

HOWELL TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

3525 Byron Road
Howell, MI 48855
November 18, 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: November 18, 2025
5. Approval of the Minutes:
 A. Regular Meeting October 28, 2025
6. Call to the Public:
7. Zoning Board of Appeals Report:
8. Township Board Report: Meeting rescheduled to November 20, 2025
9. Ordinance Violation Report:
10. Scheduled Public Hearings:
 - A. William McCrie, to Rezone vacant land on Tooley Rd, PC2025-24, Parcel # 4706-22-300-042 from Regional Service Commercial (RSC) to Industrial Flex Zone (IFZ)
 - B. William McCrie, to Rezone 2050 Tooley Rd, PC2025-25, Parcel # 4706-22-300-003 from Agricultural Residential (AR) to Industrial Flex Zone (IFZ)
11. Other Matters to be Reviewed by the Planning Commission:
12. Business Items
 - A. Old Business:
 - B. New Business:
13. Call to the Public:
14. Adjournment

Public Hearings. All public hearings held by the Planning Commission must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes the procedures/rules to be followed during the hearing.
3. Township Planner/Engineer/other consultants present their report and recommendation.
4. Applicant presents the main points of the application.
5. Persons having comments on the application are recognized.
6. Chairperson closes the public hearing and returns to the regular/special meeting.
7. Planning Commission begins deliberation and arrives at a decision.

To ensure everyone has the opportunity to speak, the Chairperson may elect to limit the time permitted for each person to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of the request.

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
October 28, 2025
6:30 P.M.**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Township planner Brady Heath, Annex Group Representative Randy Morris and Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

Motion by Boal, **Second** by Newstead, “If we could just switch numbers 11 and 12.” Motion carried.

APPROVAL OF THE MEETING MINUTES:

September 23, 2025

Motion by Boal, **Second** by Spaulding, “To approve the minutes as presented.” Motion carried.

CALL TO THE PUBLIC

None

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board Representative Boal gave an overview of topics discussed. Renewable Energy Ordinance was tabled due to edits in the document, Storage Container Ordinance passed, MHOG will be branching away from Genoa Township, Data Center Committee and discussion of a Moratorium for the Data Center. Vice Chair Spaulding questioned if the Renewable Energy Ordinance would return to the Planning Commission and if there would be any changes to the Township with MHOG branching out.

ORDINANCE VIOLATION REPORT:

Report in packet. Zoning Administrator Hohenstein gave an update on the new Code Enforcement Officer.

SCHEDULED PUBLIC HEARINGS:

None

BUSINESS ITEMS:

A. Old Business:

1. Union at Oak Grove, PC2025-18, 1820 Molly Ln., Parcel #4706-25-100-028, Amendment to Approved Site Plan- Township Planner Heath gave an update on the site plan. The applicant would like to keep everything the same that was approved in 2020 except replace one of the tot lots for a Disc Golf area. Commissioner Lollo questioned if there would be changes to the landscaping standards. Randy Morris from the Annex Group spoke about their proposed change to include a Disc Golf course on site. Currently there are four playgrounds on the property, and they are looking to add a Disc Golf Course to promote a healthy lifestyle for adults and young adults as well. There will be no changes to the landscaping plan. Secretary Newstead questioned if there would be equipment available for the tenants to use. Vice Chair Spaulding questioned the area where it would be placed. Board Representative Boal questioned if they are allowed to build Disc Golf baskets within their setbacks. Discussion followed. **Motion** by Newstead, **Second** by Spaulding, **"To recommend approval for the amendment of site plan for the Union of Oak Grove PC2025-18, 1820 Molly Ln., #4706-25-100-028 contingent on the hole #8 being relocated to avoid the neighboring property."** Motion carried.

Other Matters to be Reviewed by the Planning Commission:

- A. Data Center Committee Discussion- Board Representative Boal gave an overview of the committee. Committee members Cory Alchin, Jodi Fulton and Dan Bonello spoke about their role on the committee, starting the beginning phase of collecting and analyzing Data Center information, creating a Data Center Ordinance and answered questions from the Planning Commission Board. Commissioner Lollo questioned how many members were assigned and her concerns with a board member being placed on the committee. Board Representative Boal questioned whether the committee members are interested in speaking with the public and answering questions. Vice Chair Spaulding questioned if the meetings would be open to the public. Zoning Administrator Hohenstein asked if the board would like to add the Data Center Committee as an agenda item. Discussion followed.

CALL TO THE PUBLIC:

Kristin Dennison, 7196 Manor Lane- Spoke on Data Centers

ADJOURNMENT:

Motion by Boal, **Second** by Newstead, **"To adjourn."** Motion carried. The meeting was adjourned at 7:30 P.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary

Monthly Permit List

11/04/2025

1/4

Commercial Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-211	LENNOX AES HOLDINGS	1475 N BURKHART RD # G-180	\$50.00	\$0.00
Work Description: Direct change out of 3 packaged RTU's				
P25-212	VANSTON/O'BRIEN INC	4293 LAMBERT DR	\$250.00	\$0.00
Work Description: Building E				

Total Permits For Type:	2
Total Fees For Type:	\$300.00
Total Const. Value For Type:	\$0.00

Grading

Permit #	Applicant	Address	Fee Total	Const. Value
P25-228	MKHC, LLC	HYDRAULIC DR - VACANT	\$250.00	\$0.00
Work Description: Removing trees onsite, installing silt fence, and general moving of soil.				

