

HOWELL TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

3525 Byron Road

Howell, MI 48855

October 28, 2025

6:30 pm

1. Call to Order
2. Roll Call: () Wayne Williams - Chair () Matt Stanley
 () Robert Spaulding – Vice Chair () Sharon Lollo
 () Mike Newstead – Secretary
 () Tim Boal – Board Rep.
3. Pledge of Allegiance
4. Approval of the Agenda:
 Planning Commission Regular Meeting: October 28, 2025
5. Approval of the Minutes:
 A. Regular Meeting September 23, 2025
6. Call to the Public:
7. Zoning Board of Appeals Report:
8. Township Board Report:
 Draft Meeting Minutes October 14, 2025
9. Ordinance Violation Report:
10. Scheduled Public Hearings:
11. Other Matters to be Reviewed by the Planning Commission:
 A. Data Center Committee - Discussion
12. Business Items
 A. Old Business:
 1. Union at Oak Grove, PC2025-18, 1820 Molly Ln., 4706-25-100-028, Amendment to Approved Site Plan

 B. New Business:
13. Call to the Public:
14. Adjournment

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

HOWELL TOWNSHIP REGULAR BOARD

MEETING MINUTES

3525 Byron Road Howell, MI 48855

October 14, 2025

6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Shane Fagan	Trustee
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Also in Attendance:

34 people signed in.

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

CALL TO THE BOARD:

Trustee Wilson requested to add item 8-G, Data Center Committee

Trustee Boal requested to add item 8-H, Moratorium

APPROVAL OF THE AGENDA:

October 14, 2025

Motion by Wilson, **Second** by Boal, **“To approve the agenda.”** Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

September 8, 2025

REGULAR BOARD MEETING MINUTES

Motion by Hohenstein, **Second** by Daus, **“To accept the minutes from September 8th as presented.”**

Motion carried.

September 8, 2025

CLOSED SESSION MEETING MINUTES

Motion by Daus, **Second** by Counts, **“To approve the closed session meeting minutes from September 8th.”** Motion carried.

CALL TO THE PUBLIC:

Topics discussed: Financial and environmental impact, traffic, utility rates, impact on the aquifer, moratorium, solar panels, wind turbines, property values, air, noise and light pollution, lack of transparency, Howell Township Master Plan, community health, and welfare, impact on adjacent properties, tax revenue, decommissioning, microgrid, lack of job creation, infrastructure, mileage, residency longevity, special election, zoning, water rights and usage, water vapor, local wildlife, weaponization of data.

Public comments received by: Kristin Dennison 7196 Manor Ln., Nate Jordan 4900 Burkhart Rd., Mary Motto 780 Henderson Rd., Jennifer Hoffmeyer 5060 Owosso Rd., Joe Fulton 3528 Warner Rd., Lauren Prebenda 930 Gulley Rd., Cory Alchin 800 Sleaford Rd., Joy Detting 2516 Curdy Rd., Alejandro Garcia 2756 Silver Tree Ct., Tim Parker 2610 Oak Grove Rd., Richie Kaminski 4505 W. Marr Rd., Dan Bonello 3531 Warner Rd., Trish Jordan 4900 Burkhart Rd., William Stapel 5353 Warner Rd., Andy Pavlica 840 Lucy Rd., Gail Hay 3240 Warner Rd.

UNFINISHED BUSINESS:

Motion by Wilson, **Second** by Boal, **“To deviate from the agenda and take care of the additions.”** Motion carried.

A. Combined Sewer and Water Ordinance

Treasurer Hohenstein explained that the Township Attorney submitted a letter regarding the Board’s concerns about the sewer and water ordinance. Motion by Counts, Second by Boal, **“To accept the water supply and wastewater collection and treatment system ordinance 294, striking 400 feet as a requirement anywhere from the ordinance.”** Roll call vote: Wilson – yes, Hohenstein – yes, Counts – yes, Boal – yes, Coddington – yes, Daus – yes. Motion carried (6-0).

NEW BUSINESS:

A. Financial Report – Deputy Supervisor Kilpela

Deputy Supervisor Kilpela gave an overview of the current Township budget ending September 30, 2025, discussed the Township cash flow, legal fees, General fund payback, requested a budget amendment for the Howell Township Park Master Plan, and answered questions from the Board.

Motion by Hohenstein, **Second** by Daus, **“To do a budget amendment to increase the contracted services expense to \$14,000 for the Howell Township Park Master Plan.”** Motion carried.

