 1, 2025	1.03		8.91		4340	6	49	0.3		22,747		11.00	10.50	10.50	381	32793	1532032	
Saturday, August 2, 2025	1.00		8.91			6	49	1.3		10,465		11.00	10.50	10.50	381	32804	1562097	
Sunday, August 3, 2025	1.07		8.84			5	41	2.0		10,432		11.00	10.50	10.25	381	32811	1614917	
Monday, August 4, 2025	0.94		8.92		3670	6	49	1.5		5,409		11.00	10.50	10.25	381	32820	1614917	
Tuesday, August 5, 2025	1.03		8.96			6	49	0.8				11.00	10.50	10.25	382	32828	1614918	
Wednesday, August 6, 2025	0.94		8.96			6	49	1.0		7,872		11.00	10.50	10.00	382	32836	1615069	
Thursday, August 7, 2025	0.96		8.87			6	49	1.0		7,846		11.00	10.50	10.00	382	32844	1615372	1014
Friday, August 8, 2025	1.24		8.80		3900	5	41	1.3		7,818		11.00	10.50	9.50	382	32852	1615698	
Saturday, August 9, 2025	1.10		8.77			6	49	0.5		7,799		11.00	10.50	9.50	382	32860	1615917	
Sunday, August 10, 2025	1.45		8.68			4	32	0.5		7,758		11.00	10.50	9.00	382	32868	1615917	
Monday, August 11, 2025	1.48		9.09		4120	4	32	0.5		7,720		11.00	9.00	9.00	382	32874	1615917	
Tuesday, August 12, 2025	1.97		8.70			4	32	0.5		7,680		11.00	8.50	8.50	382	32886	1616090	
Wednesday, August 13, 2025	0.36		8.97			5	41	1.0		7,656		11.00	8.00	8.00	382	32897	1616113	1014.5
Thursday, August 14, 2025	1.55		8.85			6	49	1.0		7,624		11.00	8.00	8.00	382	32905	1616113	
Friday, August 15, 2025	1.46		9.09		4060	6	49	1.0		5,116		11.00	8.00	8.00	382	32915	1616214	
Saturday, August 16, 2025	1.55		8.63			6	49	1.0		5,117		11.00	7.50	7.50	382	32926	1616215	
Sunday, August 17, 2025	1.36		8.70			4	32	1.3		5,110		11.00	7.50	7.50	382	32933	1616216	
Monday, August 18, 2025	1.13		8.85		4260	6	49	1.0		7,607		11.00	7.50	7.50	382	32941	1616217	
Tuesday, August 19, 2025	1.12		8.50			4	32	1.0		7,602		11.00	7.50	7.50	382	32949	1616217	
Wednesday, August 20, 2025	1.11		8.93			6	49	0.5		7,599		11.00	7.00	7.00	382	32959	1616178	
Thursday, August 21, 2025	0.99		8.98			6	49	0.8		7,600		11.00	7.00	7.00	382	32966	1616179	
Friday, August 22, 2025	0.90		8.97		4540	4	32	1.3		7,600		11.00	6.75	6.75	382	32975	1616179	
Saturday, August 23, 2025	0.84		8.85			6	49	1.5		5,095		11.00	6.50	6.50	382	32985	1616180	
Sunday, August 24, 2025	1.07		8.85			5	41	1.0		5,097		11.00	6.50	6.50	382	32995	1616180	
Monday, August 25, 2025	1.01		8.99		4700	5	41	0.3				11.00	6.50	6.50	382	33001	1616180	
Tuesday, August 26, 2025	1.00		9.22			5.5	45	1.0		7,597		11.00	6.50	6.50	382	33010	1616181	1015.5
Wednesday, August 27, 2025	1.04		9.11			6	49	0.8		10,095		11.00	6.25	6.25	382	33018	1619108	
Thursday, August 28, 2025	1.35		9.03			3	24	1.0		7,729		11.00	6.25	6.25	382	33027	1619109	
Friday, August 29, 2025	1.45		9.28		4440	5.5	45	0.5		7,657		11.00	6.00	6.00	382	33036	1619109	
Saturday, August 30, 2025	1.36		9.18			4	32	1.0		7,651		11.00	6.00	6.00	382	33046	1619110	
Sunday, August 31, 2025	1.24		9.19			8	65	0.8		7,650		11.00	4.00	4.00	382	33053	1619111	
AVG	1.16	#DIV/0!	8.92	#DIV/0!	4226	5.32	43		#DIV/0!	7,957					1	37440	87077	
Total						165	1,337			230,748								

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
Friday, August 1, 2025	63		0.359556	19.1	6.9								
Saturday, August 2, 2025	69		0.352229	19.2	6.9								
Sunday, August 3, 2025	80		0.348142	19.6	6.9	198	575	216	627	6.8	19.9	39.2	113.8
Monday, August 4, 2025	62		0.367462	19.4	6.9	132	405	224	686	7.5	23.0	41.3	126.6
Tuesday, August 5, 2025	64		0.342050	19.5	7.0	174	496	236	673	9.2	26.4	43.5	124.1
Wednesday, August 6, 2025	68		0.363402	19.0	6.9	145	439	184	558	6.9	20.8	39.1	118.5
Thursday, August 7, 2025	70		0.363590	19.6	6.9	146	443	212	643	7.8	23.7	36.1	109.5
Friday, August 8, 2025	73		0.369793	20.3	6.9								
Saturday, August 9, 2025	76		0.367392	20.5	6.7								
Sunday, August 10, 2025	78		0.344843	21.0	6.8	144	414	180	518	7.2	20.6	37.1	106.7
Monday, August 11, 2025	73		0.375248	20.3	6.5	140	438	200	626	6.6	20.7	38.7	121.1
Tuesday, August 12, 2025	77	0.10	0.412501	20.5	6.7	114	392	260	894	7.7	26.6	33.9	116.6
Wednesday, August 13, 2025	70	1.15	0.382813	20.0	6.8	145	463	192	613	5.9	18.9	35.3	112.7
Thursday, August 14, 2025	66		0.368871	21.4	6.5	137	421	172	529	5.7	17.5	38.6	118.7
Friday, August 15, 2025	62		0.364485	19.3	6.8								
Saturday, August 16, 2025	88		0.373287	19.5	6.5								
Sunday, August 17, 2025	77	0.55	0.361230	21.7	6.7	199	600	196	590	6.7	20.0	34.6	104.2
Monday, August 18, 2025	61		0.354620	19.5	6.8	127	376	176	521	12.0	35.5	38.8	114.8
Tuesday, August 19, 2025	65		0.350884	20.7	6.9	155	454	168	492	6.1	17.7	37.1	108.6
Wednesday, August 20, 2025	64	0.15	0.397005	19.5	7.0	120	397	136	450	6.2	20.4	38.6	127.8
Thursday, August 21, 2025	67		0.352891	20.2	6.9	115	338	128	377	6.5	19.1	37.9	111.5
Friday, August 22, 2025	57		0.344669	19.5	6.9								
Saturday, August 23, 2025	67		0.343795	19.6	6.7								
Sunday, August 24, 2025	70		0.360538	19.8	6.9	163	490	160	481	6.5	19.5	35.4	106.4
Monday, August 25, 2025	56		0.326171	19.7	6.6	139	378	176	479	7.4	20.1	38.9	105.8
Tuesday, August 26, 2025	55		0.345461	19.1	6.7	149	429	216	622	6.9	19.9	37.5	108.0
Wednesday, August 27, 2025	46	0.05	0.359044	19.0	6.7	151	452	264	791	7.0	20.9	36.3	108.7
Thursday, August 28, 2025	60		0.361192	19.0	6.6	171	515	168	506	6.4	19.3	37.2	112.1
Friday, August 29, 2025	51	0.10	0.357091	18.4	6.8								
Saturday, August 30, 2025	65		0.339110	18.2	6.7								
Sunday, August 31, 2025	60		0.338731	19.3	6.9	191	540	208	588	7.7	21.6	38.1	107.6
TL		2.10	11.15										
AVG	66.45	0.35	0.36	19.7	6.78	150.2	450.3	193.9	584.0	7.2	21.5	37.8	113.5

BRIGHTON ANALYTICAL - Howell WWTP

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

*g Not Required this Reporting Period



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION



PHILLIP D. ROOS
DIRECTOR

September 12, 2025

CC No. CC-006581

VIA EMAIL

Jonathan Hohenstein, Treasurer
Howell Township
3525 Byron Road
Howell, Michigan 48855

Dear Jonathan Hohenstein:

SUBJECT: Biosolids Audit
National Pollutant Discharge Elimination System (NPDES)
NPDES Permit No. MI0055727
Designated Name: Howell Twp WWTP

On July 28, 2025, staff of the Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division (WRD), conducted a Biosolids Audit (BSA) at the Howell Township (Township) Wastewater Treatment Plant (WWTP), located at 1222 Packard Drive, Howell, Livingston County, Michigan 48843 (hereinafter Facility). The purpose of the BSA was to evaluate the Township's compliance with requirements contained in Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), MCL 324.3101 *et seq.*; the Part 24 Land Application of Biosolids administrative rules, Mich Admin Code R 323.2401 *et seq.*, as amended (Part 24 Rules); Part I.D. of NPDES Permit No. MI0055727, issued September 12, 2022 and effective October 1, 2022 (Permit), and the Residuals Management Program (RMP) originally approved on February 12, 2001 and all program modifications thereafter.

Jim Aulette (Deputy Director, Wastewater Treatment and Collection) and Matt Hunt representing the Marion, Howell, Oceola, Genoa Sewer and Water Services (MHOG) and Spencer Mathews representing the WRD participated in the BSA. MHOG is contracted by the Township to operate the Facility. The BSA included an interview, discussion of operations, biosolids records review, a Facility inspection, and inspection of biosolids land application. A copy of the inspection report and photos taken during the BSA can be accessed in the MiEnviro Portal at any time.

The Facility serves the Township of Howell and treats domestic sanitary wastewater using an activated sludge process via Biolac aeration basin. The Biolac consists of several aeration chains that span the aeration basin. Solids removed in the treatment process are sent to a splitter box that can either direct sludge back to the Biolac as Return Activated Sludge (RAS) or send the sludge to final storage as Waste Activated Sludge (WAS). The biosolids can be aerated and mixed in the biosolids storage tanks for additional treatment and mixing.

The following is a summary of the BSA results:

1. **Biosolids Per-and Poly fluoroalkyl Substances (PFAS) Monitoring Report**

The Land Application of Biosolids Containing PFAS Interim Strategy (2024) requires that annually, a representative sample of biosolids be collected, analyzed, and reported, most specifically for Perfluorooctanesulfonic acid (PFOS) and Perfluorooctanoic acid (PFOA). All analytical documentation must be submitted to the WRD via the MiEnviro Portal at least two weeks prior to land application.

- a. In calendar year 2024, analytical results corresponding with 2024 land application were reported to the department on October 28, 2024, within the 2024 biosolids annual report. The Township received biosolids PFAS analytical results on June 7, 2024; land application occurred in July 2024. **The Township has still not submitted a 2024 Biosolids PFAS Monitoring Report.** The failure to notify the department of analytical results prior to land application is a violation of the facility's approved RMP; modified by the department originally on April 5, 2021, May 16, 2022, and again most recently on December 27, 2023, to include requirements for Michigan's Interim Strategy for Land Application of Biosolids Containing PFAS.
- b. In calendar year 2025, the Township received biosolids PFAS analytical results on May 15, 2025; land application occurred in July 2025. MHOG staff submitted the Biosolids PFAS Monitoring Report on behalf of the Township on July 28, 2025, via MiEnviro after land application had begun. Analytical results were reviewed by the WRD's Emerging Pollutant Section (EPS) and discussed in a letter sent to the Township dated August 13, 2025. The failure to notify the department of analytical results prior to land application is a violation of the facility's approved RMP; modified by the department originally on April 5, 2021, May 16, 2022, and again most recently on December 27, 2023, to include requirements for Michigan's Interim Strategy for Land Application of Biosolids Containing PFAS.

In both 2024 and 2025 the Township's biosolids PFAS monitoring demonstrated PFOS and PFOA concentrations were below 20 µg/kg. Concentrations below 20 µg/kg may be land applied with no additional requirements after submitting results via MiEnviro Portal and communication of results to the landowner/farmer.

2. **Recordkeeping and Reporting (R 323.2413/R 323.2416)**

Biosolids records from 2022 through 2025 required by the Part 24 Rules that document biosolids analytical lab results, biosolids annual reports, soil fertility testing, unit process data, and land application activities were available upon request at the Facility on the day of the BSA.

MHOG staff discussed that MHOG did not receive past documentation for the Facility when they took over operations at the Facility in 2022. During the BSA, MHOG staff committed to completing the full five years of records by reviewing the

past biosolids annual reports contained in MiEnviro. MHOG staff were able to locate items proficiently in MiEnviro.

3. Sampling and Analysis (R 323.2406)

Biosolids samples are taken by the Township's biosolids contractor before each land application event. Prior to sampling, MHOG staff mix the biosolids storage tank and a sludge judge is used to grab samples. Samples are stored on ice during transportation to the lab. Due to the mixing of the storage tank, grab samples appear representative of the biosolids in storage. Biosolids samples are analyzed for pollutants and pathogen density requirements as described in Rule R323.2412(1)(a-p) of the Part 24 Rules. Upon review of the biosolids analytical results, monitored pollutant concentrations were relatively consistent over the past five years from years with available land application data.

4. Operational Standards (R 323.2411)

a. Method for Pathogen Reduction

The Township's approved RMP states biosolids pathogen reduction requirements will be met through Class B Alternative 1: Geometric mean of the density of fecal coliform. The Township appears to be following the pathogen reduction method and was able to provide corresponding documentation to demonstrate adequacy.

b. Method for Vector Attraction Reduction

The Township's approved RMP states that the Facility will meet vector attraction reduction through Option 9: subsurface injection of biosolids. Biosolids are land applied in bulk annually to agricultural fields. Liquid biosolids are subsurface injected beneath the surface of the soil by the Township's land application contractor Biotech Agronomics (Biotech).

5. Management Practices (R 323.2410)

The Township contracts with Biotech to bulk land apply biosolids to agricultural fields. MHOG staff explained that during land application events, they will regularly visit the land application site to check the quality of land application.

A biosolids site inspection was completed on July 28, 2025, in conjunction with the BSA. Biosolids had been transported and land applied at site 03N05E08-JM01. MHOG staff joined WRD staff at the site to observe land application. Weather consisted of a temperature of 86 degrees Fahrenheit and windspeed of six miles per hour from the southwest.

WRD staff observed that the field contained wheat stubble from winter wheat which had been harvested earlier in the month. The farmer had tilled the field prior to biosolids land application. WRD staff verified that all required isolation distances had been followed. Homes and wells that were near the field were over 100 feet from land application activity. There was no evidence of an elevated water table at the time of the inspection, low lying areas where tile risers had been placed were dry. Normally, these areas are used to drain excess water away and the tractor operator

was reminded to avoid application in these areas. Surface waters, such as wetlands on the east side of the site, and a small creek that appeared west of the site were being avoided with well over 50-foot setback used by the tractor operator. According to the United States Department of Agriculture (USDA) map provided in the biosolids site information packet, site 03N05E08-JM01 is made up mostly of loam and clay loam soil types. The areas that were applied to as of the day of the site inspection appeared to accept the biosolids injection adequately. Land application was well incorporated in the soil.