Total Permits For Type:	1
Total Fees For Type:	\$250.00
Total Const. Value For Type:	\$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-225	MILLS SIDING AND ROOFING	199 E BARRON RD	\$10.00	\$0.00
Work Description: Tear off and re-roof house and garage				
P25-208	LOCKHART ROOFING	1602 W BARRON RD	\$10.00	\$0.00
Work Description: Tear off and re-roof of pole barn only				
P25-230	MICHIGAN STORAGE BARNS TOM KOLMAN	2125 BREWER RD	\$75.00	\$0.00
Work Description: shed is 12' x 18', 10' high vinyl siding, metal roof, 2 windows, roll up door and standard entry door				
P25-222	HERRON CURT AND MARGARET	CASTLEWOOD - VACANT	\$75.00	\$0.00
Work Description: New single family 1800 square foot home with attached 1400 square foot garage.				
P25-224	SPENCER & SONS CONSTRUCTION	3730 CRANDALL RD	\$75.00	\$0.00
Work Description: Four Season Room and Sun Porch Addition to existing house				
P25-219	Michael Chosid	1056 ELLINGTON DR	\$0.00	\$0.00
Work Description: New Manufactured Home Installation				
P25-216	Michael Chosid	1067 ELLINGTON DR	\$0.00	\$0.00
Work Description: New Manufactured Home Installation				

P25-217	Michael Chosid	1071 ELLINGTON DR	\$0.00	\$0.00
	Work Description: New Manufactured Home Installation			
P25-218	Michael Chosid	1075 ELLINGTON DR	\$0.00	\$0.00
	Work Description: New Manufactured Home Installation			
P25-214	SKYVIEW DETROIT LLC	78 FORDNEY PL	\$50.00	\$0.00
	Work Description: 13.5' x 13.5' pergola on existing deck			
P25-235	JOHNSON ALBERT JAY	FORDNEY PLACE - VACANT	\$10.00	\$0.00
	Work Description: Grading of lot with fill.			
P25-234	AIS CARPET OUTLET	1235 FOX HILLS DR	\$50.00	\$0.00
	Work Description: Install 82' of 4' H black vinyl chain linked fence with two 5' gates			
P25-236	MILLS SIDING AND ROOFING	4089 INDIAN CAMP TRL	\$10.00	\$0.00
	Work Description: Tear off/reroof			
P25-227	ORIGINAL ROOFING COMPANY	2436 W MARR RD	\$10.00	\$0.00
	Work Description: Tear off and re-roof			
P25-233	800 NEW LOOK	4385 MARWOOD DR	\$10.00	\$0.00
	Work Description: Replacing shingles on roof			
P25-237	MUNSELL FRANK	2700 OAK GROVE RD	\$50.00	\$0.00
	Work Description: Remove 4 above ground tanks and pumps			
P25-238	MUNSELL FRANK	2700 OAK GROVE RD	\$10.00	\$0.00
	Work Description: Grade the existing dirt on site			
P25-223	MILLS JOHN E AND LAVONDA J	OAK GROVE RD - VACANT	\$75.00	\$0.00
	Work Description: A run-in shelter for livestock			
P25-221	Michael Chosid	4402 RAMSBURY DR	\$0.00	\$0.00
	Work Description: New Manufactured Home Installation			
P25-213	SUPERIOR CUSTOM HOMES	1020 RIVER LINE DR	\$50.00	\$0.00
	Work Description: Two decks- 1.) 16' x 32' Treated wood deck with fully enclosed skirting 36" rails and handrails to code. 2.) 8' x 12" wood deck			
P25-226	Michael Chosid	1020 RIVER LINE DR	\$75.00	\$0.00
	Work Description: 30' x 30' Cosmetically attached garage to existing manufactured home			
P25-229	SUPERIOR CUSTOM HOMES	1020 RIVER LINE DR	\$10.00	\$0.00
	Work Description: Hot tub on deck			
P25-231	COMFORT LIVING HOMES BURKHART RIDGE LOT #201	1025 RIVER LINE DR	\$75.00	\$0.00
	Work Description: Cosmetically attached 24' x 24' garage to existing manufactured home			
P25-220	Michael Chosid	1039 RIVER LINE DR	\$0.00	\$0.00
	Work Description: New Manufactured Home Installation			

P25-210	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4180 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New Single Family Home			
P25-232	MR ROOF ANN ARBOR LLC	2615 STARLITE DR	\$10.00	\$0.00
	Work Description: Tear off and reroof for house and attached garage			
P25-215	Michael Chosid	4425 WILLOWBANK DR	\$0.00	\$0.00
	Work Description: New Manufactured Home Installation			

Total Permits For Type:	27
Total Fees For Type:	\$815.00
Total Const. Value For Type:	\$0.00

Sewer Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-134	Michael Chosid	1056 ELLINGTON DR	\$2083.33	\$0.00
	Work Description: Sewer Connection			
PWS25-128	Michael Chosid	1067 ELLINGTON DR	\$2083.33	\$0.00
	Work Description: Sewer Connection			
PWS25-130	Michael Chosid	1071 ELLINGTON DR	\$2083.33	\$0.00
	Work Description: Sewer Connection			
PWS25-132	Michael Chosid	1075 ELLINGTON DR	\$2083.33	\$0.00
	Work Description: Sewer Connection			
PWS25-138	Michael Chosid	4402 RAMSBURY DR	\$2083.33	\$0.00
	Work Description: Sewer Connection			
PWS25-136	Michael Chosid	1039 RIVER LINE DR	\$2083.33	\$0.00
	Work Description: Sewer Connection			
PWS25-124	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4180 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-126	Michael Chosid	4425 WILLOWBANK DR	\$2083.33	\$0.00
	Work Description: Sewer Connection			