B. 2025 Township Clean-Up Day Summary, Request for 2026

Treasurer Hohenstein discussed that Deputy Treasurer Murrish is asking for approval for the 2026 Clean-Up Day. **Motion** by Hohenstein, **Second** by Counts, **“To set the Spring Township Clean- Up Day for Saturday May 16, 2026 and the Fall Clean-Up Day as Saturday September 19, 2026 as presented.”** Discussion followed. Motion carried.

Motion by Hohenstein, **Second** by Wilson **“To deviate to call to the public.”** Motion carried.

C. Renewable Energy Ordinance

Trustee Boal discussed that the Township is providing an Ordinance for Renewable Energy. **Motion** by Hohenstein, **Second** by Boal, **“To table the Renewable Energy Ordinance until we get it corrected as discussed.”** Motion carried.

D. Storage Container Ordinance

Trustee Boal discussed the changes that have been made to the storage container ordinance. Motion by Boal, Second by Counts, **“To adopt ordinance 295 Howell Township Zoning Ordinance amendments for storage containers.”** Roll call vote: Boal – yes, Wilson – no, Coddington – yes, Counts – yes, Daus – yes, Hohenstein – yes. Motion carried (5-1).

E. Resignation of Chuck Frantjeskos from the Planning Commission

The Board thanked Chuck for the time and effort that he put into the Planning Commission Board.
Motion by Counts, **Second** by Hohenstein, **“To accept Chuck Frantjeskos resignation from the Planning Commission.”** Motion carried.

- F. MHOG Memorandum of Understanding
Trustee Counts discussed that MHOG is branching out to become its own entity from Genoa Township.
Motion from Hohenstein, **Second** from Daus, **“To accept the Memorandum of Understanding from MHOG as presented.”** Motion carried.
- G. Data Center Committee
Trustee Wilson recommended for the Board to authorize a Data Center Committee to ensure that the public has input in any ordinances that the Township creates related to Data Centers. **Motion** by Wilson, **Second** by Daus, **“To create a Data Center Committee with myself as Chair and Judy Fulton as Co-Chair, Tim, Brent, Dan, Kristin and Cory.”** Roll call vote: Coddington – yes, Wilson – yes, Daus – yes, Hohenstein – no, Counts – yes, Boal – yes. Motion carried (5-1).
- H. Moratorium – Data Center
Board discussion Moratorium for the Data Center. **Motion** by Boal, **Second** by Hohenstein, **“To recommend working with our legal department to research a Moratorium pending a Data Center Ordinance.”** Roll call vote: Boal – yes, Hohenstein – yes, Coddington – yes, Wilson – yes, Counts – yes, Daus – yes.” Motion carried (6-0).

Motion by Counts, **Second** by Hohenstein **“To deviate back to the regular agenda.”** Motion carried.

CALL TO THE PUBLIC:

Jodi Fulton 3528 Warner Rd.: Spoke on the possibility of future Data Centers.

Nate Jordan 490 Burkhart Rd.: Spoke on Renewable Energy large scale utility projects.

REPORTS:

- A. SUPERVISOR:
No report
- B. TREASURER:
See Treasurer Hohenstein’s report
- C. CLERK:
Reported that the generator agreement with ION is due for renewal. **Motion** by Counts, **Second** by Hohenstein, **“To renew the ION Electrical Services generator maintenance agreement for the term of three years.”** Motion carried.
- D. ZONING:
Trustee Wilson had questions for Zoning Administrator Hohenstein.
- 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:
Motion by Hohenstein, **Second** by Daus, **"To accept the quote from FHC for the clarifier work as presented."** Motion carried.
- K. HAPRA:
See report
- L. PROPERTY COMMITTEE:
No report
- M. PARK & RECREATION COMMITTEE:
Treasure Hohenstein reported that the draft for the Howell Park Master Plan was included in the packet. Discussion followed.
- N. Shiawassee River Committee:
No report

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

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

ADJOURNMENT: **Motion** by Counts, **Second** by Hohenstein, **"To adjourn"** Motion carried. The meeting was adjourned at 9:23 p.m.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

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

HOWELL TOWNSHIP
Request for Amendment to Approved Site Plan

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

Fee: \$350.00, submitted with application

Parcel ID #: 4706- <u>25</u> - <u>100</u> - <u>028</u>	Date <u>08/05/25</u>
Location of Property <u>1820 Molly Lane, Howell, MI</u>	
Applicant Name <u>Union at Oak Grove, LP</u> Applicant Address <u>8680 Edison Plaza Drive, Fishers, IN</u>	
Phone _____ Fax _____ Email _____	
Type/Nature of Business <u>Multi-family Housing</u>	
Property Owner Name/Title <u>Union at Oak Grove, LP/Joy Skidmore/Dir of Development</u>	
Phone _____ Fax _____ Email _____	

Briefly state a description of the amendment requested and minimums required. Attach drawings or other pertinent information for review.