On the morning of July 28, 2025, a complaint was received by WRD staff for biosolids being applied to site 03N05E08-JM01. The complainant was generally concerned with the truck traffic, the amount of biosolids being land applied to the field, and impact to drinking water wells. WRD staff spoke with the complainant over the phone to address their concerns prior to inspecting the biosolids land application at the site. After the site inspection, WRD staff were able to provide an email containing general biosolids site inspection results, photos, and follow up material to the complainant. The Township and complainant were made aware that no violations to the Part 24 rules or the approved RMP appeared onsite during the biosolids site inspection as of July 28, 2025.

6. Annual Report (R 323.2416(3))

The past five years of Biosolids Annual Reports and Annual Biosolids Discharge Monitoring Reports (DMRs) were reviewed (2020-2024).

- a. For each of the past five years, the Township has provided the Biosolids Annual Report prior to the due date of October 30 via MiEnviro as required by the Part 24 Rules, the approved RMP, and Part I.D. of the Permit. All Biosolids Annual Reports from the past five years have been approved and are considered administratively complete.
- b. For each of the past five years, the Township has provided the Annual Biosolids DMR prior to the due date of October 30 via MiEnviro as required by the Part 24 Rules, the approved RMP, and Part I.D. of the Permit. All Annual Biosolids DMRs from the past five years are considered administratively complete.
 - i. The annual Biosolids DMR to document biosolids analytical data in fiscal year 2023 (10/1/2022-9/30/2023) is still in draft status. The DMR was originally submitted October 25, 2023, and a revision appears to have been started. Please submit or remove the revision of the 2023 annual biosolids DMR.

7. Residuals Management Program (R 323.2403(3)(c))

The Township's approved RMP was reviewed in conjunction with the BSA. The RMP was first approved on February 12, 2001. The Township appears to be implementing the requirements of the RMP and has been made aware of additional requirements regarding biosolids PFAS monitoring as discussed in Item 1 of this letter.

Please ensure that a copy of the RMP is made available onsite for MHOG staff reference at any time.

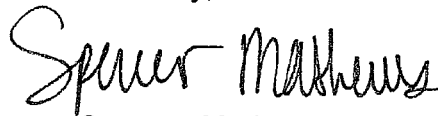
The violation reviewed in Item 1-a of this compliance communication is continuing. The violation reviewed in Item 1-b of this compliance communication has ceased. The violations identified in the compliance communication are violations of the approved RMP. The Township should take immediate action to achieve and maintain compliance with the terms and conditions of the approved RMP.

The Township shall respond to this compliance communication by providing the 2024 Biosolids PFAS data to MiEnviro via the Biosolids PFAS Monitoring Report by September 19, 2025. The Biosolids PFAS Monitoring Report can be found in MiEnviro by navigating to the Howell Twp WWTP MiEnviro dashboard, selecting "As Needed", and completing the "Biosolids PFAS Monitoring Report" form.

If the Township has questions regarding reporting Biosolids PFAS analytical data, please contact Christian Smith at 517-257-0251 or SmithC186@Michigan.gov.

Thank you for your cooperation in this matter. Should you require further information, please contact me at Spencer Mathews; MathewsS4@Michigan.gov; or EGLE, Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958.

Sincerely,

A handwritten signature in black ink that reads "Spencer Mathews". The signature is written in a cursive, flowing style.

Spencer Mathews
Lansing District Office
Water Resources Division

cc: Howell Township, RMP File
James Aulette, MHOG
Brent Bodnar, EGLE-WRD
Christian Smith, EGLE-WRD

Jim Aulette

From: Mathews, Spencer (EGLE) <MathewsS4@michigan.gov>
Sent: Friday, September 12, 2025 11:41 AM
To: Jim Aulette; treasurer@howelltownshipmi.org
Cc: Smith, Christian (EGLE)
Subject: RE: Compliance Communication - Howell Twp WWTP

Thanks Jim, I appreciate your quick reply.

The 2024 biosolids PFAS was the only item that was required to be submitted as follow up at this time. The WRD will review the submission and provide a response. Compliance Communication - CC-006581 will be closed.

Thanks again for your time,
Spencer

Spencer Mathews

Water Resources Division, Lansing District Office
Michigan Department of Environment, Great Lakes and Energy
517-230-9665 | MathewsS4@Michigan.gov
[Report an Environmental Emergency](#)



From: Jim Aulette <jima@mhog.org>
Sent: Friday, September 12, 2025 11:16 AM
To: Mathews, Spencer (EGLE) <MathewsS4@michigan.gov>; treasurer@howelltownshipmi.org
Cc: Smith, Christian (EGLE) <SmithC186@michigan.gov>; Bodnar, Brent (EGLE) <BODNARB@michigan.gov>
Subject: RE: Compliance Communication - Howell Twp WWTP

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Hi Spencer,

Apologies for the delay in submitting the results. I was under the impression that only the 2025 results were required at this time, as the 2024 results were included with my Annual Biosolids Report and available on Miwaters. I'm sorry for any confusion this may have caused.

I've now submitted the 2024 PFAS Biosolids results via the MiEnviro Portal and have also attached them here for your convenience.

Please let me know if you need anything further from me.

Thank you, and have a great weekend!

Best regards,

James Aulette
Deputy Director
M.H.O.G Utilities
517.672.9653

From: Mathews, Spencer (EGLE) <MathewsS4@michigan.gov>

Sent: Friday, September 12, 2025 10:12 AM

To: treasurer@howelltownshipmi.org

Cc: Jim Aulette <jima@mhog.org>; Smith, Christian (EGLE) <SmithC186@michigan.gov>; Bodnar, Brent (EGLE) <BODNARB@michigan.gov>

Subject: Compliance Communication - Howell Twp WWTP

Jonathan Hohenstein,

Attached is a compliance communication (Howell Twp WWTP – No. CC-006581) summarizing items discussed during a Biosolids Audit and biosolids land application site inspection conducted July 28, 2025 at the Howell Township Wastewater Treatment Plant. Documents filled out during the audit, such as the inspection report and photos, are available on the Howell Twp WWTP MiEnviro Portal site for review at any time.

Please review the letter because there are action items that must be addressed by **September 19, 2025.**

Please confirm receipt of this documentation by replying to this email. If you have any questions on the information provided, please feel free to contact me.

Thank you,

Spencer Mathews

EGLE/WRD/[Biosolids](#) – Lansing & Jackson District Offices
517-230-9665 | MathewsS4@Michigan.gov



MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY







Hamlett Environmental Technologies

July 22, 2025

RE: Howell Twp - Sludge Pump Seepex CN 892899

We met onsite on 7-22-25 to identify cause(s) of issues with the sludge pump at Howell Twp WWTP. When we arrived, we reviewed the past issues which were detailed as follows:

- Pump could not produce expected output
- Loud, thumping noises occurring during operation

We installed a pressure gauge on the pump housing to better demonstrate suction pressure conditions. Upstream pressure gauge was still installed as well. Pressure at the upstream gauge was approximately 4.5psi, pressure at the suction, with the pump OFF was just about 2psi.

The existing VFD is not sized for the current pump and so plant staff began operating the pump at as low of a speed as possible with the existing equipment, to get it running. After some adjustments, we were able to operate the pump. With the pump running, we saw a vacuum condition at the pump housing as well as low output and sounds of cavitation. Vacuum conditions at the suction indicated a potential problem in the suction piping.

At that point, with the assistance of plant staff, we disconnected suction piping to investigate further. We discovered that the upstream plug valve was significantly clogged with rags and debris, nearly entirely blocked. Impinged flow can create cavitation conditions. The plug valve was cleaned out and piping reconnected.

Once confirmed clear and ok to start, we ran the pump again. Suction pressure gauge showed positive pressure, the noise had been resolved, and we were delivering expected flow output. All onsite confirmed that this was satisfactory.

We suggest considering replacing the VFD with an adequately sized unit in the future; constant torque for the new positive displacement pump. The pump may also be operated without a VFD, if needed. However, the existing equipment may not consistently operate the pump as it is undersized and may not be constant torque. Please discuss with your controls contacts.

We truly appreciate the time and effort everyone made onsite to assist with this troubleshooting as well as the opportunity to work with Howell Twp/MHOG. Please let us know if you have any questions.

Best Regards,
Jennifer Wagner
Hamlett Environmental Tech Co
517-294-7512

Jason McPeck
Seepex
937-207-3883

Section 2

Collection System Operation

Howell Township Pump Stations

Summary for August Activities:

Pump Station Inspections: All pump stations were inspected on a weekly basis throughout the month of August to ensure proper operation and maintenance (*See Attachment 2.2 & 2.3*).

2091 Oak Grove: Last month, a gravity sewer line was installed and a manhole was tapped at 2091 Oak Grove. The connection was inspected and found to be in good condition. (*See Attachment 2.4*)

Pump Station 71: On Friday, September 5th, PS 71 issued an alarm for loss of power. A portable generator was connected, but this did not resolve the issue. Upon further inspection, it was determined that the phase monitor had failed. This component monitors incoming voltage and will shut down the pumps if a fault is detected to prevent damage. Incoming power to the station was verified as normal, so the phase monitor was temporarily bypassed to restore station operation. A replacement phase monitor has been ordered and will be installed upon arrival.

Pump Station 72: Pump #2 variable frequency drive (VFD) faulted four times over the past month. The reported faults were "Under Voltage" and "Ground Fault." It is believed that these issues may be related to nearby power line relocation work associated with a new development adjacent to the station. The system has been closely monitored, and no additional faults have occurred since August 29, 2025.

Overall Pump Station Status: All pump stations were confirmed to be in normal operation during August, including PS-71 and PS-72 after issue resolution.

- PS-71: Normal Operation
- PS-72: Normal Operation
- PS-73: Normal Operation
- PS-74: Normal Operation
- PS-75: Normal Operation
- PS-76: Normal Operation
- PS-77: Normal Operation
- PS-78: Normal Operation
- PS-79: Normal Operation

Pump Station 70
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Ran Generator?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments
8/12/2024	12:55 PM	bc	6244.8	5951.9	69544	515	NO	NO	YES	YES	NO	YES	NO	YES	NO	NO	YES	FULL	17.5	17.7	167.2	7.0	2.512	2.541	592.0	0.2	
8/19/2024	10:26 AM	sl	6260.7	5967.7	69896	516	NO	NO	YES	YES	NO	YES	NO	YES	NO	NO	YES	FULL	15.9	15.8	165.5	6.9	2.306	2.291	352.0	0.2	
8/26/2024	10:20 AM	bo	6276.7	5983.6	70255	516	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	YES	FULL	16.0	15.9	167.9	7.0	2.287	2.273	359.0	0.1	
9/3/2024	9:40 AM	wd	6294.6	6001.8	70653	516	NO	NO	YES	YES	NO	YES	NO	YES	NO	NO	YES	FULL	17.9	18.2	191.3	8.0	2.245	2.283	398.0	0.4	
9/9/2024	9:35 AM	sl	6307.9	6014.8	70958	516	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	YES	FULL	13.3	13.0	143.9	6.0	2.218	2.168	305.0	0.2	
8/11/2025	1:20 PM	bc	7068.0	6771.7	92031	528	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	15.9	16.2	168.6	7.0	2.264	2.306	350.0	0.2	
8/19/2025	9:42 AM	sl	7086.9	6790.6	92446	528	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	18.9	18.9	188.4	7.8	2.408	2.408	415.0	0.2	
8/25/2025	10:05 AM	bo	7101.4	6805.1	92777	528	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	14.5	14.5	144.4	6.0	2.410	2.410	331.0	0.2	
9/2/2025	1:35 PM	db	7120.3	6823.8	93218	529	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	18.9	18.7	195.5	8.1	2.320	2.296	441.0	0.3	
9/9/2025	12:30 PM	wd	7136.8	6840.3	93606	529	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	16.5	16.5	166.9	7.0	2.372	2.372	388.0	0.1	

Pump Station 71
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments
8/12/2024	12:45 PM	bc	5975.1	315.0	78256	NO	NO	YES	YES	NO	NO	NO	YES		NO	NO	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
8/19/2024	9:56 AM	sl	5979.5	319.8	78531	NO	NO	YES	YES	NO	NO	NO	YES		NO	NO	4.4	4.8	165.2	6.9	0.639	0.697	275.0	
8/26/2024	9:50 AM	bo	5984.0	324.5	78804	NO	NO	YES	YES	NO	NO	NO	YES		NO	NO	4.5	4.7	167.9	7.0	0.643	0.672	273.0	
9/3/2024	10:10 AM	wd	5989.1	329.8	79114	NO	NO	YES	YES	NO	NO	NO	YES		NO	NO	5.1	5.3	192.3	8.0	0.636	0.661	310.0	
9/9/2024	10:04 AM	sl	5993.0	333.7	79347	NO	NO	YES	YES	NO	NO	NO	YES		NO	NO	3.9	3.9	143.9	6.0	0.650	0.650	233.0	
8/11/2025	12:30 PM	bc	6208.7	563.6	93042	NO	NO	YES	YES	NO		YES	NO		NO	NO	4.4	4.9	170.1	7.1	0.621	0.691	261.0	
8/19/2025	9:00 AM	sl	6213.8	569.4	93345	NO	NO	YES	YES	NO		YES	NO		NO	NO	5.1	5.8	188.5	7.9	0.649	0.738	303.0	
8/25/2025	9:50 AM	bo	6217.6	573.6	93569	NO	NO	YES	YES	NO		YES	NO		NO	NO	3.8	4.2	144.8	6.0	0.630	0.696	224.0	
9/2/2025	1:20 PM	db	6222.6	579.4	93877	NO	NO	YES	YES	NO		YES	NO		NO	NO	5.0	5.8	195.5	8.1	0.614	0.712	308.0	
9/9/2025	10:45 AM	wd	6227.0	584.8	94134	NO	NO	YES	YES	NO		YES	NO		NO	NO	4.4	5.4	165.4	6.9	0.638	0.783	257.0	

Pump Station 72
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
8/12/2024	12:35 PM	bc	641.2	1572.4	82426	1267	1321	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	0.9	0.9	167.0	7.0	0.129	0.129	148.0	0.5	2.0	
8/19/2024	10:15 AM	sl	642.2	1573.2	82571	1267	1322	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	1.0	0.8	165.7	6.9	0.145	0.116	145.0	0.5	1.0	
8/26/2024	10:10 AM	bo	643.2	1574.2	82726	1268	1323	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	1.0	1.0	167.9	7.0	0.143	0.143	155.0	0.5	1.0	
9/3/2024	10:15 AM	wd	644.3	1575.4	82884	1268	1325	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	1.1	1.2	192.1	8.0	0.137	0.150	158.0	0.7	2.0	
9/9/2024	10:11 AM	sl	645.1	1576.2	83026	1269	1327	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	0.8	0.8	143.9	6.0	0.133	0.133	142.0	0.5	2.0	
8/11/2025	12:15 PM	bc	692.7	1618.7	95913	1290	1383	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.0	0.0	169.5	7.1	0.283	0.000	133.0	0.3	1.0	pump 2 vfd faulted.
8/19/2025	9:10 AM	sl	694.3	1619.4	96071	1290	1384	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	1.6	0.7	188.9	7.9	0.203	0.089	158.0	0.7	1.0	
8/25/2025	9:55 AM	bo	695.8	1619.6	96205	1290	1384	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	1.5	0.2	144.8	6.0	0.249	0.033	134.0	0.0	0.0	
9/2/2025	1:20 PM	db	697.4	1620.1	96395	1291	1386	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	1.6	0.5	195.4	8.1	0.197	0.061	190.0	0.7	2.0	
9/9/2025	10:30 AM	wd	698.3	1621.0	96566	1291	1387	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	0.9	0.9	165.2	6.9	0.131	0.131	171.0	0.3	1.0	