Total Permits For Type:	8
Total Fees For Type:	\$19583.31
Total Const. Value For Type:	\$0.00

Water Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-135	Michael Chosid	1056 ELLINGTON DR	\$2083.33	\$0.00
	Work Description: Water Connection			
PWS25-129	Michael Chosid	1067 ELLINGTON DR	\$2083.33	\$0.00
	Work Description: Water Connection			

PWS25-131	Michael Chosid	1071 ELLINGTON DR	\$2083.33	\$0.00
Work Description: Water Connection				
PWS25-133	Michael Chosid	1075 ELLINGTON DR	\$2083.33	\$0.00
Work Description: Water Connection				
PWS25-139	Michael Chosid	4402 RAMSBURY DR	\$2083.33	\$0.00
Work Description: Water Connection				
PWS25-137	Michael Chosid	1039 RIVER LINE DR	\$2083.33	\$0.00
Work Description: Water Connection				
PWS25-125	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4180 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
Work Description: Water Connection				
PWS25-127	Michael Chosid	4425 WILLOWBANK DR	\$2083.33	\$0.00
Work Description: Water Connection				

Total Permits For Type:	8
Total Fees For Type:	\$19583.31
Total Const. Value For Type:	\$0.00

Grand Total Fees:	\$40,531.62
Grand Total Permits:	46.00

Code Enforcement List

11/04/2025

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.

10/2/25 - Stopped to speak with home-owner ref upcoming court date and take updated photos. Mrs Stach stated she is willing to go to court. Photos taken.
10.20.25 - Court hearing started, adjourned to a later date. Working with Wes Gray on settlement.

Code Enforcement List

11/04/2025

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.
10.21.25 - Property owner now wants to remove only the house and leave the barn. This would create a violation of the Township's Ordinance. Zoning determination letter requested and provided to owners. Owners will have 60 days to appeal the determination to the ZBA. Project on hold while owners decide to either demolish both the house and barn or challenge the determination.

Code Enforcement List

11/04/2025

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 10.29.25 - Met with owner and engineer to discuss revisions to site plan requested by Township's Engineer and Planner. They will update the plan and resubmit for review.					
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

11/04/2025

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. 10.20.25 - Court status hearing held. Next hearing scheduled for November.					

Records: 4

Population: All Records

HOWELL TOWNSHIP
Application for Re-Zoning/Text Amendment

3525 Byron Road Howell, MI 48855

Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

Fee: \$1000.00

Parcel ID #: 4706- <u>22</u> - <u>300</u> - <u>042</u>	Date <u>10-3-2025</u>
Applicant Name <u>William McCririe</u>	Applicant Address <u>1015 E. Main, Brighton, MI 48116</u>
Phone <u>[REDACTED]</u>	Fax <u> </u> Email <u>[REDACTED]</u>
Property Owner Name <u>William McCririe</u>	
Phone <u>[REDACTED]</u>	Fax <u> </u> Email <u>[REDACTED]</u>

Current Zoning Classification <u>RSC</u>	Proposed Zoning Classification <u>IFZ</u>
Existing Use <u>Vacant</u>	Proposed Use <u>Flex Industrial</u>
Legal Description (attach copy if necessary): SEC 22 T3N R4E COMM AT THE SW COR OF SEC, TH ALONG THE CENTERLINE OF TOOLEY RD AND THE WEST LINE OF SEC 22, DUE NORTH, 440.87 FT TO POB, TH CONTINUING DUE NORTH 570.76 FT, TH N89°53'00"E 543.38 FT, TH S01°41'57"W 571.47 FT, TH S89°56'22"W 526.74 FT TO POB. CONT. 7.03 A/C M/L. SPLIT 7/99 FROM 06-22-300-004.	

Requested change in Ordinance / Zoning Map: Regional Service Commercial to Industrial Flex Zone

Reason for Requested Change:

The Howell Township Master Plan has this parcel designated as IFZ. Given it's proximity to the airport and demand for uses in the IFZ zoning district, this zoning is appropriate at this time. See additional reasoning attached.

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

☐

Yes

☒

No

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

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

Owner Signature



Date

10/14/25

Printed Name

William McCarrice

Subscribed and sworn to before me

This 14th day of October, 2025

Julia A. Morga

Notary Public Julia A. Morga

Livingston County, Michigan

My commission expires: 10/24/28

Additional information for the reason for the requested change;

The proposed rezoning of the subject parcel from Regional Service Commercial (RSC) to Industrial Flex Zone (IFZ) is intended to better align the property's land use potential with both current market demands and Howell Township's long-term economic development goals.

Whereas the RSC designation limits the parcel primarily to retail and service-oriented uses, current regional trends show reduced demand for large-scale commercial service space, with increasing vacancies in similar zoning districts. Additionally, the parcel is not located on a main road or thoroughfare. In contrast, the Industrial Flex Zone classification allows for a wider range of contemporary uses—such as sale and leasing of motorized vehicles, contractor buildings and other uses permitted in the zoning classification—while still permitting complementary office and limited commercial functions.