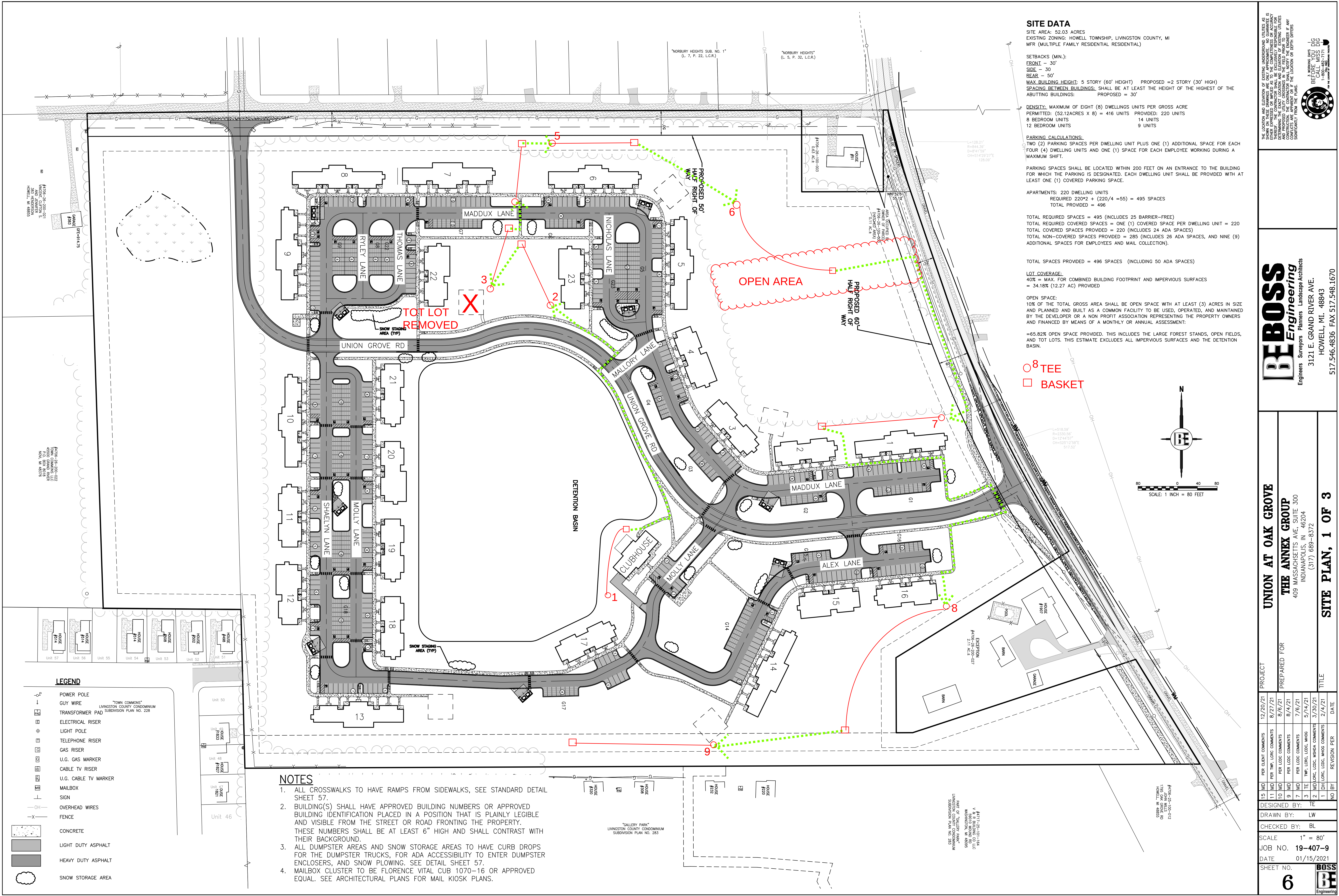
Enclosed is a plan modification to remove one of the five proposed tot lots and replace it instead with frisbee golf. For our multi-family development to maximize resident satisfaction and foster community engagement, replacing one of five redundant tot lots with a modern frisbee golf course is a strategic and beneficial upgrade. While tot lots serve a valuable niche for very young children, their utility is limited to a narrow age bracket and often becomes underutilized as children grow. A frisbee golf course, conversely, offers a multi-generational amenity that appeals to residents of all ages, from active teenagers and young adults to seniors seeking a low-impact outdoor activity. Furthermore, frisbee golf inherently promotes walking and healthy outdoor recreation, encouraging residents to explore the development's green spaces and interact with neighbors in a fun, active setting. This shift not only diversifies the recreational options available but also transforms a potentially underused space into a vibrant, inclusive hub that enhances the overall quality of life for the entire community.