Pump Station 73
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	Pump 3	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours #3	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	AVG RUNTIME / DAY PUMP 3	KWH Net	Generator Net	Comments
8/12/2024	1:35 PM	bc		1020.8	685.0	3801	626	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	FULL	0.0	4.2	4.2	168.2	7.0	0.000	0.599	0.599	6.0	0.4	
8/19/2024	9:47 AM	sl		1024.4	688.8	3807	626	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	3.6	3.8	164.2	6.8	0.000	0.526	0.555	6.0	0.4	
8/26/2024	9:40 AM	bo		1028.3	692.8	3813	627	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	3.9	4.0	167.9	7.0	0.000	0.558	0.572	6.0	0.4	
9/3/2024	10:00 AM	wd		1032.6	697.1	3820	627	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	4.3	4.3	192.3	8.0	0.000	0.537	0.537	7.0	0.4	
9/9/2024	9:58 AM	sl		1035.5	700.0	3825	628	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	2.9	2.9	144.0	6.0	0.000	0.483	0.483	5.0	0.4	
8/11/2025	12:45 PM	bc		1220.2	889.8	4252	658	NO	NO	YES	YES	NO	NO	NO		NO	NO	NO	75%	0.0	3.7	3.8	170.6	7.1	0.000	0.521	0.535	6.0	0.4	
8/18/2025	2:30 PM	sl		1224.2	893.7	4257	659	NO	NO	YES	YES	NO	NO	NO		NO	NO	NO	75%	0.0	4.0	3.9	169.7	7.1	0.000	0.566	0.551	5.0	0.4	
8/25/2025	9:45 AM	bo		1227.4	897.2	4263	659	NO	NO	YES	YES	NO	NO	NO		NO	NO	NO	75%	0.0	3.2	3.5	163.3	6.8	0.000	0.470	0.515	6.0	0.4	
9/2/2025	1:10 PM	db		1230.9	901.1	4269	660	NO	NO	YES	YES	NO	NO	NO		NO	NO	NO	75%	0.0	3.5	3.9	195.4	8.1	0.000	0.430	0.479	6.0	0.4	
9/9/2025	10:15 AM	wd		1234.0	904.1	4275	660	NO	NO	YES	YES	NO	NO	NO		NO	NO	NO	75%	0.0	3.1	3.0	165.1	6.9	0.000	0.451	0.436	6.0	0.4	

Pump Station 74
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments
8/12/2024	1:55 PM	bc	147.5	162.6	351.0	2397	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	50%	1.6	1.6	168.8	7.0	0.228	0.228	4.0	0.8	
8/19/2024	9:31 AM	sl	148.7	163.8	354.0	2397	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	50%	1.2	1.2	163.6	6.8	0.176	0.176	3.0	0.8	
8/26/2024	9:30 AM	bo	149.9	165.2	358.0	2398	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	50%	1.2	1.4	168.0	7.0	0.171	0.200	4.0	0.7	
9/3/2024	9:30 AM	wd	151.4	166.3	362.0	2399	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	50%	1.5	1.1	192.0	8.0	0.188	0.138	4.0	1.0	
9/9/2024	9:23 AM	sl	152.3	167.3	365.0	2400	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	50%	0.9	1.0	143.9	6.0	0.150	0.167	3.0	1.0	
8/11/2025	1:00 PM	bc	221.1	235.6	585.0	2436	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	50%	1.2	1.1	171.2	7.1	0.168	0.154	3.0	0.6	
8/18/2025	2:00 PM	sl	222.4	236.8	588.0	2437	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.3	1.2	169.0	7.0	0.185	0.170	3.0	1.1	
8/25/2025	9:35 AM	bo	223.5	237.9	592.0	2438	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.1	1.1	163.6	6.8	0.161	0.161	4.0	0.7	
9/2/2025	1:00 PM	db	224.7	239.1	596.0	2438	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.2	1.2	195.4	8.1	0.147	0.147	4.0	0.6	
9/9/2025	10:00 AM	wd	225.8	240.1	599.0	2439	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.1	1.0	165.0	6.9	0.160	0.145	3.0	0.7	

Pump Station 75
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
8/12/2024	2:30 PM	bc	933.3	2710.8	3011	895	4150	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.3	4.2	169.7	7.1	0.608	0.594	7.0	0.4	2.0	
8/19/2024	9:17 AM	sl	937.3	2714.6	3018	896	4153	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.0	3.8	162.8	6.8	0.590	0.560	7.0	0.4	3.0	
8/26/2024	9:10 AM	bo	941.4	2718.5	3025	896	4155	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	4.1	3.9	167.9	7.0	0.586	0.558	7.0	0.4	2.0	
9/3/2024	9:00 AM	wd	946.2	2722.9	3033	897	4159	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	4.8	4.4	191.8	8.0	0.601	0.550	8.0	0.6	4.0	
9/9/2024	9:10 AM	sl	949.7	2726.2	3039	897	4163	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	3.5	3.3	144.2	6.0	0.583	0.549	6.0	0.6	4.0	
8/12/2025	9:00 AM	bc	1176.1	2943.4	3450	924	4336	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	5.4	5.3	191.8	8.0	0.676	0.663	9.0	0.4	3.0	
8/18/2025	1:00 PM	sl	1180.6	2947.7	3457	924	4341	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.5	4.3	148.0	6.2	0.730	0.697	7.0	0.7	5.0	
8/25/2025	9:15 AM	bo	1185.5	2952.3	3465	925	4343	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.9	4.6	164.3	6.8	0.716	0.672	8.0	0.4	2.0	
9/2/2025	12:35 PM	db	1191.2	2957.9	3474	926	4348	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	5.7	5.6	195.3	8.1	0.700	0.688	9.0	0.8	5.0	
9/9/2025	9:25 AM	wd	1196.0	2962.6	3483	926	4348	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.8	4.7	164.8	6.9	0.699	0.684	9.0	0.0	0.0	

Pump Station 76
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments
8/12/2024	2:15 PM	bc	3359.8	2723.8	8146	600	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	5.0	5.3	169.5	7.1	0.708	0.750	194.0	0.4	
8/19/2024	9:08 AM	sl	3364.4	2729.0	8325	600	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.6	5.2	162.9	6.8	0.678	0.766	179.0	0.3	
8/26/2024	8:50 AM	bo	3369.3	2734.5	8517	601	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.9	5.5	167.7	7.0	0.701	0.787	192.0	0.3	
9/3/2024	8:50 AM	wd	3374.9	2740.4	8729	601	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	5.6	5.9	192.0	8.0	0.700	0.738	212.0	0.6	
9/9/2024	9:02 AM	sl	3379.0	2744.9	8901	602	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.1	4.5	144.2	6.0	0.682	0.749	172.0	0.5	
8/12/2025	8:50 AM	bc	3623.7	2985.7	21517	620	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	5.7	5.2	191.8	8.0	0.713	0.651	185.0	0.3	
8/18/2025	12:50 PM	sl	3628.2	2989.8	21668	620	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.5	4.1	148.0	6.2	0.730	0.665	151.0	0.8	
8/25/2025	9:05 AM	bo	3633.1	2994.3	21839	621	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.9	4.5	164.3	6.8	0.716	0.658	171.0	0.3	
9/2/2025	12:25 PM	db	3638.9	2999.6	22043	621	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	5.8	5.3	195.3	8.1	0.713	0.651	204.0	0.3	
9/9/2025	9:15 AM	wd	3643.7	3004.1	22205	621	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.8	4.5	164.8	6.9	0.699	0.655	162.0	0.4	

Pump Station 77
Howell Twp.
September 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments
8/12/2024	2:45 PM	bc	389.6	545.3	20594	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	170.2	7.1	0.042	0.042	37.0	
8/19/2024	8:53 AM	sl	389.9	545.5	20630	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.2	162.1	6.8	0.044	0.030	36.0	
8/27/2024	8:45 AM	bo	390.2	545.9	20668	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.4	191.9	8.0	0.038	0.050	38.0	
9/3/2024	9:15 AM	wd	391.3	546.2	20702	NO	NO	YES	YES	NO	NO	NO	NO	NO	1.1	0.3	168.5	7.0	0.157	0.043	34.0	
9/9/2024	8:54 AM	sl	391.5	546.3	20735	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.2	0.1	143.7	6.0	0.033	0.017	33.0	
8/12/2025	8:35 AM	bc	412.5	559.3	23395	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	191.8	8.0	0.038	0.038	44.0	
8/18/2025	12:32 PM	sl	419.9	559.5	23427	NO	NO	YES	YES	NO	NO	NO	NO	NO	7.4	0.2	147.9	6.2	1.200	0.032	32.0	
8/25/2025	9:00 AM	bo	420.4	559.8	23464	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.5	0.3	164.5	6.9	0.073	0.044	37.0	
9/2/2025	12:15 PM	db	420.8	560.2	23508	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.4	0.4	195.2	8.1	0.049	0.049	44.0	
9/9/2025	9:00 AM	wd	421.2	560.5	23548	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.4	0.3	164.8	6.9	0.058	0.044	40.0	

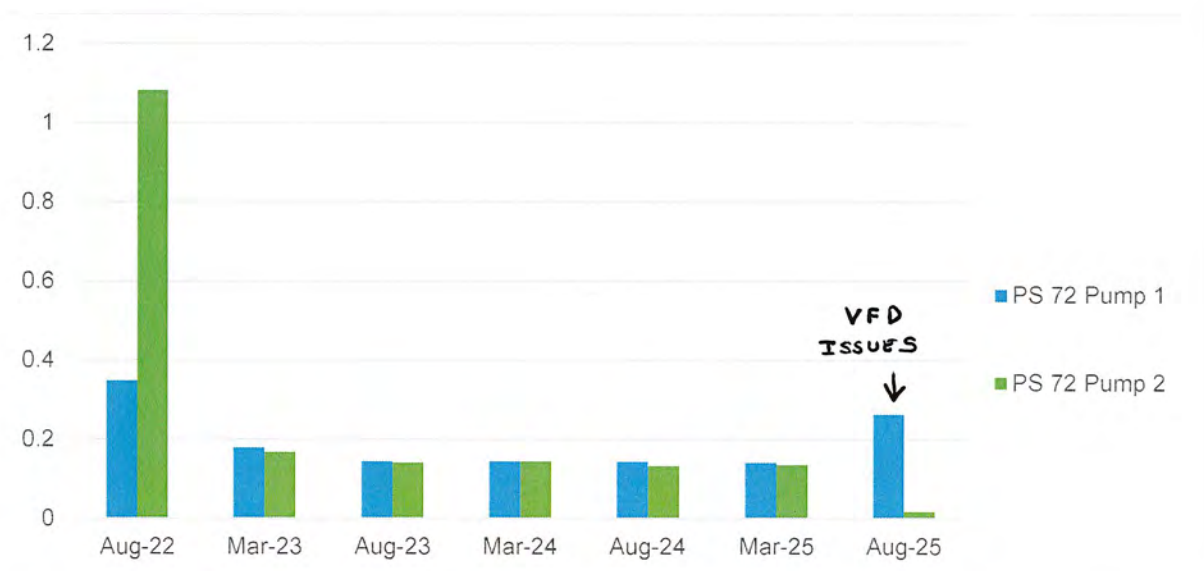
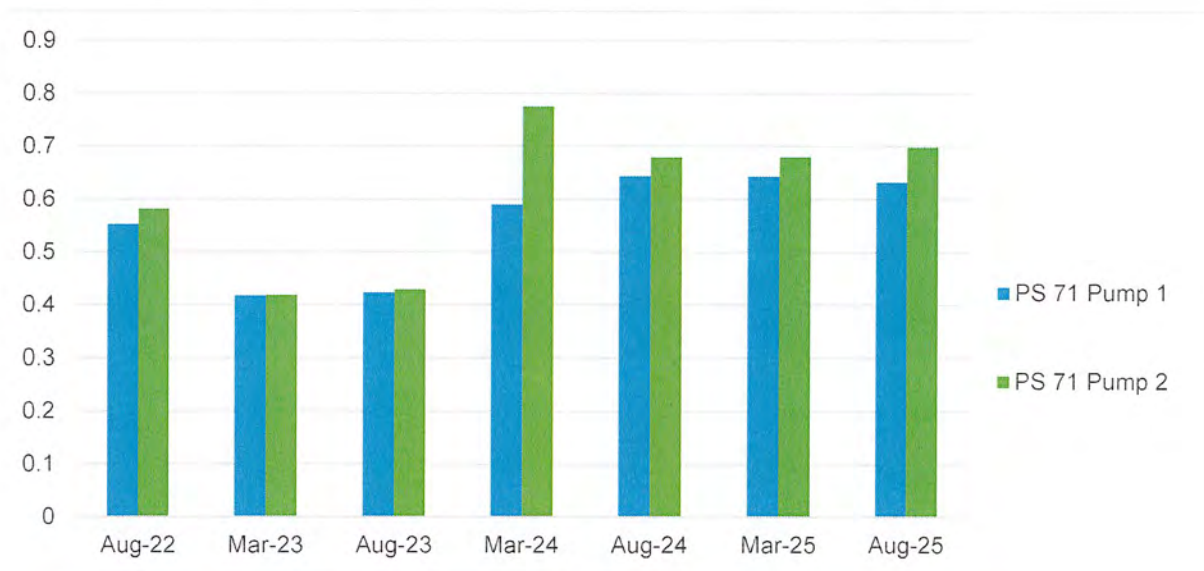
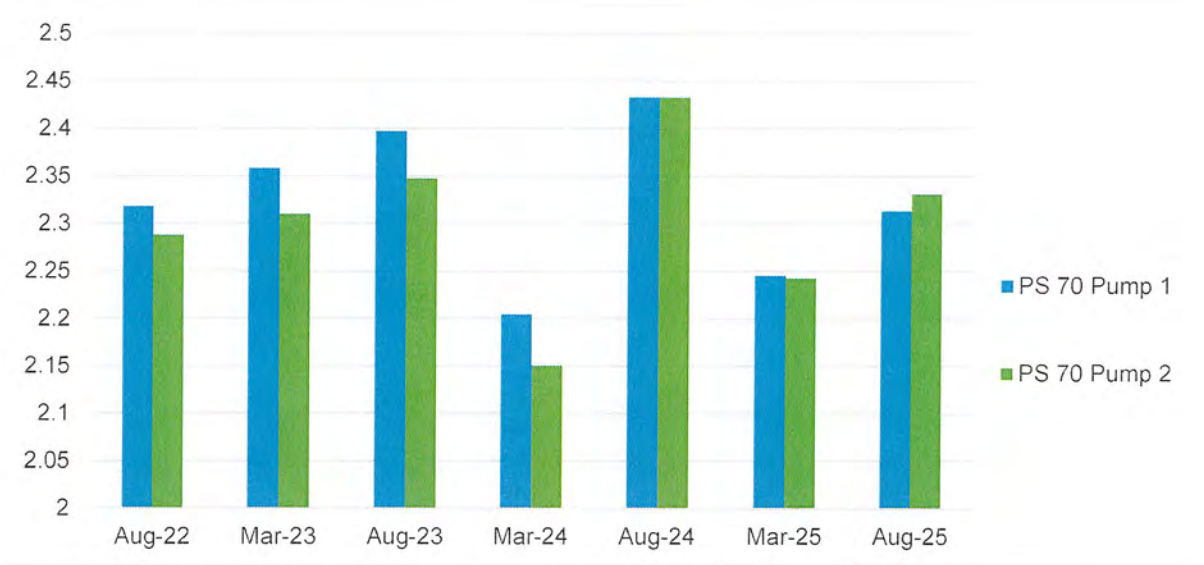
Pump Station 78
Howell Twp.
September 2025