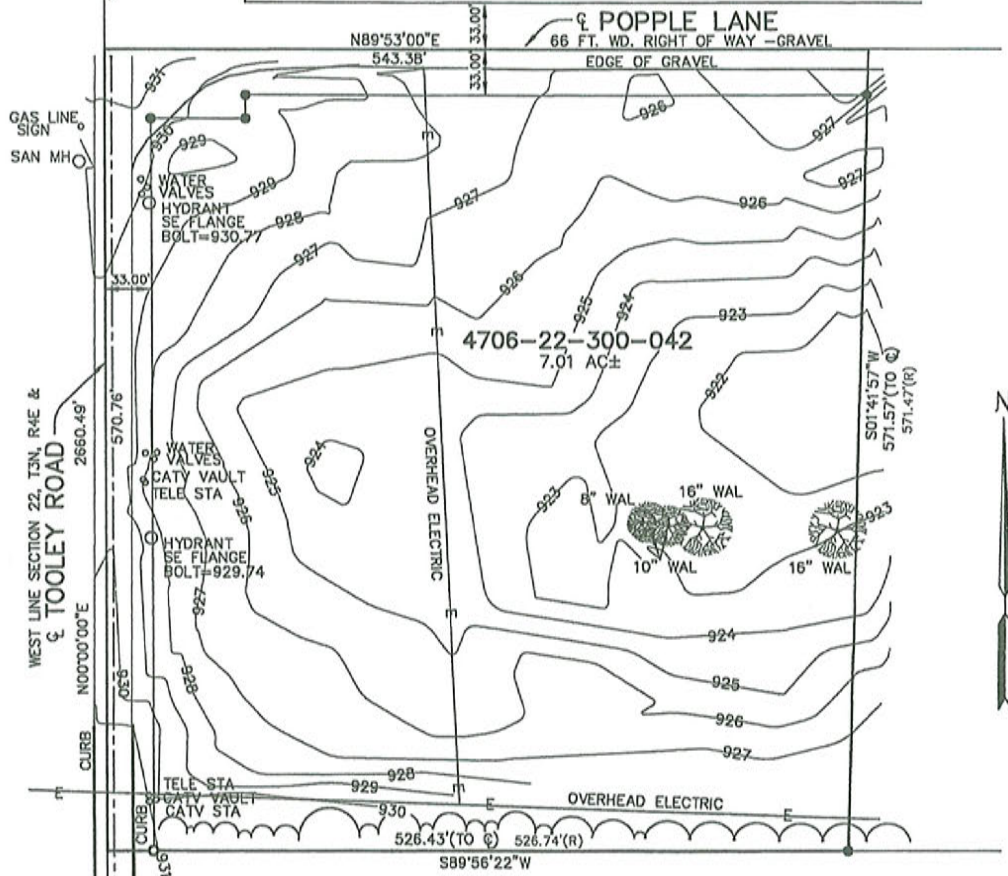
By enabling this transition, the Township can:

- Promote sustainable development by attracting modern industrial and hybrid businesses that are in high demand within Livingston County and the surrounding region.
- Enhance tax base stability by adapting to evolving market conditions and ensuring the parcel is positioned for long-term productive use.
- Ensure compatibility with surrounding land uses, as Industrial Flex Zone typically has operational and aesthetic standards that minimize impacts on adjacent properties.

In short, the rezoning will allow this parcel to remain competitive, flexible, and consistent with Howell Township's broader vision of balanced growth and economic vitality.

CERTIFICATE OF SURVEY

WEST 1/4 CORNER SECTION 22
T3N, R4E, HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
FOUND REMON PIPE IN MONUMENT BOX
MATCHING LSC 856m



LEGEND

- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER

SOUTHWEST CORNER SECTION 22
T3N, R4E, HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
FOUND REMON PIPE IN MONUMENT BOX
MATCHING LSC 856m

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED ON 8/30/2020, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN LIMITS ACCEPTED BY THE PRACTICE FOR MICHIGAN PROFESSIONAL SURVEYORS, AND THAT ALL OF THE REQUIREMENTS OF ACT NO. 132, P.A. 1970 (AS AMENDED) HAVE BEEN COMPLIED WITH.

NOTE: BEARINGS ARE BASED ON A PREVIOUS SURVEY

CLIENT: PRESTON TECHNOLOGY

SCALE: 1" = 100'

SECTION: 22 TOWN: 3 NORTH RANGE: 4 EAST

HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

JACK K. SMITH
PROFESSIONAL SURVEYOR No. 35999

DATE: 09-09-2020

CREW: JKS

BOOK NO. 218 PG 74

COMP: JKS

DRAWN: JKS

SHEET 1 OF 2

REV:

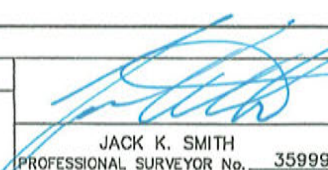
GARLOCK-SMITH
PROFESSIONAL SURVEYORS
516 EAST GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 546 - 3340
FAX: (517) 546 - 2941