Applicant Signature Joy M. Skidmore

Date 08/05/25

Owner Signature Joy M. Skidmore

Date 08/05/25



SITE DATA

SITE AREA: 52.03 ACRES
EXISTING ZONING: HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI
MFR (MULTIPLE FAMILY RESIDENTIAL RESIDENTIAL)

SETBACKS (MIN.):
FRONT = 30'
SIDE = 30'
REAR = 50'
MAX BUILDING HEIGHT: 5 STORY (60' HEIGHT) PROPOSED = 2 STORY (30' HIGH)
SPACING BETWEEN BUILDINGS: SHALL BE AT LEAST THE HEIGHT OF THE HIGHEST OF THE ADJUTING BUILDINGS. PROPOSED = 30'

DENSITY: MAXIMUM OF EIGHT (8) DWELLINGS UNITS PER GROSS ACRE
PERMITTED: (52.12ACRES X 8) = 416 UNITS PROVIDED: 220 UNITS
8 BEDROOM UNITS 14 UNITS
12 BEDROOM UNITS 9 UNITS

PARKING CALCULATIONS:
TWO (2) PARKING SPACES PER DWELLING UNIT PLUS ONE (1) ADDITIONAL SPACE FOR EACH FOUR (4) DWELLING UNITS AND ONE (1) SPACE FOR EACH EMPLOYEE WORKING DURING A MAXIMUM SHIFT.

PARKING SPACES SHALL BE LOCATED WITHIN 200 FEET ON AN ENTRANCE TO THE BUILDING FOR WHICH THE PARKING IS DESIGNATED. EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE (1) COVERED PARKING SPACE.

APARTMENTS: 220 DWELLING UNITS
REQUIRED 220*2 + (220/4 = 55) = 495 SPACES
TOTAL PROVIDED = 496

TOTAL REQUIRED SPACES = 495 (INCLUDES 25 BARRIER-FREE)
TOTAL REQUIRED COVERED SPACES = ONE (1) COVERED SPACE PER DWELLING UNIT = 220
TOTAL COVERED SPACES PROVIDED = 220 (INCLUDES 24 ADA SPACES)
TOTAL NON-COVERED SPACES PROVIDED = 285 (INCLUDES 26 ADA SPACES, AND NINE (9) ADDITIONAL SPACES FOR EMPLOYEES AND MAIL COLLECTION).

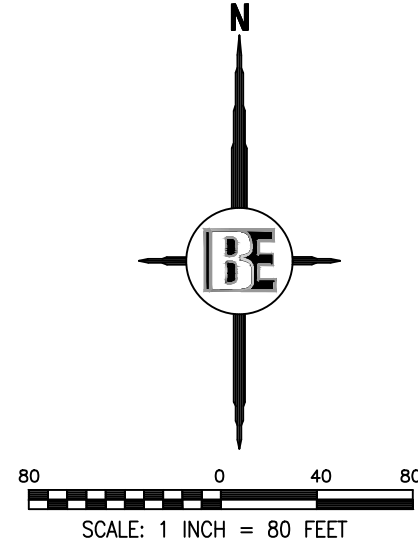
TOTAL SPACES PROVIDED = 496 SPACES (INCLUDING 50 ADA SPACES)

LOT COVERAGE:
40% = MAX. FOR COMBINED BUILDING FOOTPRINT AND IMPERVIOUS SURFACES
= 34.18% (12.27 AC) PROVIDED

OPEN SPACE:
10% OF THE TOTAL GROSS AREA SHALL BE OPEN SPACE WITH AT LEAST (3) ACRES IN SIZE AND PLANNED AND BUILT AS A COMMON FACILITY TO BE USED, OPERATED, AND MAINTAINED BY THE DEVELOPER OR A NON PROFIT ASSOCIATION REPRESENTING THE PROPERTY OWNERS AND FINANCED BY MEANS OF A MONTHLY OR ANNUAL ASSESSMENT:

=65.82% OPEN SPACE PROVIDED. THIS INCLUDES THE LARGE FOREST STANDS, OPEN FIELDS, AND TOT LOTS. THIS ESTIMATE EXCLUDES ALL IMPERVIOUS SURFACES AND THE DETENTION BASIN.