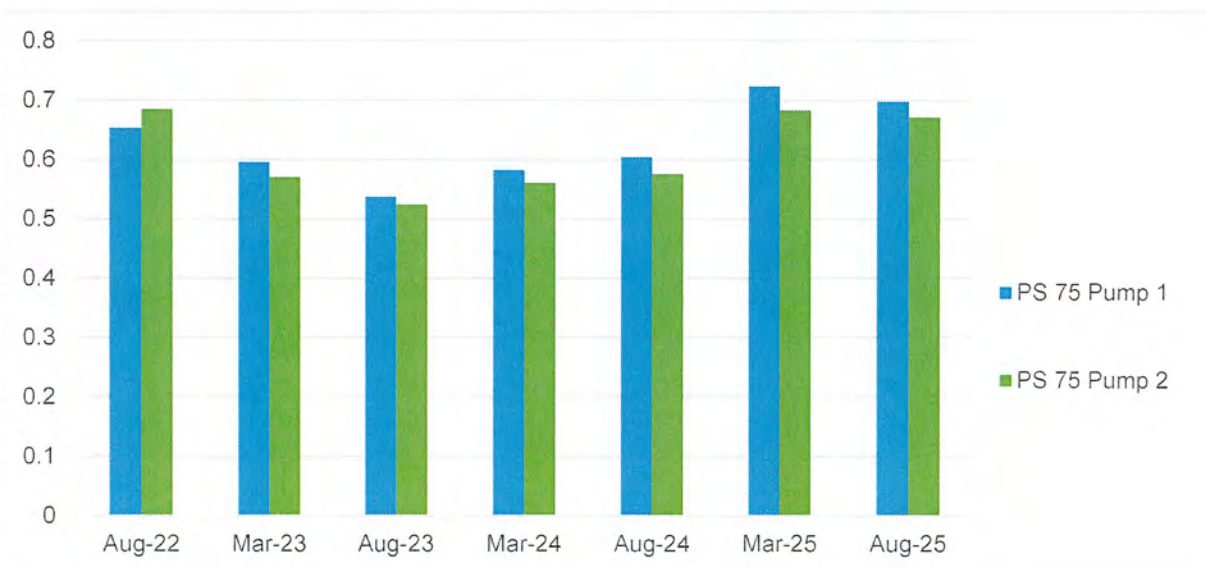
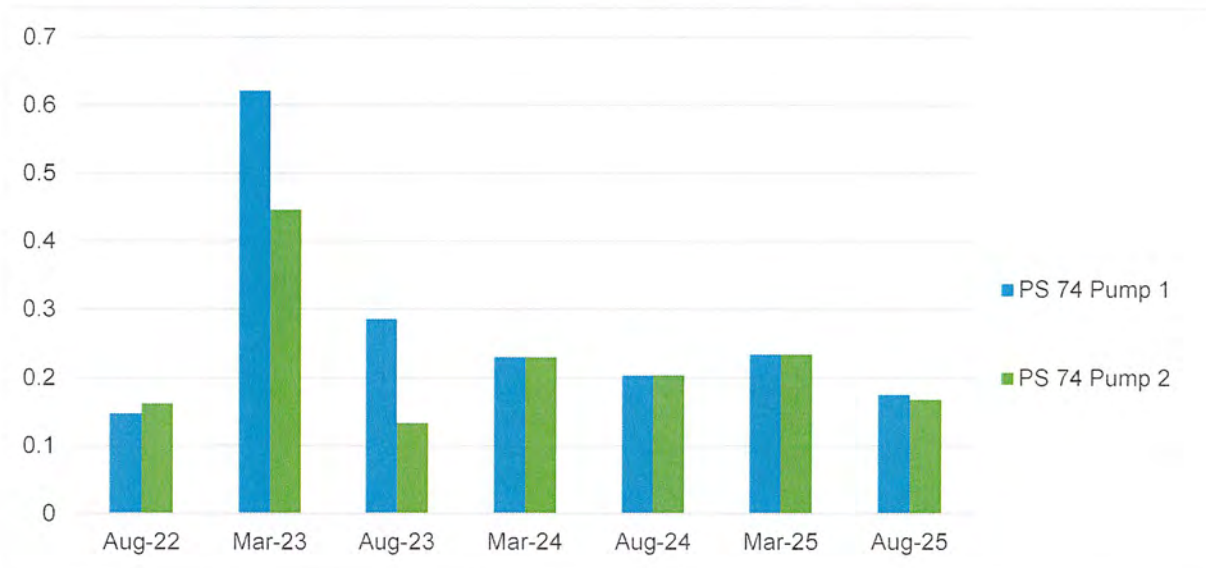
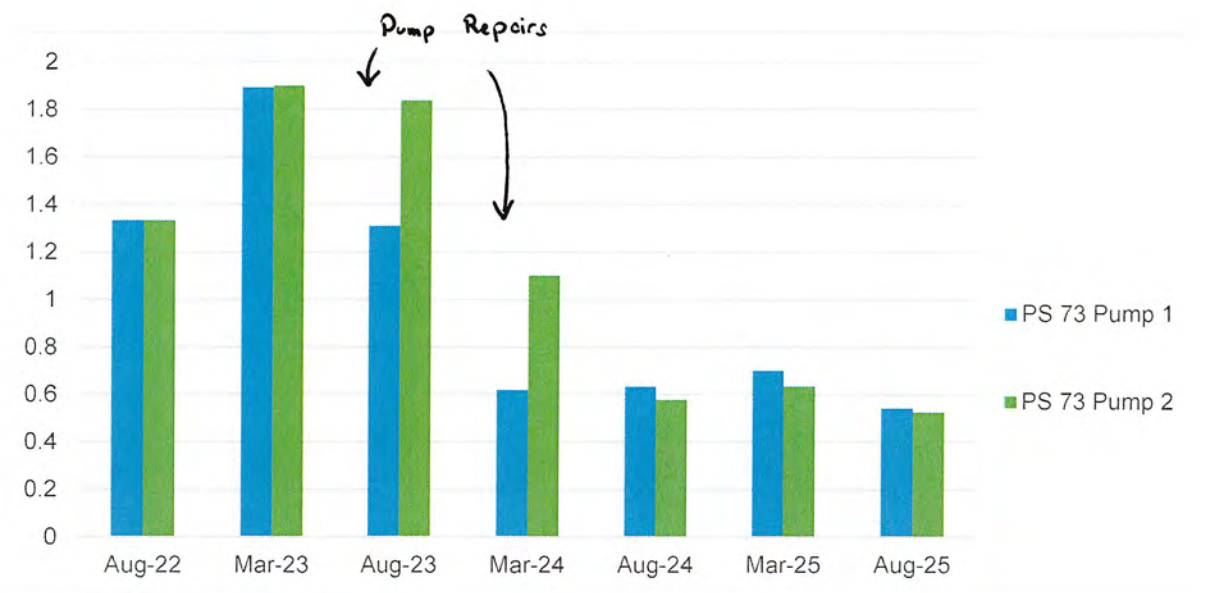
Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments
8/12/2024	1:20 PM	bc	1824.0	1958.3	18264	NO	NO	YES	YES	NO	NO	YES	NO	NO	11.3	11.7	167.3	7.0	1.621	1.678	392.0	
8/19/2024	10:42 AM	sl	1833.7	1968.5	18612	NO	NO	YES	YES	NO	NO	YES	NO	NO	9.7	10.2	165.4	6.9	1.408	1.480	348.0	
8/26/2024	10:40 AM	bo	1843.6	1978.7	18964	NO	NO	YES	YES	NO	NO	YES	NO	NO	9.9	10.2	168.0	7.0	1.415	1.457	352.0	
9/3/2024	10:25 AM	wd	1856.9	1987.9	19280	NO	NO	YES	YES	NO	NO	YES	NO	NO	13.3	9.2	191.8	8.0	1.665	1.151	316.0	
9/9/2024	10:18 AM	sl	1865.1	1996.3	19571	NO	NO	YES	YES	NO	NO	YES	NO	NO	8.2	8.4	143.9	6.0	1.368	1.401	291.0	
8/11/2025	1:40 PM	bc	2340.6	2477.9	37093	NO	NO	YES	YES	NO	NO	NO	NO	NO	9.5	10.0	168.8	7.0	1.351	1.422	346.0	
8/18/2025	2:55 PM	sl	2351.1	2488.5	37459	NO	NO	YES	YES	NO	NO	YES	NO	NO	10.5	10.6	169.3	7.1	1.489	1.503	366.0	
8/25/2025	10:30 AM	bo	2360.4	2498.2	37792	NO	NO	YES	YES	NO	NO	NO	NO	NO	9.3	9.7	163.6	6.8	1.364	1.423	333.0	
9/2/2025	1:45 PM	db	2371.1	2509.5	38179	NO	NO	YES	YES	NO	NO	NO	NO	NO	10.7	11.3	195.2	8.1	1.315	1.389	387.0	
9/9/2025	10:50 AM	wd	2380.7	2519.3	38518	NO	NO	YES	YES	NO	NO	NO	NO	NO	9.6	9.8	165.1	6.9	1.396	1.425	339.0	

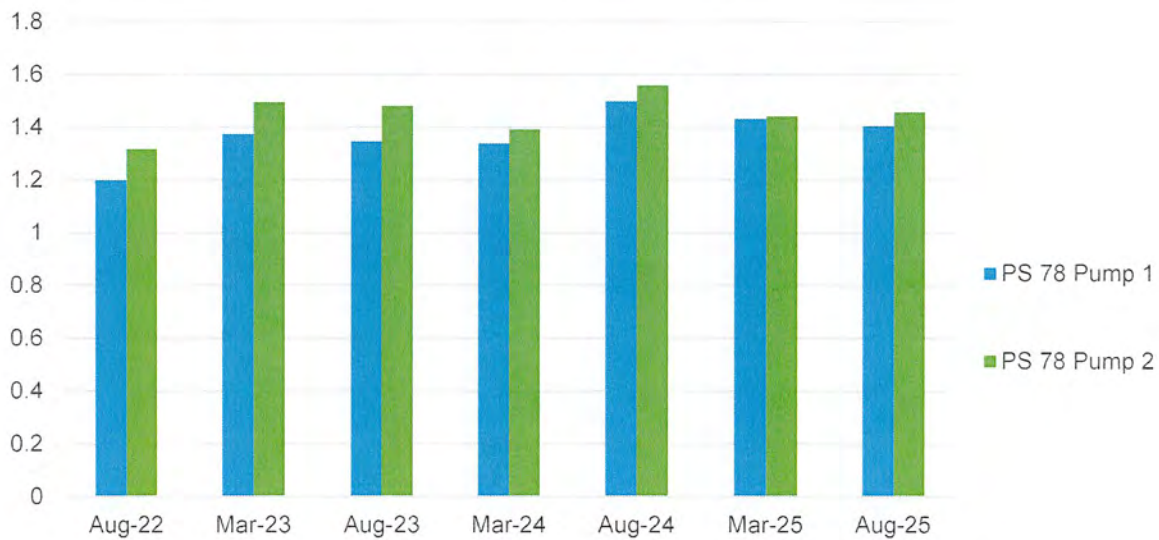
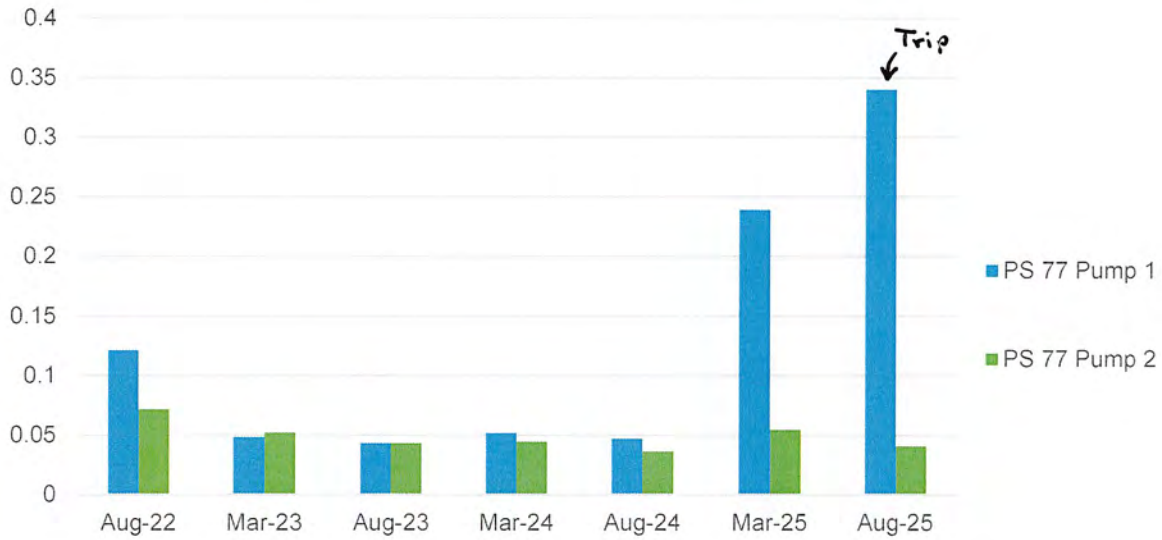
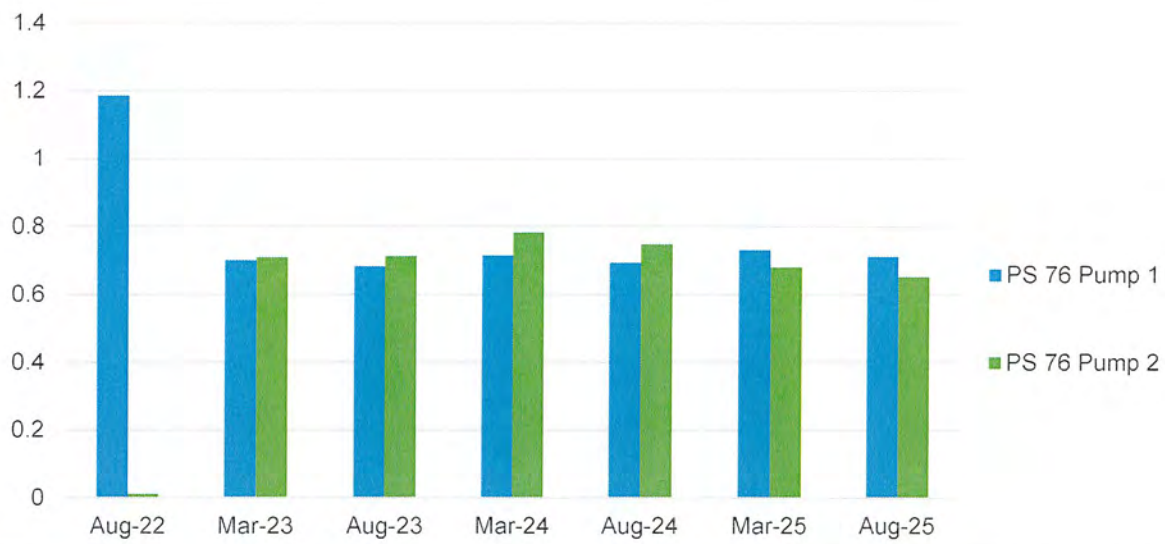
Pump Station 79
Howell Twp.
September 2025