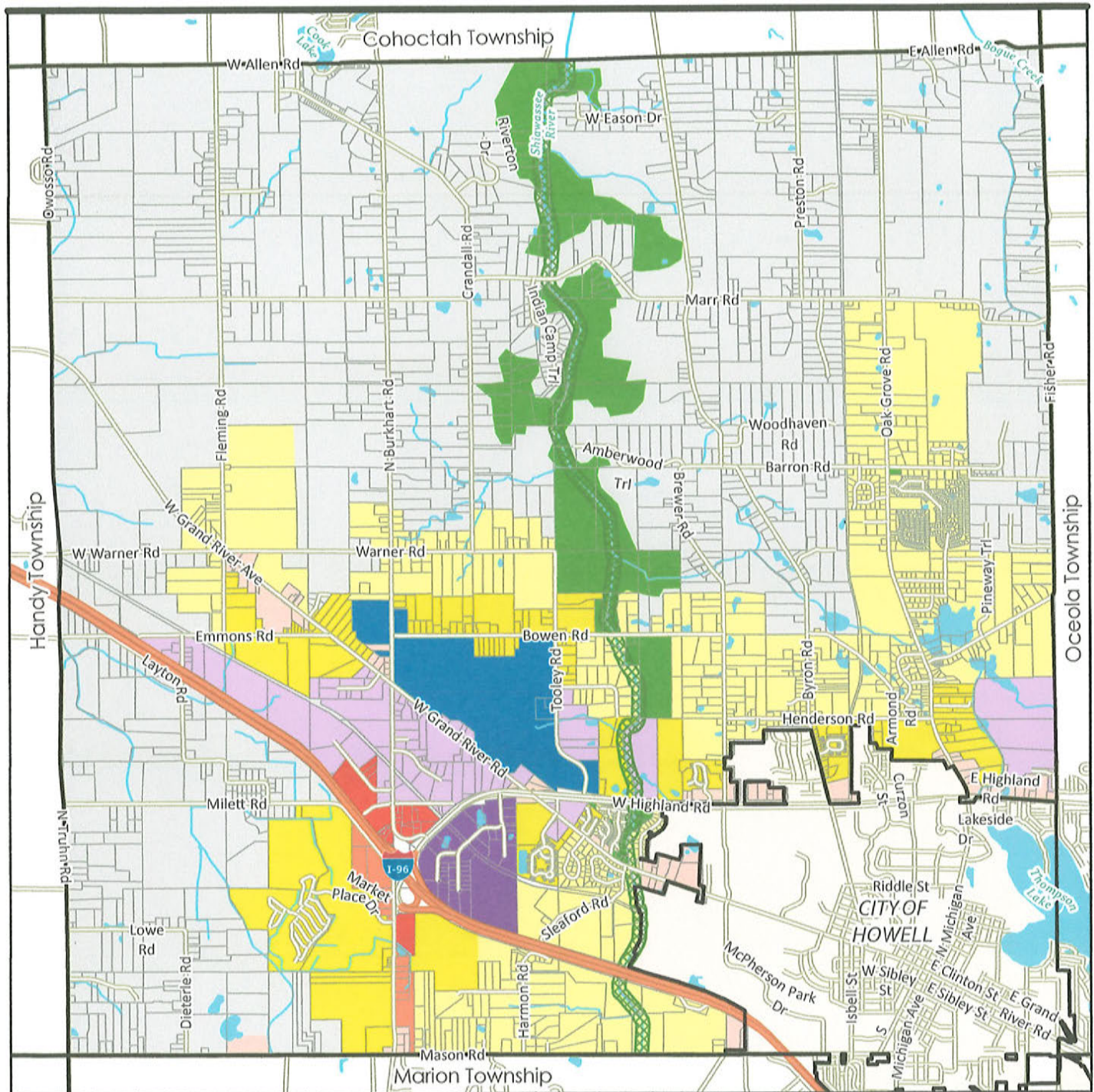


LEGAL DESCRIPTION:

4706-22-300-042

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, T3N, R4E, HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N00°00'00"E 440.87 FEET ALONG THE WEST LINE OF SAID SECTION AND THE CENTER LINE OF TOOLEY ROAD FOR A PLACE OF BEGINNING; THENCE CONTINUING N00°00'00"E 570.76 FEET ALONG SAID WEST LINE AND CENTER LINE; THENCE N89°53'00"E 543.38 FEET ALONG THE CENTER LINE OF POPPLE LANE, A 66.00 FOOT WIDE PRIVATE ROAD; THENCE S01°41'57"W 571.57 FEET (PREVIOUSLY RECORDED AS 571.47 FEET); THENCE S89°56'22"W 526.43 FEET (PREVIOUSLY RECORDED AS 526.74 FEET) TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 22, T3N, R4E, HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN CONTAINING 7.01 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33.00 FEET THEREOF, AS IS OCCUPIED BY TOOLEY ROAD, ALSO BEING SUBJECT TO AND TOGETHER WITH THE USE OF POPPLE LANE, A 66.00 FOOT WIDE PRIVATE ROAD, ALSO BEING SUBJECT TO AND TOGETHER WITH EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

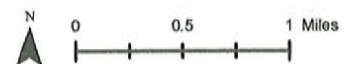
CLIENT: PRESTON TECHNOLOGY			
SECTION: <u>22</u> TOWN: <u>3 NORTH</u> RANGE: <u>4 EAST</u> HOWELL TOWNSHIP LIVINGSTON COUNTY, MICHIGAN			
		JACK K. SMITH PROFESSIONAL SURVEYOR No. <u>35999</u>	
		GARLOCK-SMITH PROFESSIONAL SURVEYORS 516 EAST GRAND RIVER HOWELL, MICHIGAN 48843 (517) 546 - 3340 FAX: (517) 546 - 2941	
DATE: 09-09-2020	CREW: JKS		
BOOK NO. 218 PG 74	COMP: JKS		
	DRAWN: JKS		
SHEET 2 OF 2	REV:		