8 TEE
BASKET



NOTES

1. ALL CROSSWALKS TO HAVE RAMPS FROM SIDEWALKS, SEE STANDARD DETAIL SHEET 57.
2. BUILDING(S) SHALL HAVE APPROVED BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE AT LEAST 6" HIGH AND SHALL CONTRAST WITH THEIR BACKGROUND.
3. ALL DUMPSTER AREAS AND SNOW STORAGE AREAS TO HAVE CURB DROPS FOR THE DUMPSTER TRUCKS, FOR ADA ACCESSIBILITY TO ENTER DUMPSTER ENCLOSURES, AND SNOW PLOWING. SEE DETAIL SHEET 57.
4. MAILBOX CLUSTER TO BE FLORENCE VITAL CUB 1070-16 OR APPROVED EQUAL. SEE ARCHITECTURAL PLANS FOR MAIL KIOSK PLANS.

BEBOSS
Engineering
Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

UNION AT OAK GROVE
THE ANNEX GROUP
409 MASSACHUSETTS AVE, SUITE 300
INDIANAPOLIS, IN 46204
(317) 689-8372

PROJECT	12/20/21	8/27/21	8/6/21	8/4/21	7/6/21	5/14/21	3/30/21	2/4/21	DATE
PER CLIENT COMMENTS									
PER TWP. LDC COMMENTS									
PER LDC COMMENTS									
PER LDC COMMENTS									
TWP. LDC LDC MARG.									
LDC LDC LDC MARG.									
LDC LDC LDC MARG.									
LDC LDC LDC MARG.									
REVISION	NO	BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DESIGNED BY:	TE								
DRAWN BY:	LW								
CHECKED BY:	BL								
SCALE	1" = 80'								
JOB NO.	19-407-9								
DATE	01/15/2021								
SHEET NO.	6								



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: Union at Oak Grove Site Plan Amendment

The applicant has submitted a request to amend the previously approved site plan for The Union at Oak Grove, a 220-unit, for-lease, multi-family housing development located in the MFR – Multifamily Residential zoning district on a 52.12-acre parcel on the east side of Oak Grove Road, just north of the boundary with the City of Howell and approximately 1,200 feet north of M-59. The property has frontage on both Oak Grove Road and Henderson Road.

The Planning Commission originally approved the site plan on December 15, 2020. The applicant is now requesting to replace one of the five approved tot lots with a frisbee golf amenity. Section 7.07.B. requires that open spaces comprising at least 10% of the total gross area of the project with the open spaces of at least three (3) acres in size and planned and built as a common facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment. The change does not alter the overall site layout, density, or compliance with the MFR zoning district requirements. The remaining four (4) tot lots will continue to serve the needs of younger children, while the frisbee golf amenity is intended to provide a recreational opportunity for a wider range of age groups, encouraging walking, outdoor activity, and community interaction.

Under Township procedures, modifications to approved site plans that involve a change in the type or location of an amenity generally require Planning Commission review to ensure continued compliance with open space requirements and compatibility with the development's approved character. This request can be considered a substitution of one usable open space activity for another.

Review Notes:

- Density remains at 220 units in 23 buildings with the same unit mix.

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

- All dimensional standards (setbacks, height, building separation, lot coverage) remain in compliance.
- Open space remains at 65.82%, exceeding the 10% minimum.
- Pedestrian connections, woodland preservation areas, pathways, and parking remain unchanged.
- Lighting, landscaping, and access points remain as previously approved.

We recommend the Planning Commission consider the following prior to making a determination.

1. Resident Use – How will the applicant ensure the frisbee golf course is restricted for use by residents and their guests only?
2. Safety and Placement – Is the course layout designed to avoid conflicts with pedestrian paths, residential units, or other active use areas?
3. Maintenance – What is the long-term maintenance plan for the frisbee golf amenity, and how will upkeep be ensured?

From a zoning compliance perspective, the amendment maintains the required open space, does not reduce the number of tot lots below what is reasonable for the development, and replaces one active open space feature with another.

We look forward to discussing this at your upcoming Planning Commission meeting.



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



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

Response from Annex Group:

1. Resident Use – How will the applicant ensure the frisbee golf course is restricted for use by residents and their guests only? We will install signage to indicate the course is for resident use only and monitor for compliance.
2. Safety and Placement – Is the course layout designed to avoid conflicts with pedestrian paths, residential units, or other active use areas? The course is designed with safety in mind. It does not obstruct sidewalks or other common areas.
3. Maintenance – What is the long-term maintenance plan for the frisbee golf amenity, and how will upkeep be ensured? On site maintenance staff will inspect the course frequently. Landscaping standards will be met to ensure the course remains in good condition.