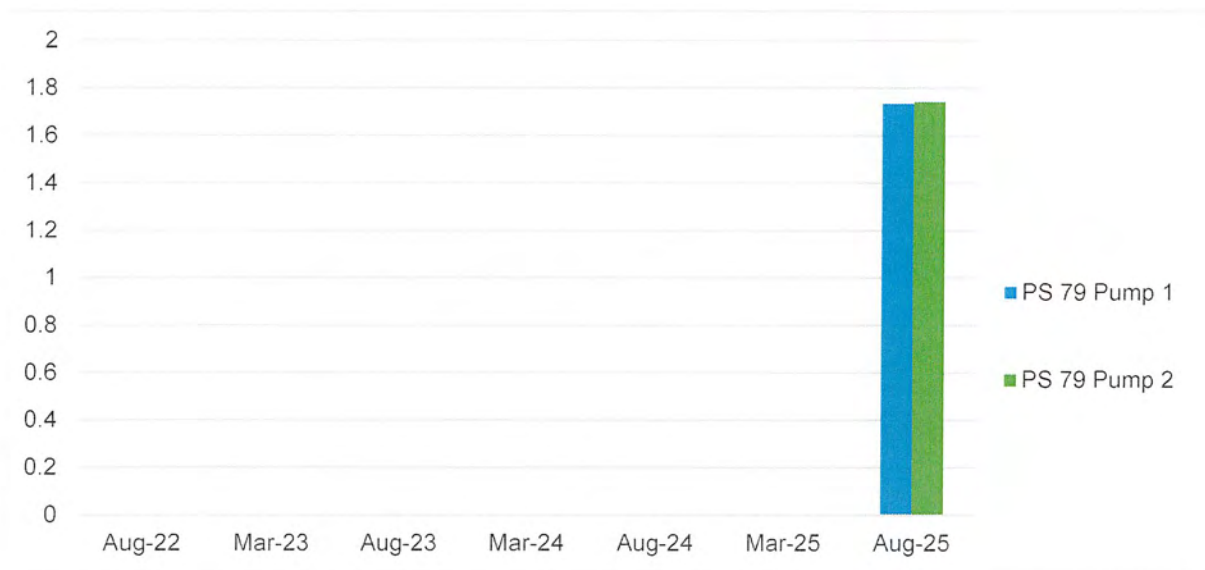
Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
8/11/2025	1:55 PM	bc	221.1	207.1	3433	20	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		12.2	13.4	172.6	7.2	1.697	1.863	72.0	0.7	
8/18/2025	1:22 PM	sl	232.2	219.0	3500	21	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		11.1	11.9	167.4	7.0	1.591	1.706	67.0	1.0	
8/25/2025	9:20 AM	bo	245.1	231.3	3570	21	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		12.9	12.3	164.0	6.8	1.888	1.800	70.0	0.3	
9/2/2025	12:45 PM	db	260.6	246.7	3654	21	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		15.5	15.4	195.4	8.1	1.904	1.891	84.0	0.4	
9/9/2025	9:35 AM	wd	274.9	260.3	3727	22	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		14.3	13.6	164.8	6.9	2.082	1.980	73.0	0.3	















Monthly Missdig Log

August-25											
Date	Missdig Tickets					Marked					
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
Friday, August 01, 2025	36	43	10	33	0	5	0	0	3	0	2
Saturday, August 02, 2025	0	0	0	0	0	0	0	0	0	0	0
Sunday, August 03, 2025	9	0	0	0	0	0	0	0	0	0	0
Monday, August 04, 2025	39	49	13	36	0	7	0	0	5	0	1
Tuesday, August 05, 2025	35	35	7	28	0	4	0	0	3	0	0
Wednesday, August 06, 2025	18	18	5	13	0	2	0	0	1	0	2
Thursday, August 07, 2025	20	23	5	18	0	3	0	0	1	0	1
Friday, August 08, 2025	18	0	0	0	0	0	0	0	0	0	0
Saturday, August 09, 2025	1	0	0	0	0	0	0	0	0	0	0
Sunday, August 10, 2025	2	0	0	0	0	0	0	0	0	0	0
Monday, August 11, 2025	41	59	12	47	0	5	0	0	5	2	0
Tuesday, August 12, 2025	51	53	14	39	0	7	0	0	6	0	1
Wednesday, August 13, 2025	25	27	7	20	0	2	0	0	4	0	1
Thursday, August 14, 2025	29	17	6	11	0	1	0	0	5	0	0
Friday, August 15, 2025	10	20	12	8	0	8	0	0	4	0	0
Saturday, August 16, 2025	3	0	0	0	0	0	0	0	0	0	0
Sunday, August 17, 2025	1	0	0	0	0	0	0	0	0	0	0
Monday, August 18, 2025	56	37	8	29	0	6	0	0	1	0	1
Tuesday, August 19, 2025	16	38	9	29	0	7	0	0	2	0	0
Wednesday, August 20, 2025	45	30	6	24	0	2	0	0	1	3	0
Thursday, August 21, 2025	7	24	7	17	0	4	0	0	3	0	0
Friday, August 22, 2025	27	0	0	0	0	0	0	0	0	0	0
Saturday, August 23, 2025	2	0	0	0	0	0	0	0	0	0	0
Sunday, August 24, 2025	4	0	0	0	0	0	0	0	0	0	0
Monday, August 25, 2025	24	43	11	32	0	7	1	0	2	1	0
Tuesday, August 26, 2025	56	52	37	15	0	20	0	0	17	0	0
Wednesday, August 27, 2025	26	32	10	22	0	10	0	0	0	0	0
Thursday, August 28, 2025	25	28	16	12	0	13	0	0	2	1	0
Friday, August 29, 2025	26	20	6	14	0	2	1	0	3	0	0
Saturday, August 30, 2025	0	0	0	0	0	0	0	0	0	0	0
Sunday, August 31, 2025	0	0	0	0	0	0	0	0	0	0	0
Total	652	648	201	447	0	115	2	0	68	7	9
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
	21	21	6	14	0	Total			201		
	Average Per Day					% Marked to Received					
						31%					

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 9/15/25

Active CIP and Significant Repairs In Progress						
No.	Project Description	Contractor	Priority	Initial Estimate	Actual Cost/Quote	Update
1	Aeration Basin Diffuser Repair / Replacement	MHOG	High	\$10,000	\$0	Complete by staff internally, have spare 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	\$19,775	Quote approved by Township, UIS in working on.
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	Complete.
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		Met on site with FHC and Allied Mechanical. Waiting on quotes.
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		Met with 4-Seasons, Waiting Quote
10	Fix Doors on Blower Bldg., RAS Building, and Headworks	Security Lock	High	\$10,000	\$14,225	Complete
11	Fix Screens on Admin Building, Reduce Fall Box Elder Bugs	MHOG	Medium	\$2,000		Hope to do with internal staff
12	Driveway Repairs	DeBottis	High	\$10,000	\$10,729	Notified DeBottis, should repair in a few weeks
13	Sand Filter Lift Tubes	MHOG	High	\$2,000		May need a welding sub
14	Lagoon Tree Removal	Cooper's Turf	High	\$10,000	\$7,815	Likely will be completed this fall between mowing and snow removal
Total				\$119,000	\$61,144	

HOWELL TOWNSHIP SANITARY
PROJECT SYSTEM EXPANSION SUMMARY
September 2025

PROJECT	Activity Past Month	LOCATION	PROJECT DESCRIPTION	STATUS
Planning / Review				
AGAPE Church	No	S. Latson Road	First Set of Plans Reviewed	No Edits Received Back, Fundraising Has Project on Hold
Wranglers	No	S. Latson Road	Drive Thru Restaurant - Connecting to existing sewer lead	Plans Approved. No Sewer Permit needed. Waiting on Pre-con.
Redwood	Yes	Grand River and Dorr Rd.	204 Apartment Units	Water and Wastewater Preliminary Reviews/Study Complete
Howell Business Park	Yes	Austin Court	New Storage Unit Buildings	Water Reviewed, provided Spicer Pump Station 70 Data for Part 41 Permit
Soapy Bucket	No	Oak Grove and M-59	Car Wash with Pump Station	All approved, pending pre-construction meeting
Airport Equipment Building	Yes	Liv. Co. Airport off Tooley Road	New Hanger Building for Airport Snow Removal Equipment	Sanitary is Private, connecting to water
Outside Storage Howell	Yes	Hydraulic Drive	Outdoor storage for recreational vehicles, contractors equipment & materials.	In plan review
Construction				
Heritage Square	Yes	Burkhart & Mason Road	176 Single Family Homes	Provided Mersino with all existing pump information. Stante Excavating is dewater for casing pipe installation.
Nexthome Realty	No	Highland Road	Small Office Building	Testing
3110 Oak Grove Road	No	Oak Grove Road, S. Oak Grove Meadows	New Modular Home connecting to sewer and water	Long term solution required



Franklin Holwerda Company
MECHANICAL CONTRACTORS

PROPOSAL & AGREEMENT

Mechanical • Sheet Metal • HVAC • Fire Protection • Service

P.O. Box 9100 • 2509 29th St SW • Wyoming, MI 49519

Ph (616) 538-3231 • Fax (616) 538-2797

www.franklinholwerda.com

This Date: 9/16/2025, we hereby propose
to furnish Labor and/or Material to complete the work
outlined herein for the sum of:

Fourteen Thousand Six Hundred Forty dollars

TO: *MHOG*
4288 Norton Road
Howell, MI 48843

Michigan Sales & Use Tax:
Tax Included

Terms: Net 30

PRICES QUOTED ARE SUBJECT TO REVIEW
AFTER 30 DAYS FROM THE ABOVE DATE

Attn: Greg Tatera
Clarifier
Project:

Franklin Holwerda Company has reviewed the requirements of the work desired.
We will provide the necessary labor, material and equipment to do the following:

Repair Scum baffle bracket, replace scum arm rubbers, replace
broken truss arm rake brackets. All material to be stainless
steel.

\$ 14,640.00

Thank you for the opportunity to quote the above project. If you have any
questions, please feel free to call (616) 538-3231.

Sincerely,

Douglas Holt

CONTRACTOR'S GUARANTEE

We guarantee all material used in this contract to be as specified
above and the entire job to be done in a neat, workmanlike
manner. Any variations from plan or alterations requiring extra
labor or material will be performed only upon written order and
billed in addition to the sum covered by this contract. Agreements
made with our workmen are not recognized.

ACCEPTANCE OF BID

The above specifications, terms and contract are satisfactory, and (I) (we)
hereby authorize the performance of this work.

Date: _____

Signed: _____

Date: 9/16/2025 For FHC: 

THIS CONTRACT IS VOID 30 DAYS FROM DATE UNLESS GREEN COPY IS SIGNED AND RETURNED TO BIDDER.

CUSTOMER COPY

10K

HOWELL recreation

Howell Area Parks & Recreation Authority
Regular Meeting
Oceola Community Center
Tuesday, September 16, 2025, 6:30 p.m.

Call to order

Pledge of Allegiance (all stand)

Call to the Public (for any items not on the agenda)

Approval- Consent Agenda

1. Regular Board Meeting Minutes dated Tuesday, August 26, 2025
2. Check Register Report Ending August 31, 2025
3. Bank Statements Ending August 31, 2025
4. Financial Reports Ending August 31, 2025

Approval- Regular Agenda

1. Discussion/Approval- Howell Recreation Leave Payback Policy
2. Events and Programs Report
 - a. Upcoming events & programs
 - b. Sponsorship & marketing updates
5. Maintenance Report
6. Directors Report
 - a. Budget Sessions 1 and 2
7. Board Member Reports
 - i. City of Howell Board Rep:
 - ii. Oceola Township Board Rep:
 - iii. Marion Township Board Rep:
 - iv. Genoa Township Board Rep:
 - v. Howell Township Board Rep:
8. Old Business
 - a. Leave Committee Update
9. New Business
10. Next Meeting: October 21, 2025 @ 6:30pm Oceola Community Center
11. Adjournment

HOWELL recreation

Regular Board Meeting Minutes August 26, 2025

Call to Order

Chair Sean Dunleavy called the meeting to order at 6:30 pm.

Pledge of Allegiance

Attendance

Board Members: Chair Sean Dunleavy, Vice Chair Nikolas Hertrich, Secretary Candie Hovarter, Treasurer Tammy Beal, Trustee Sue Daus

HAPRA Staff: Director Tim Church, Jen Savage, Kyle Tokan, Jen Baca, Jordan Hilbrecht

Public: William Selesky, Dean Blanchard, Terry Philbeck

Call to the public;

William Selesky brought up a medical event during the Melon Run and thought it should have been handled much better and hopes the procedures will be addressed. Tim Church responded that they have discussed it and will meet with the fire, police and EMS services about the response time. The street closures and crowd size effected the time to get to the incident. This was the first incident of this nature in the 14 years of the event.

Approval - Consent Agenda

The minutes from the 7-15-2025 meeting were corrected to include the attendance of Tim Church. Motion to approve by Tammy Beal, seconded by Sue Daus motion carried 5-0.

Approval - Regular Agenda

Motion to approve \$165,000 to proceed with the installation of the outdoor pickleball courts at the Ocala complex made by Nick Hertrich seconded by Tammy Beal. Roll call vote: Nick Hertrich yes, Candie Hovarter yes, Sean Dunleavy yes, Tammy Beal yes, Sue Daus. Motion passes.

Motion to approve the 2025 Tax Rate Request Form L-4029 and to add \$70,000 to the contingency fund was made by Tammy Beal and seconded by Nick Hertrich. Roll call vote:

Sue Daus yes, Tammy Beal yes, Sean Dunleavy yes, Candie Hovarter yes, Nick Hertrich yes. Motion passes.