- | | |
|---------------------------|-----------------------------------|
| Agricultural Preservation | Residential - Medium Density |
| Airport | Industrial Flex |
| Commercial - Local | Industrial |
| Commercial - General | Recreation and Preservation |
| Commercial - Highway | Shiawassee River 200 foot Overlay |
| Residential - Low Density | |

Future Land Use

Howell Township
Livingston County, Michigan



IFZ rezoning on Tooley Road

From [REDACTED]
Date Tue 11/11/2025 1:47 PM
To Howell Township Treasurer <treasurer@howelltownshipmi.org>
Cc Laura Williams [REDACTED]

Greetings,

I've made my home in Howell Township since April of 2001 and enjoy the natural beauty and wildlife the rural environment provides.

The proposal to rezone an historic farmhouse and a neighboring vacant parcel gives me great concern. The properties currently and always have had residences across, next to and behind.

The industrial flex zone accommodates a wide variety of possible uses of which none are harmonious to a residential environment.

Zoning property on a non-main residential road to commercial or industrial should NEVER BE CONSIDERED.

This will decrease the value of our homes and disrupt the local wildlife.

The airport expanded based on some ludicrous claims of the number of take off/landings that supposedly occur yet looking in the sky on this clear day there are zero planes incoming or outgoing. That in turn led to the 911 dispatch center being constructed which seemed to be doing quite well at the former location.

It used to be much darker here at night. Now I see lights from the battered women's shelter through the trees - which would all be removed for a used car lot, self storage facility or whatever is planned (do we know the applicant's intent?) for the property that would change to IFZ.

Why is the township set on ruining our neighborhood? Please stop.

I ask that you consider your thoughts should this be proposed next to your home and make the correct decision to deny this request.

Laura Williams
2240 Tooley



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 13, 2025

Land Use and Zoning Analysis For Howell Township, Michigan

Applicant:	William McCirire
Project Name:	Tooley Road and Popple Lane Rezoning
Location:	Parcel # 4706-22-300-042
Current Zoning:	RSC – Regional Service Commercial
Action Requested:	Rezoning from RSC – Regional Service Commercial to IFZ – Industrial Flex Zone
Required Information:	As noted in the following review.

PETITION

The applicant is requesting a rezoning for parcel #4706-22-300-042 at the corner of Tooley Rd. and Popple Ln. The petitioner requests to rezone the approximately 7-acre site from RSC – Regional Service Commercial to IFZ – Industrial Flex Zone (shown on Figure 1).

The applicant has not offered any conditions of rezoning but offers reasons why the rezoning would benefit the Township including consistency with adjacent and future land use, economic development and job creation, efficient use of infrastructure, flexibility and market responsiveness, and preservation of agricultural land in other areas of the Township.

SITE DESCRIPTION/CURRENT USE

The subject site is approximately 7-acres and is currently vacant. The parcel to the south is also vacant, which the applicant submitted a rezoning application for, and will be discussed in another

*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*

review. The site is surrounded by residential to the north and east along with industrial uses to the west. The site is mostly empty with a few trees around the perimeter and the middle of the site.

Figure 1 - Aerial Image of Site and Surroundings



Source: Nearmap

SURROUNDING ZONING, LAND USE, AND FUTURE LAND USE

Table 1 on the next page summarizes the zoning, existing land use, and the future land use designation from the Township Master Plan of the subject parcel and the surrounding parcels.

Table 1. Zoning, land use, and future land use of subject parcel and vicinity

	Zoning	Existing Land Use	Future Land Use Designation
Subject parcel	RSC – Regional Service Commercial	Vacant	Industrial Flex
North	SFR – Single Family Residential	Residential	Residential – Medium Density
South	AR – Agricultural Residential	Vacant	Industrial Flex
East	AR – Agricultural Residential	Residential	Residential – Low Density
West	RT – Research and Technology	Industrial	Airport