Events and Programs Report

The Melon Fest was a success overall with attendance good but the weather was an issue late Saturday and the event was canceled for the rest of the evening. Sunday was well attended. The 9/11 Run has 96 entries at the date of the meeting. The Legend of Sleepy Howell is in need of candy to pass out to the kids.

The fall program guide will be available soon.

Maintenance Report

The wood floors at Oceola are finished. The gym has new fans. The Bennett Center is seeing a decrease in the hot water bill due to the new water heater. The bids for windows and doors are being tabled for now but will see upgrades in the future. The drainage repairs at the Genoa soccer field are working well.

Board Member Reports

City of Howell, they are working on the HAPRA lease agreements and did hire Shannon to run the Parks and Events and the construction is ongoing downtown.

Oceola has the construction projects going on the property.

Marion is three weeks behind in the construction of the pickleball courts.

Genoa is hosting an event about the master plan and what it means. There is a new box to deposit ballots at the Neilson Fire Station.

Howell Township is hosting the Luke Bryan concert

Old Business

The leave committee met and wants to offer paid time off with a "pay back option" dependent on the number of years worked. They plan to meet again before the next regular board meeting.

A motion to adjourn was made by Sue Daus and seconded by Tammy Beal. Motion carried 5-0.

Meeting adjourned at 7:52pm.



HAPRA Leave Support Policy

Eligibility

- Available to all full-time employees after 12 months of continuous service.
- May be used for Parental Leave (birth, adoption, foster care, guardianship) or Emergency Leave (serious illness, family crisis, or another extraordinary event).
- Runs concurrently with FMLA (up to 12 weeks of job protection).

Leave Entitlement

The HAPRA Leave Support Policy is designed to provide **substantial support during major life events**, not to cover minor or short-term absences.

- A minimum request of 80 hours (2 weeks) and a maximum request of 160 hours (4 weeks)
- One request allowed per rolling 12 months.
- If another leave request occurs before the borrowed hours are fully repaid, the employee will only be eligible to borrow the amount they have already paid back.
- All requests must be submitted at least 30 days prior to desired leave start date.
- All approved time must be used full consecutive weeks , may not be broken or separated.

Payback Requirements

- Borrowed hours are paid back using future PTO or PTO roll over is applicable.
- Employees must pay back a minimum of 40 hours per year.
- Employees may repay the full balance early at any time.
- The percentage of hours to be repaid is based on years of service:

Years of Service Payback Requirement

1–3 years	100% of borrowed hours
4–7 years	75% of borrowed hours
8–10 years	50% of borrowed hours
11+ years	50% of borrowed hours

Repayment Process

1. **Tracking:** Business Manager maintains a repayment ledger for each employee.
2. **Deduction:** PTO will be reduced starting with the next calendar year once leave has expired. PTO hours will automatically be deducted and applied toward the balance owed.
3. **Minimum Annual Repayment:** Employees are required to repay a minimum of 40 hours annually until the balance is cleared. The percentage of payback will be based the rate when request was approved.
4. **Voluntary Early Payback:** Employees may use existing PTO to repay sooner
5. **Amended Requests:** An employee may amend their request to a reduced amount of PTO. Employee must submit request in writing to Executive Director. Amended request can only be used for reducing PTO request NOT for requesting an increase.
6. **Separation of Employment:** If an employee leaves HAPRA before their balance is paid, the outstanding repayment will be deducted from their final paycheck at the pay rate at which the employee was making when leave was approved.

Pre-Leave Process

1. **Submission of Request:**
 - All requests must be submitted in writing to the Executive Director using the official Leave Request Form.
 - All requests MUST be submitted with proper supporting documentation:
 1. For parental leave proof of childbirth, documentation of the partner's hospitalization or need for assistance in caring for the infant.
 2. For adoption leave, documentation related to the adoption process.
 3. For medical leave, a doctor's note validating the need for leave
 4. Requests must specify the number of hours needed, anticipated leave dates, and acknowledgement of repayment requirements.

2. **Leave Approval Committee Review:**
 - All requests will be reviewed by the Leave Approval Committee* (see Committee section below).
 - The committee will verify eligibility, confirm repayment terms, and approve, modify, or deny the request.
3. **Leave Planning Meeting (Business Manager+ Direct Report + Employee):**
 - Conducted once approval is granted.
 - Covers workload transition, leave dates, communication plan, and return-to-work process.
4. **Approval Notification:**
 - Business Manager provides written confirmation of leave approval, repayment schedule, and conditions.

Return-to-Work Support

The gradual return to work process is optional and not mandatory. If an employee opts into the gradual return to work, it's encouraged to inform HAPRA in the pre- leave process but MUST be done in writing 14 days prior to original return to work date.

Week 1: Flex Week

- Reduced hours (20–25) or hybrid schedule.
- Employees must use PTO/ESTA to offset remaining hours
- Focus: reorientation and communication catch-up.

Week 2-3: Rebuilding

- Full-time schedule resumes, with 1 focus day each week.
- Supervisor check-in midweek.

Week 4: Integration

- Full responsibilities resume.
- Final check-in.

Leave Approval Committee*

The Leave Approval Committee is responsible for reviewing and approving all requests under this policy to ensure fairness, accountability, and financial sustainability.

Committee Composition

- Executive Director
- Deputy Director
- Two appointed Board Members

Responsibilities

- Review all employee leave requests submitted under this policy.
- Ensure requests comply with eligibility requirements, service-based payback rules, and policy limits.
- Approve, modify, or deny leave requests in a fair and consistent manner.
- Business Manager will maintain documentation of all decisions for records and audits.

Process

1. Submission

- Employee submits request form to the Executive Director with supporting documentation.
- Business Manager verifies form completion and forwards to the committee.

2. Review Meeting

- Committee meets within 10 business days of receiving a request.
- Business Manager provides repayment calculation, employee eligibility, and balance data.
- Employee may be invited to attend part of the meeting to clarify circumstances.

3. Expedited Requests (Less than 10 Days' Notice)

- In urgent or emergency cases where leave is needed within fewer than 10 business days, the following applies:
 - Executive Director notifies the Leave Approval Committee immediately.

- The Executive Director, in consultation with one Board Member from the committee, may provide provisional approval for up to 80 hours of leave.
- A full committee meeting must be held within 5 business days to finalize, adjust, or revoke the request.
- Provisional approvals are only granted for documented emergencies (example: hospitalization, immediate caregiving need, unplanned crisis).

4. Decision

- Committee decides by simple majority vote.
- Possible outcomes: approve as requested, approve with modifications, or deny.
- Executive Director communicates decision to Business Manager within 2 business days.

5. Notification

- Business Manager issues written decision to the employee, including repayment terms and return-to-work expectations within 2 Business Days of receiving the decisions.
- Documentation is placed in employee's personnel file.

6. Appeal

- IF, a request is denied an employee has a right to appeal the committee's decision. All appeals will be presented the next Full board meeting.

Frequency of Meetings

- Committee convenes as needed when requests are submitted.
- policy will be reviewed annually

Recordkeeping

- Business Manager maintains a confidential report of all requests, decisions, and repayment balances.
- Annual summary report provided to the full Board during annual Budget presentation

10M

Park and Recreation Steering Committee Meeting Minutes

Date: October 2, 2025

Time: 1:00pm – 2:15pm

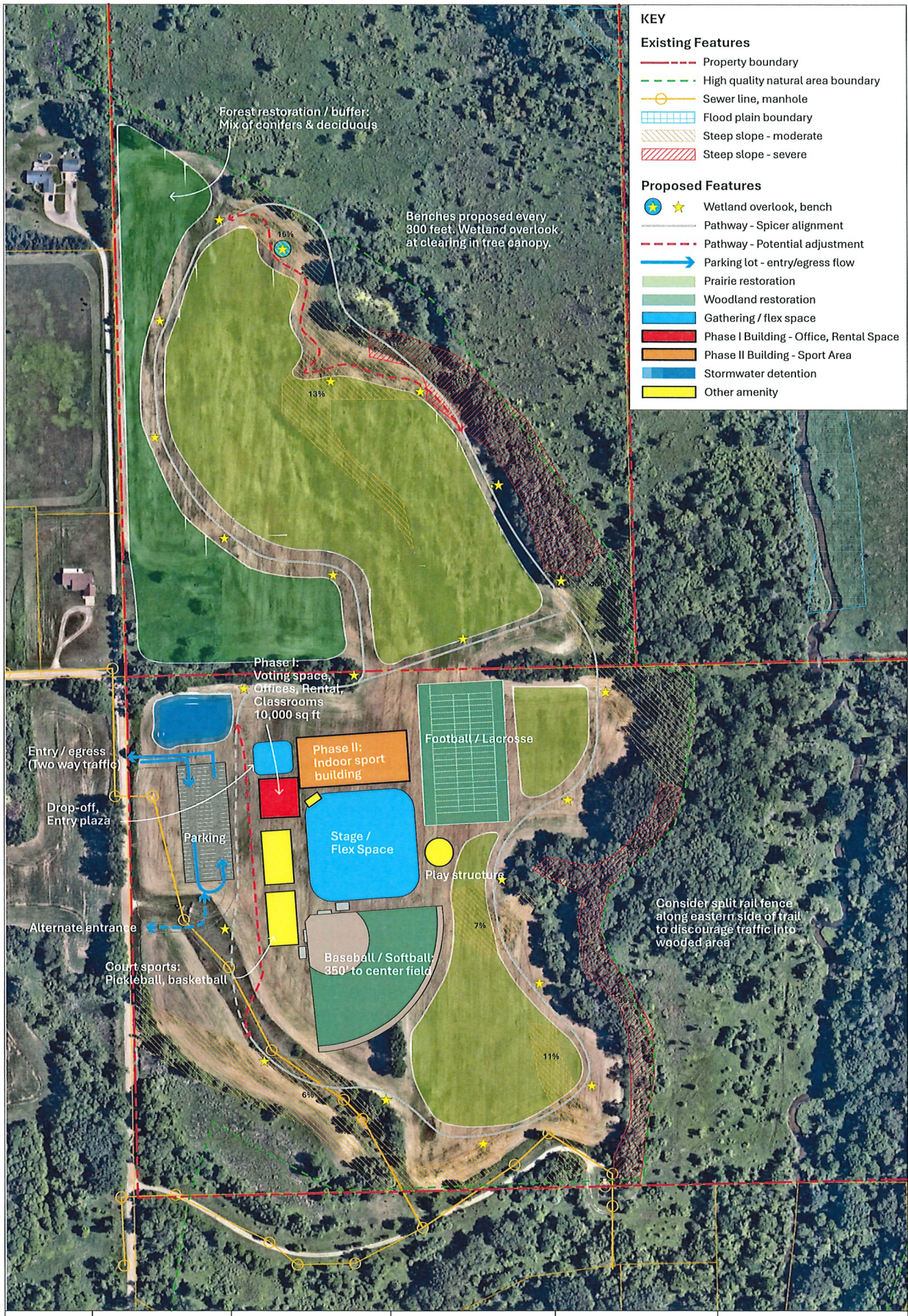
Location: Virtual

Present: Martha Haglund, Jonathan Hohenstein, Chris Nordstrom, and Teresa Murrish

Mr. Nordstrom reviewed all preliminary concept plans with the group, followed by a discussion. While each design included effective elements, it was agreed that **Version 3** offers the strongest foundation to build upon. The layout will be adjusted slightly to the south to incorporate the suggestions outlined below.

- Building:
 - Building: Layout in v3 is OK but leaves space for future expansion to the north. Expansion footprint to run parallel to the Phase II building with a shared wall on the north side.
 - Restrooms access is provided on the exterior of the building. They will be adjacent to indoor restrooms. The goal is to combine the plumbing but not allow access into the structure from the exterior restrooms.
 - Stormwater sizing will depend on building/parking footprint. Basin could be moved further out into prairie. Ultimate design should not require fencing.
- Paths will not cross the entry drive and should be adjusted further to show potential future connection to the parcels to the west (future Township Hall site)
- Playing Fields:
 - Keep the playing fields close to parking.
 - Baseball/softball field shrunk to 300' to outfield fence
 - Keep courts closer to fields
- Parking lot:
 - Should have an expansion footprint like the building expansion footprint.
 - Should have two entrances/exits
- Add a pavilion by the play structure. Include walking area for parents whose kids are playing on the play equipment but allows them to walk toddlers separately at the same time while keeping an eye on the older kids.
- Split rail fence is a feature, not an option. Show along eastern property line and between adjacent properties to the west.

A discussion was held concerning public engagement related to the Township Park. It was determined that two public meetings would be scheduled. The first meeting will be tailored specifically for property owners residing within 300 feet of the Township Park property. The second meeting will incorporate any additional findings from the first meeting and will require pre-registration. While there will be no cap on attendance, the registration window will close one week in advance to allow for potential adjustments to the meeting venue, such as relocating to the high school if necessary.



KEY

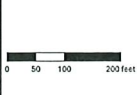
Existing Features

- Property boundary
- High quality natural area boundary
- Sewer line, manhole
- Flood plain boundary
- Steep slope - moderate
- Steep slope - severe

Proposed Features

- Wetland overlook, bench
- Pathway - Spicer alignment
- Pathway - Potential adjustment
- Parking lot - entry/egress flow
- Prairie restoration
- Woodland restoration
- Gathering / flex space
- Phase I Building - Office, Rental Space
- Phase II Building - Sport Area
- Stormwater detention
- Other amenity

CONCEPT
PLAN
SHEET
C-3



SCALE
1:100

PROJECT NAME:
**HOWELL TOWNSHIP PARK
CONCEPT LAYOUT
VERSION 3**

CLIENT
**HOWELL TOWNSHIP
3525 Byron Road
Howell, Michigan 48855**

DATE: 9-18-2025

**Carlisle | Wortman
Associates**
117 North First St., Suite 70 - Ann Arbor, Michigan 48104
Telephone: (734) 662-2000 - Fax: (734) 662-1935

11A

Howell Township
Invoice and Check Registers
As of 9/30/2025

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00024903	HOWELL PUBLIC SCHOOLS	09/02/2025	09/15/2025	693,761.80	0.00	Paid	Y
00024904	HOWELL PUBLIC SCHOOLS	09/02/2025	09/15/2025	160,846.31	0.00	Paid	Y
00024909	LIV EDUC SERVICE AGENCY	09/02/2025	09/15/2025	188,466.18	0.00	Paid	Y
00024910	LIVINGSTON COUNTY TREASURER	09/02/2025	09/15/2025	189,760.30	0.00	Paid	Y
00024911	LIVINGSTON COUNTY TREASURER	09/02/2025	09/15/2025	356,048.27	0.00	Paid	Y
00024912	FOWLERVILLE SCHOOLS	09/02/2025	09/15/2025	3,994.66	0.00	Paid	Y
00024851	GCT METER FUND	08/11/2025	09/11/2025	2,750.00	0.00	Paid	Y
00024884	GCT METER FUND	08/25/2025	08/25/2025	558.00	0.00	Paid	Y
00024891	MICHIGAN DEPARTMENT OF TREASURY	08/28/2025	09/02/2025	115,700.27	0.00	Paid	Y
00024896	LIVINGSTON COUNTY TREASURER	08/28/2025	09/15/2025	12,647.31	0.00	Paid	Y
00024897	HOWELL PUBLIC SCHOOLS	08/28/2025	09/15/2025	18,426.54	0.00	Paid	Y
00024898	LIV EDUC SERVICE AGENCY	08/28/2025	09/15/2025	10,627.76	0.00	Paid	Y
00024899	HOWELL PARKS AND RECREATION	08/28/2025	09/15/2025	1,675.14	0.00	Paid	Y
00024900	HOWELL AREA FIRE AUTHORITY	08/28/2025	09/15/2025	6,646.96	0.00	Paid	Y
00024901	HOWELL CARNEGIE LIBRARY	08/28/2025	09/15/2025	3,428.01	0.00	Paid	Y
00024902	LIVINGSTON COUNTY TREASURER	09/02/2025	09/15/2025	23.50	0.00	Paid	Y
00024905	FIRST NATIONAL BANK	09/05/2025	09/05/2025	5,163.03	0.00	Paid	Y
00024906	HOWELL TOWNSHIP	09/05/2025	09/05/2025	123.08	0.00	Paid	Y
00024907	AMERICAN FUNDS	09/05/2025	09/05/2025	3,264.93	0.00	Paid	Y
00024908	EMPOWER	09/05/2025	09/05/2025	1,460.33	0.00	Paid	Y
00024885	CONSUMERS ENERGY	08/18/2025	09/12/2025	27.17	0.00	Paid	Y
00024888	AT&T	08/19/2025	09/09/2025	128.04	0.00	Paid	Y
00024889	GANNETT MICHIGAN LOCALIQ	08/01/2025	09/09/2025	906.82	0.00	Paid	Y
00024890	MHOG UTILITIES	08/26/2025	09/09/2025	568.49	0.00	Paid	Y
00024892	CONSUMERS ENERGY	08/26/2025	09/15/2025	148.09	0.00	Paid	Y
00024893	ASTI ENVIRONMENTAL	08/28/2025	09/15/2025	1,854.00	0.00	Paid	Y
00024894	THE GARBAGE MAN	08/29/2025	09/15/2025	98.01	0.00	Paid	Y
00024895	PERFECT MAINTENANCE	08/28/2025	09/15/2025	195.00	0.00	Paid	Y
00024913	SPRUNGTOWN OUTDOOR SERVICES	09/02/2025	09/15/2025	6,150.00	0.00	Paid	Y
00024914	SMART BUSINESS SOURCE, LLC	09/03/2025	09/15/2025	90.74	0.00	Paid	Y
00024915	MUTUAL OF OMAHA INSURANCE COMPANY	09/03/2025	09/15/2025	219.00	0.00	Paid	Y
00024916	COMCAST	09/03/2025	09/12/2025	436.67	0.00	Paid	Y
00024917	CINTAS CORPORATION	09/03/2025	09/12/2025	131.22	0.00	Paid	Y
00024918	GENOA TOWNSHIP DPW	09/02/2025	09/12/2025	30,920.92	0.00	Paid	Y
00024919	BYRUM ACE HARDWARE	08/27/2025	09/12/2025	4.59	0.00	Paid	Y
00024920	BYRUM ACE HARDWARE	08/28/2025	09/12/2025	106.54	0.00	Paid	Y
00024921	SPICER GROUP	09/04/2025	09/04/2025	2,997.75	0.00	Paid	Y
00024922	SPICER GROUP	09/04/2025	09/04/2025	192.50	0.00	Paid	Y
00024923	SPICER GROUP	09/04/2025	09/04/2025	1,033.50	0.00	Paid	Y
00024924	SPICER GROUP	09/04/2025	09/04/2025	1,627.50	0.00	Paid	Y
00024925	SPICER GROUP	09/04/2025	09/04/2025	1,252.50	0.00	Paid	Y
00024926	SPICER GROUP	08/26/2025	09/12/2025	1,379.75	0.00	Paid	Y
00024927	PAULL JAMES II AND COLLEEN A	09/08/2025	09/08/2025	3,000.00	0.00	Paid	Y
00024928	LIVINGSTON COUNTY TREASURER	09/08/2025	09/08/2025	862.50	0.00	Paid	Y
00024929	REPUBLIC SERVICES	09/08/2025	09/08/2025	129.41	0.00	Paid	Y
00024930	DTE ENERGY	09/08/2025	09/26/2025	111.97	0.00	Paid	Y
00024931	DTE ENERGY	09/08/2025	09/26/2025	211.65	0.00	Paid	Y
00024932	DTE ENERGY	09/08/2025	09/26/2025	582.26	0.00	Paid	Y
00024933	DTE ENERGY	09/08/2025	10/10/2025	662.33	0.00	Paid	Y
00024934	MICRO WORKS COMPUTING, INC	09/08/2025	10/10/2025	40.00	0.00	Paid	Y
00024935	ABSOPURE	09/08/2025	10/10/2025	20.85	0.00	Paid	Y
00024936	ABSOPURE	09/08/2025	09/30/2025	12.00	0.00	Paid	Y
00024954	EDWARDS ROBERT & DEBORAH	09/15/2025	09/15/2025	212.48	0.00	Paid	Y
00024955	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	2,143.08	0.00	Paid	Y

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00024956	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	3,116.02	0.00	Paid	Y
00024957	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	1,868.51	0.00	Paid	Y
00024958	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	1,596.46	0.00	Paid	Y
00024959	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	1,573.21	0.00	Paid	Y
00024960	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	314.92	0.00	Paid	Y
00024961	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	2,508.10	0.00	Paid	Y
00024962	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	2,233.64	0.00	Paid	Y
00024963	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	1,292.44	0.00	Paid	Y
00024964	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	1,790.89	0.00	Paid	Y
00024965	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	2,249.75	0.00	Paid	Y
00024966	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	536.26	0.00	Paid	Y
00024967	CORELOGIC CENTRALIZED REFUNDS	09/15/2025	09/15/2025	1,472.60	0.00	Paid	Y
00024986	HOWELL PUBLIC SCHOOLS	09/16/2025	10/02/2025	986,344.80	0.00	Paid	Y
00024987	HOWELL PUBLIC SCHOOLS	09/16/2025	10/02/2025	2,122,285.28	0.00	Paid	Y
00024988	FOWLERVILLE SCHOOLS	09/16/2025	10/02/2025	22,088.87	0.00	Paid	Y
00024989	LIVINGSTON COUNTY TREASURER	09/16/2025	10/02/2025	2,206,800.62	0.00	Paid	Y
00024990	STATE OF MICHIGAN	09/16/2025	10/02/2025	48,226.07	0.00	Paid	Y
00024991	LIVINGSTON COUNTY TREASURER	09/16/2025	10/02/2025	1,177,562.72	0.00	Paid	Y
00024992	MICHIGAN DEP AG & RURAL DEVELOPMENT	09/16/2025	10/02/2025	155.37	0.00	Paid	Y
00024993	LIV EDUC SERVICE AGENCY	09/16/2025	10/02/2025	1,169,531.84	0.00	Paid	Y
00024994	LERETA, LLC	09/16/2025	09/16/2025	3,026.54	0.00	Paid	Y
00024968	FIRST NATIONAL BANK	09/19/2025	09/19/2025	5,751.17	0.00	Paid	Y
00024969	HOWELL TOWNSHIP	09/19/2025	09/19/2025	123.08	0.00	Paid	Y
00024971	AMERICAN FUNDS	09/19/2025	09/19/2025	3,562.76	0.00	Paid	Y
00024972	TREASURY STATE OF MICHIGAN	09/19/2025	09/19/2025	1,902.31	0.00	Paid	Y
00024973	EMPOWER	09/19/2025	09/19/2025	1,480.33	0.00	Paid	Y
00024937	FAHEY SCHULTZ BURZYCH RHODES PLC	09/02/2025	09/30/2025	337.00	0.00	Paid	Y
00024938	FAHEY SCHULTZ BURZYCH RHODES PLC	09/02/2025	09/30/2025	3,220.50	0.00	Paid	Y
00024939	FAHEY SCHULTZ BURZYCH RHODES PLC	09/02/2025	09/30/2025	4,368.00	0.00	Paid	Y
00024940	FAHEY SCHULTZ BURZYCH RHODES PLC	09/02/2025	09/30/2025	1,606.67	0.00	Paid	Y
00024941	FAHEY SCHULTZ BURZYCH RHODES PLC	09/02/2025	09/30/2025	780.00	0.00	Paid	Y
00024942	CARLISLE WORTMAN ASSOC, INC.	09/09/2025	10/10/2025	347.50	0.00	Paid	Y
00024943	CARLISLE WORTMAN ASSOC, INC.	09/09/2025	10/10/2025	1,042.50	0.00	Paid	Y
00024944	CARLISLE WORTMAN ASSOC, INC.	09/09/2025	10/10/2025	1,100.00	0.00	Paid	Y
00024945	CARLISLE WORTMAN ASSOC, INC.	09/09/2025	10/10/2025	725.00	0.00	Paid	Y
00024946	CARLISLE WORTMAN ASSOC, INC.	09/09/2025	10/10/2025	1,765.00	0.00	Paid	Y
00024947	CARLISLE WORTMAN ASSOC, INC.	09/09/2025	10/10/2025	405.00	0.00	Paid	Y
00024948	JONATHAN HOHENSTEIN	09/09/2025	10/10/2025	146.09	0.00	Paid	Y
00024949	OUELLETTE, ROBERT	09/10/2025	09/10/2025	50.40	0.00	Paid	Y
00024950	ULTRA TECH SYSTEMS, INC	08/21/2025	09/21/2025	2,240.91	0.00	Paid	Y
00024951	IRON MOUNTAIN	08/31/2025	09/30/2025	228.96	0.00	Paid	Y
00024952	K & J ELECTRIC, INC	09/04/2025	09/30/2025	993.00	0.00	Paid	Y
00024953	LASHBROOK SEPTIC SERVICE	09/11/2025	09/30/2025	150.00	0.00	Paid	Y
00024970	BLUE CARE NETWORK	09/19/2025	09/19/2025	5,184.59	0.00	Paid	Y
00024974	DTE ENERGY	09/10/2025	10/02/2025	502.34	0.00	Paid	Y
00024975	GANNETT MICHIGAN LOCALIQ	09/15/2025	09/30/2025	272.67	0.00	Paid	Y
00024976	DTE ENERGY	09/15/2025	10/02/2025	237.93	0.00	Paid	Y
00024977	DTE ENERGY	09/15/2025	10/02/2025	132.26	0.00	Paid	Y
00024978	DTE ENERGY	09/10/2025	10/02/2025	407.51	0.00	Paid	Y
00024979	DTE ENERGY	09/10/2025	10/02/2025	455.09	0.00	Paid	Y
00024980	DTE ENERGY	09/10/2025	10/02/2025	4,928.55	0.00	Paid	Y
00024981	DTE ENERGY	09/10/2025	10/02/2025	278.19	0.00	Paid	Y
00024982	DTE ENERGY	09/10/2025	10/02/2025	27.62	0.00	Paid	Y
00024983	LANG PLUMBING INC.	09/15/2025	10/02/2025	140.00	0.00	Paid	Y

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00024984	HOWELL TOWNSHIP	09/15/2025	10/02/2025	2,000.00	0.00	Paid	Y
00024985	LIVINGSTON COUNTY TREASURER	09/15/2025	10/02/2025	32.18	0.00	Paid	Y
00024995	LINDHOUT ASSOCIATES	09/16/2025	10/02/2025	3,281.00	0.00	Paid	Y
00024996	UIS SCADA	09/16/2025	10/02/2025	9,887.50	0.00	Paid	Y
00024997	SHRED EXPERTS LLC	09/16/2025	10/02/2025	1,200.00	0.00	Paid	Y
00024998	LIVINGSTON COUNTY ROAD COMMISSION	09/16/2025	10/02/2025	194,153.32	0.00	Paid	Y
00024999	UTS ACCOUNTING DEPT	09/22/2025	10/02/2025	55.00	0.00	Paid	Y
00025000	CHLORIDE SOLUTIONS, LLC	09/22/2025	10/02/2025	8,375.81	0.00	Paid	Y
00025001	BRIGHTON ANALYTICAL	09/19/2025	10/02/2025	30.00	0.00	Paid	Y
00025002	SILVER LINING TIRE RECYCLING	09/19/2025	10/02/2025	235.50	0.00	Paid	Y
00025003	TERESA MURRISH	09/19/2025	10/02/2025	129.30	0.00	Paid	Y

of Invoices: 119 # Due: 0
of Credit Memos: 0 # Due: 0
Net of Invoices and Credit Memos:

Totals:
Totals:

9,854,677.16
0.00
9,854,677.16

Agrees with Check Register BK

--- TOTALS BY FUND ---

101 GENERAL FUND	62,140.21	0.00
204 ROAD FUND	202,529.13	0.00
208 PARK/RECREATION FUND	3,619.00	0.00
592 SWR/WTR	58,234.84	0.00
701 TRUST & AGENCY	176,345.99	0.00
703 TAX FUND	9,351,807.99	0.00

--- TOTALS BY DEPT/ACTIVITY ---

000 OTHER	9,769,471.87	0.00
101 TOWNSHIP BOARD	465.39	0.00
247 BOARD OF REVIEW	105.10	0.00
253 TREASURER	90.86	0.00
265 TOWNSHIP HALL	4,547.79	0.00
268 TOWNSHIP AT LARGE	16,049.21	0.00
276 CEMETERY	1,525.00	0.00
536 SEWER/WATER	1,379.75	0.00
538 WWTP	56,804.69	0.00
701 PLANNING	4,182.27	0.00
702 ZONING	55.23	0.00