Figure 2. Zoning of Subject Properties

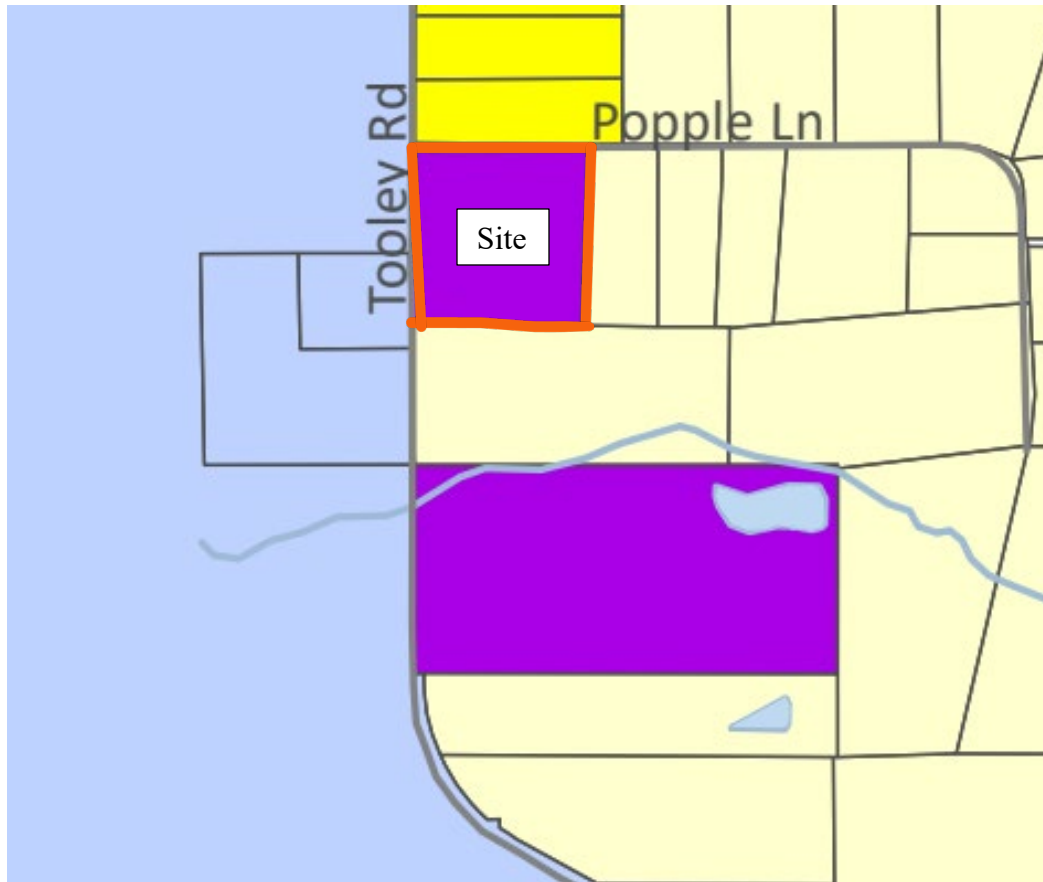


Figure 3. Future Land Use Map



As shown in Table 1 and Figure 2, the subject parcel is zoned as RSC – Regional Service Commercial. The parcel to the north is zoned as SFR – Single Family Residential, the parcel to the south is zoned as AR – Agricultural Residential, and the parcels to the west are zoned as RT – Research and Technology.

The Future Land Use map in the Township's Master Plan designates the subject site as Industrial Flex along with the parcels to the south. The parcels to the north are designated as Residential – Medium Density, and the parcels to the east are designated as Residential – Low Density, and the parcels to the west are designated as Airport.

The Master Plan states the following on **Industrial Flex**: This area is intended to be flexible with regard to specific uses that might be permitted while being more prescriptive with regard to design and quality of development. It is recognized that some of the uses permitted in the industrial and commercial districts could be compatible land uses. In fact, often, such uses have the same or similar building and special requirements. The flexibility of the district is intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development or redevelopment of land that is adjacent to existing industrial and commercially developed property. This area is intended to allow for mixed industrial and commercial development; eliminate blighted properties; incorporate Low Impact Design (LID) practices, as well as ensure safe and complementary vehicular and pedestrian circulation patterns; improve environmental quality and remediate degraded properties; and provide an attractive transition between residential and non-residential properties.

DEVELOPMENT POTENTIAL

Current Zoning

The current zoning is RSC – Regional Service Commercial which is intended to recognize the unique regional location existing in Howell Township around the combination of I-96, M-59 and Grand River Road and therefore plan the surrounding adjacent area in part for regionally accessible commercial developments.

Proposed Zoning

The proposed zoning is IF – Industrial Flex Zone which is intended to provide flexibility for land uses while being more prescriptive regarding design and quality of development. Many industrial or large format commercial uses could be compatible, because such uses often have the same or similar building and spatial requirements such as floor area and building height. The design requirements of this district are intended to allow for the mixing of certain industrial and commercial uses and promote the reuse of buildings and sites for multiple such uses. The flexibility of this district is intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development, redevelopment, or continued use of land adjacent to existing industrial and commercially developed property. It is also the intent of the Industrial Flex Zone to allow development of property that eliminates blighted properties, ensures safe and complementary vehicular and pedestrian circulation patterns, improves environmental quality and remediates degraded properties, while also providing an attractive transition between residential and non-residential properties.

The applicant did not state what they plan to do with the site once it is rezoned. If the rezoning were approved any of the listed permitted or conditional uses listed in the zoning ordinance could be established on this site with appropriate site plan of conditional use approval.

CONDITIONAL REZONING PROCEDURE

Article 23 of the Zoning Ordinance outlines the requirements and procedures to review a rezoning. The applicant has submitted an application for a conditional rezoning. The public hearing notices have been published in the newspaper, sent out to the parcels surrounding subject parcels and on the Township website fifteen (15) days before the public hearing which will be at the Planning Commission meeting on November 18, 2025, at 6:30 p.m.

FINDINGS FOR REZONING

According to Section 23.02.D.5 in the Zoning Ordinance states, in reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

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

The proposed rezoning is consistent with the policies and uses in the Master Plan as the site is categorized as Industrial Flex in the Future Land Use map. The parcels to the south are categorized as Industrial Flex as well.

B. Whether all uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

The rezoning will be compatible with the surrounding uses. The Livingston County Airport is west of the site, and the parcels to the south of the site have industrial uses. There are residential uses to the west, but the IFZ is intended to allow for low impact industrial use. It is unknown what the applicant plans to do with the site, but there are development requirements in the zoning ordinance designed to mitigate any nuisance from development adjacent to less intensive uses.