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
09/05/2025	101002075(E)	EMPOWER	Remittance Check	1,460.33
09/05/2025	101002076(E)	FIRST NATIONAL BANK	Remittance Check	5,163.03
09/05/2025	101002077(E)	HOWELL TOWNSHIP	Remittance Check	123.08
09/05/2025	101002078(E)	AMERICAN FUNDS	Remittance Check	3,264.93
09/08/2025	19170	ABSPURE	2 BOTTLE DELIVERY	20.85
			COOLER RENTAL SEPT 2025	12.00
				32.85
09/08/2025	19171	ASTI ENVIRONMENTAL	DUE CARE PLAN FOR TOOLEY RD PROPERTIES	1,854.00
09/08/2025	19172	CINTAS CORPORATION	BLUE MATS	131.22
09/08/2025	19173	DTE ENERGY	STREET LIGHTS	662.33
09/08/2025	19174	THE GARBAGE MAN	OCT - DEC 2025 PICKUP/RECYCLE	98.01
09/08/2025	19175	GANNETT MICHIGAN LOCALIQ	JULY PUBLICATIONS	906.82
09/08/2025	19176	MICRO WORKS COMPUTING, INC	KICKOFF MEETING FOR SYSTEM ANALYSIS & S	40.00
09/08/2025	19177	MUTUAL OF OMAHA INSURANCE COM	SEPTEMBER 2025	219.00
09/08/2025	19178	PERFECT MAINTENANCE	SEPTEMBER 2025	195.00
09/08/2025	19179	SMART BUSINESS SOURCE, LLC	BINDERS, TAPE, PAPER	90.74
09/08/2025	19180	SPICER GROUP	Check Request For Bond: BP25-0003	2,997.75
			Check Request For Bond: BSP20-0003	192.50
			Check Request For Bond: BSP25-0005	1,033.50
			Check Request For Bond: BSP25-0007	1,627.50
			Check Request For Bond: BSP20-0005	1,252.50
				7,103.75
09/08/2025	19181	SPRUNGTOWN OUTDOOR SERVICES	AUGUST 2025 LAWN & LANDSCAPE SERVICES	6,150.00
09/08/2025	101002079(E)	COMCAST	SEPTEMBER 2025	436.67
09/19/2025	101002080(E)	EMPOWER	Remittance Check	1,480.33
09/19/2025	101002081(E)	FIRST NATIONAL BANK	Remittance Check	5,751.17
09/19/2025	101002082(E)	HOWELL TOWNSHIP	Remittance Check	123.08
09/19/2025	101002083(E)	AMERICAN FUNDS	Remittance Check	3,562.76
09/19/2025	101002084(E)	TREASURY STATE OF MICHIGAN	Remittance Check	1,902.31
09/23/2025	19182	CARLISLE WORTMAN ASSOC, INC.	CASTAWAY CAFE	347.50
			GENERAL CONSULTATION	1,042.50
			RETAINER FOR AUGUST 2025	1,100.00
			ROW CROP - TEMPORARY USE	725.00
			TOWNSHIP PARK MASTER PLAN	1,765.00
			UNION OF OAKGROVE - AMENDMENT	405.00
				5,385.00
09/23/2025	19183	FAHEY SCHULTZ BURZYCH RHODES	GENERAL	337.00
			ZONING	3,220.50
			HOWELL-MASON LLC LITIGATION (24-32242-C	4,368.00
			CODE ENFORCEMENT	1,606.67
			EDWARD HARTER	780.00
				10,312.17
09/23/2025	19184	BLUE CARE NETWORK	Remittance Check	5,184.59

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
09/23/2025	19185	JONATHAN HOHENSTEIN	TREASURER/ZONING MILEAGE	146.09
09/23/2025	19186	IRON MOUNTAIN	AUGUST 2025 SHREDDING	228.96
09/23/2025	19187	K & J ELECTRIC, INC	REPAIRED DAMAGED WIRING UNDERGROUND TO	993.00
09/23/2025	19188	LASHBROOK SEPTIC SERVICE	FALL CLEANUP DAY 2025	150.00
09/23/2025	19189	LIVINGSTON COUNTY ROAD COMMIS	FISHER RD (MARR TO BARRON) RESURFACE AN	194,153.32
09/23/2025	19190	LINDHOUT ASSOCIATES	HOWELL TOWNSHIP HALL RENOVATION	3,281.00
09/23/2025	19191	GANNETT MICHIGAN LOCALIQ	AUGUST PUBLICATIONS	272.67
09/23/2025	19192	CHLORIDE SOLUTIONS, LLC	DUST CONTROL	8,375.81
09/23/2025	19193	TERESA MURRISH	2025 FALL CLEAN-UP EXPENSES	129.30
09/23/2025	19194	SHRED EXPERTS LLC	FALL CLEAN-UP SHREDDING	1,200.00
09/23/2025	19195	SILVER LINING TIRE RECYCLING	2025 FALL CLEAN-UP TIRES DISPOSAL	235.50
09/23/2025	19196	LIVINGSTON COUNTY TREASURER	CHARGEBACKS JULY BOARD OF REVIEW	32.18
09/23/2025	19197	UTS ACCOUNTING DEPT	UPDATE PHONE TREE MESSAGES	55.00
09/23/2025	101002085(E)	DTE ENERGY	TWP HALL SEPT 2025	502.34
GEN TOTALS:				
Total of 39 Checks:				271,388.34
Less 0 Void Checks:				0.00
Total of 39 Disbursements:				271,388.34
Bank T&A TRUST & AGENCY CHECKING				
09/04/2025	3694	GCT METER FUND	Check Request For Bond: BMHOG25-0004	2,750.00
09/04/2025	3695	GCT METER FUND	Check Request For Bond: BMHOG25-0005	558.00
09/04/2025	3696	HOWELL PARKS AND RECREATION	2024 MSHDA PILOT FEE	1,675.14
09/04/2025	3697	HOWELL AREA FIRE AUTHORITY	2024 MSHDA PILOT FEE	6,646.96
09/04/2025	3698	HOWELL CARNEGIE LIBRARY	2024 MSHDA PILOT FEE	3,428.01
09/04/2025	3699	HOWELL PUBLIC SCHOOLS	2024 MSHDA PILOT FEE	18,426.54
09/04/2025	3700	LIV EDUC SERVICE AGENCY	2024 MSHDA PILOT FEE	10,627.76
09/04/2025	3701	MICHIGAN DEPARTMENT OF TREASU	2024 MSHDA PILOT FEE	115,700.27
09/04/2025	3702	LIVINGSTON COUNTY TREASURER	2024 MSHDA PILOT FEE	12,647.31
09/04/2025	3703	LIVINGSTON COUNTY TREASURER	DOG LICENSES	23.50
09/08/2025	3704	PAULL JAMES II AND COLLEEN A	Check Request For Bond: BD24-0003	3,000.00
09/08/2025	3705	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	862.50
T&A TOTALS:				
Total of 12 Checks:				176,345.99
Less 0 Void Checks:				0.00
Total of 12 Disbursements:				176,345.99
Bank TAX TAX CHECKING				
09/02/2025	6144	FOWLerville SCHOOLS	2025 SUMMER TAXES 8/16/2025 - 8/31/2025	3,994.66
09/02/2025	6145	HOWELL PUBLIC SCHOOLS	2025 SUMMER TAXES 8/16/2025 - 8/31/2025	693,761.80
09/02/2025	6146	HOWELL PUBLIC SCHOOLS	2025 SUMMER TAXES 8/16/2025 - 8/31/2025	160,846.31
09/02/2025	6147	LIV EDUC SERVICE AGENCY	2025 SUMMER TAXES 8/16/2025 - 8/31/2025	188,466.18
09/02/2025	6148	LIVINGSTON COUNTY TREASURER	2025 SUMMER TAXES 8/16/2025 - 8/31/2025	189,760.30
09/02/2025	6149	LIVINGSTON COUNTY TREASURER	2025 SUMMER TAXES 8/16/2025 - 8/31/2025	356,048.27
09/17/2025	6150	EDWARDS ROBERT & DEBORAH	2025 Sum Tax Refund 4706-29-301-469	212.48
09/17/2025	6151	LERETA, LLC	2025 Sum Tax Refund 4706-24-102-019	3,026.54
09/17/2025	6152	CORELOGIC CENTRALIZED REFUNDS	2025 Sum Tax Refund 4706-33-300-022	2,143.08
				16,924.29

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

Check Date	Check	Vendor Name	Description	Amount
Bank TAX TAX CHECKING				
09/17/2025	6153	CORELOGIC CENTRALIZED REFUNDS 2025	Sum Tax Refund 4706-13-301-116	2,508.10
				<u>5,771.59</u>
09/17/2025	6154	FOWLerville SCHOOLS	2025 SUMMER TAXES 9/1/25 -9/15/25	22,088.87
09/17/2025	6155	HOWELL PUBLIC SCHOOLS	2025 SUMMER TAXES 9/1/25 -9/15/25	2,122,285.28
09/17/2025	6156	HOWELL PUBLIC SCHOOLS	2025 SUMMER TAXES 9/1/25 -9/15/25	986,344.80
09/17/2025	6157	LIV EDUC SERVICE AGENCY	2025 SUMMER TAXES 9/1/25 -9/15/25	1,169,531.84
09/17/2025	6158	MICHIGAN DEP AG & RURAL DEVEL	2025 SUMMER TAXES 9/1/25 -9/15/25	155.37
09/17/2025	6159	STATE OF MICHIGAN	2025 SUMMER TAXES 9/1/25 -9/15/25	48,226.07
09/17/2025	6160	LIVINGSTON COUNTY TREASURER	2025 SUMMER TAXES 9/1/25 -9/15/25	2,206,800.62
09/17/2025	6161	LIVINGSTON COUNTY TREASURER	2025 SUMMER TAXES 9/1/25 -9/15/25	1,177,562.72
TAX TOTALS:				
Total of 18 Checks:				9,351,807.99
Less 0 Void Checks:				0.00
Total of 18 Disbursements:				<u>9,351,807.99</u>
Bank UTYCK UTILITY CHECKING				
09/08/2025	3360	BYRUM ACE HARDWARE	ANT TRAPS	4.59
			CLEANING SUPPLIES	106.54
				<u>111.13</u>
09/08/2025	3361	GENOA TOWNSHIP DPW	SEPTEMBER 2025 OPERATING FEE	30,920.92
09/08/2025	3362	MHOG UTILITIES	REIMBURSEMENT FOR MANHOLE FRAME & CASTI	568.49
09/08/2025	3363	REPUBLIC SERVICES	AUGUST 2025 PICKUP	129.41
09/08/2025	3364	SPICER GROUP	REDWOOD SEWER AUDIT	1,379.75
09/08/2025	59004196(E)	AT&T	SEPTEMBER 2025	128.04
09/08/2025	59004197(E)	CONSUMERS ENERGY	391 N BURKHART AUGUST 2025	27.17
09/08/2025	59004198(E)	CONSUMERS ENERGY	2571 OAKGROVE AUG 2025	148.09
09/08/2025	59004199(E)	DTE ENERGY	391 N BURKHART SEPT 2025	111.97
09/08/2025	59004200(E)	DTE ENERGY	1009 N BURKHART SEPT 2025	211.65
09/08/2025	59004201(E)	DTE ENERGY	2571 OAKGROVE SEPT 2025	582.26
09/23/2025	3365	BRIGHTON ANALYTICAL	ANIONS TESTING	30.00
09/23/2025	3366	HOWELL TOWNSHIP	WWTP WATER USAGE	2,000.00
09/23/2025	3367	LANG PLUMBING INC.	TEST 2 BACKFLOW PREVENTERS	140.00
09/23/2025	3368	OUELLETTE, ROBERT	UB refund for account: 0626201021	50.40
09/23/2025	3369	UIS SCADA	UV BALLAST BOX REPLACEMENT 50%	9,887.50
09/23/2025	3370	ULTRA TECH SYSTEMS, INC	30 UV LAMPS FOR UV SYSTEM	2,240.91
09/23/2025	59004202(E)	DTE ENERGY	2700 TOOLEY RD SEPT 2025	237.93
09/23/2025	59004203(E)	DTE ENERGY	3888 OAKGROVE RD SEPT 2025	132.26
09/23/2025	59004204(E)	DTE ENERGY	1034 AUSTIN CT SEPT 2025	407.51
09/23/2025	59004205(E)	DTE ENERGY	1575 N BURKHART RD SEPT 2025	455.09
09/23/2025	59004206(E)	DTE ENERGY	1222 PACKARD SEPT 2025	4,928.55
09/23/2025	59004207(E)	DTE ENERGY	2559 W GRAND RIVER SEPT 2025	278.19
09/23/2025	59004208(E)	DTE ENERGY	1216 PACKARD SEPT 2025	27.62
UTYCK TOTALS:				
Total of 24 Checks:				55,134.84
Less 0 Void Checks:				0.00
Total of 24 Disbursements:				<u>55,134.84</u>

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

Check Date	Check	Vendor Name	Description	Amount
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REPORT TOTALS:

Total of 93 Checks:

9,854,677.16

Less 0 Void Checks:

0.00

Total of 93 Disbursements:

9,854,677.16

Agrees with Invoice Register
BK

CHECK REGISTER FOR HOWELL TOWNSHIP

For Check Dates 09/01/2025 to 09/30/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
09/05/2025	GEN	DD6292	BRENT J. KILPELA	5,516.89	0.00	4,134.58	Cleared
09/05/2025	GEN	DD6293	CAROL A. MAKUSHIK	2,329.60	0.00	1,493.99	Cleared
09/05/2025	GEN	DD6294	SUSAN K. DAUS	1,609.34	0.00	1,163.42	Cleared
09/05/2025	GEN	DD6295	TANYA L. DAVIDSON	2,089.38	0.00	1,523.88	Cleared
09/05/2025	GEN	DD6296	MICHAEL CODDINGTON	1,409.33	0.00	934.16	Cleared
09/05/2025	GEN	DD6297	JONATHAN C. HOHENSTEIN	4,289.33	0.00	2,765.06	Cleared
09/05/2025	GEN	DD6298	TERESA M. MURRISH	2,168.36	0.00	1,594.55	Cleared
09/05/2025	GEN	DD6299	MARNIE E. HEBERT	2,354.01	0.00	1,923.20	Cleared
09/19/2025	GEN	DD6300	BRENT J. KILPELA	5,516.89	0.00	4,134.59	Cleared
09/19/2025	GEN	DD6301	CAROL A. MAKUSHIK	2,329.60	0.00	1,493.98	Cleared
09/19/2025	GEN	DD6302	MATTHEW E. COUNTS	508.92	0.00	448.35	Cleared
09/19/2025	GEN	DD6303	SHANE FAGAN	508.92	0.00	448.35	Cleared
09/19/2025	GEN	DD6304	ROBERT K. WILSON	588.92	0.00	518.83	Cleared
09/19/2025	GEN	DD6305	SUSAN K. DAUS	1,689.34	0.00	1,224.29	Cleared
09/19/2025	GEN	DD6306	TANYA L. DAVIDSON	2,154.00	0.00	1,566.60	Cleared
09/19/2025	GEN	DD6307	TIMOTHY C. BOAL	668.92	0.00	589.31	Cleared
09/19/2025	GEN	DD6308	CHARLES J. FRANTJESKOS JR	80.00	0.00	70.48	Cleared
09/19/2025	GEN	DD6309	SHARON LOLLIO	80.00	0.00	70.48	Cleared
09/19/2025	GEN	DD6310	MICHAEL W. NEWSTEAD	80.00	0.00	70.48	Cleared
09/19/2025	GEN	DD6311	ROBERT A. SPAULDING	80.00	0.00	70.48	Cleared
09/19/2025	GEN	DD6312	MATT STANLEY	80.00	0.00	70.48	Cleared
09/19/2025	GEN	DD6313	MICHAEL CODDINGTON	1,489.33	0.00	985.00	Cleared
09/19/2025	GEN	DD6314	JONATHAN C. HOHENSTEIN	4,369.33	0.00	2,817.94	Cleared
09/19/2025	GEN	DD6315	TERESA M. MURRISH	2,067.84	0.00	1,528.11	Cleared
09/19/2025	GEN	DD6316	THOMAS BOYER	350.00	0.00	308.34	Cleared
09/19/2025	GEN	DD6317	MARNIE E. HEBERT	2,339.65	0.00	1,833.88	Cleared
Report Total:				46,747.90	0.00	33,782.81	
Number of Checks				26			
Total Physical Checks				0			
Total Check Stubs				26			