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

There are no concerns about public services and facilities. This area has or is planned to have the infrastructure to support the uses allowed in the IFZ district including paved roads and municipal sewer and water.

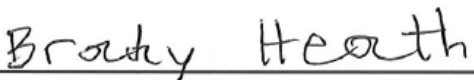
D. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

The proposed rezoning would be better suited for the area because it aligns with the policies and uses proposed in the Master Plan. The site is currently vacant along with the site to the south, which the applicant intends to rezone as well. There are parcels along Tooley Road to the south that already have industrial uses, and with the Livingston County Airport across the street from the site, industrial use would be more suitable for the site rather than regional service commercial.

RECOMMENDATIONS

The Planning Commission should review each of the findings in this report to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board. The planning commission can recommend a timeline by which the conditions must be met.


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


CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

#308-2517

CC: Joanathan Hohenstein, Township Zoning Administrator
 Marnie Hebert, Administrator

HOWELL TOWNSHIP
Application for Re-Zoning/Text Amendment

3525 Byron Road Howell, MI 48855

Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

Fee: \$1000.00

Parcel ID #: 4706- <u>22</u> - <u>300</u> - <u>003</u>	Date <u>10-3-2025</u>
Applicant Name <u>William McCrie</u>	Applicant Address <u>1015 E. Main, Brighton, MI 48116</u>
Phone <u>[REDACTED]</u>	Fax <u> </u> Email <u>[REDACTED]</u>
Property Owner Name <u>Mark Bailey</u>	
Phone <u> </u>	Fax <u> </u> Email <u> </u>

Current Zoning Classification <u>AR</u>	Proposed Zoning Classification <u>IFZ</u>
Existing Use <u>Vacant house and outbuildings</u>	Proposed Use <u>Flex Industrial</u>
Legal Description (attach copy if necessary): SEC 22, T3N,R4E BEG 2220.03 FT S FROM W 1/4 COR OF SEC, TH S 89°55'42"E 990.72 FT, S 441 FT, N 89°55'42"W 990.72 FT, N 441 FT TO BEG 10.03A M/L	

Requested change in Ordinance / Zoning Map: Ag. Residentail to Industrial Flex Zone
--

Reason for Requested Change:

SEE ATTACHMENT

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

☐

Yes

☒

No

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

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

Owner Signature



Date

10/14/25

Printed Name

William McCarrie

Subscribed and sworn to before me

This 14th day of October, 2025

Julia Morga

Notary Public Julia A. Morga

Livingston County, Michigan

My commission expires: 10/24/28

The requested rezoning from Agricultural Residential to Industrial Flex Zoning is being pursued to better align the subject property with the Township's long-term land use objectives, economic development priorities, and surrounding land use patterns. While the parcel is currently zoned for agricultural residential use, its location in close proximity to the airport, access, and infrastructure make it more suitable for development rather than continued low-density residential or agricultural activity.

Rezoning to Industrial Flex will provide several community benefits:

1. Consistency with Adjacent and Future Land Use

The property's proximity to existing commercial, light industrial, and transportation corridors makes it an appropriate transition area for flexible industrial uses. Industrial Flex zoning ensures compatibility with nearby non-residential uses while minimizing land use conflicts with residential properties.

2. Economic Development and Job Creation

The rezoning will attract light industrial, technology, warehousing, and service-oriented businesses that generate local employment opportunities. This supports Howell Township's economic base and broadens the tax base without placing a disproportionate burden on public services.

3. Efficient Use of Infrastructure

The parcel is located near existing public utilities and roadway networks capable of supporting non-residential development. Industrial Flex zoning allows for higher and better utilization of these resources, rather than limiting the property to low-density residential use that does not capitalize on available infrastructure investments.

4. Flexibility and Market Responsiveness

Industrial Flex zoning provides the ability to accommodate a wide range of light industrial, research, and business service uses, which allows the Township to respond to market demand and changing economic conditions. This adaptability makes the zoning district more resilient over time.

5. Preservation of Agricultural Land Elsewhere

Concentrating non-residential growth in appropriate areas reduces pressure to rezone more remote or productive agricultural land, helping to maintain the Township's rural character in designated areas while directing development to locations best suited for it.

In summary, the rezoning to Industrial Flex represents a logical and forward-looking land use decision that advances Howell Township's goals of sustainable growth, economic vitality, and balanced land use planning.

October 3, 2025

Mark Bailey
822 K Drive South
East Leroy, MI 49051

Howell Township Planning Commission
3525 Byron Road
Howell, MI 48855

Dear Howell Township Planning Commissioners:

Please accept this letter as authorization for William McCririe to submit a rezoning application for parcel ID 4706-22-300-003 ("The Property") from AR to IFZ, which is owned by myself and consists of 10.03 acres with a home and outbuildings. Mr. McCririe has a fully executed Real Estate Purchase Agreement on the Property.

If there are any questions about this authorization, please do not hesitate to contact me.

Mark Bailey

10/05/2025

Mark Bailey



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 13, 2025

Land Use and Zoning Analysis For Howell Township, Michigan

Applicant:	William McCirire
Project Name:	2050 Tooley Rezoning
Location:	Parcel # 4706-22-300-003
Current Zoning:	AR – Agricultural Residential
Action Requested:	Rezoning from AR – Agricultural Residential to IFZ – Industrial Flex Zone
Required Information:	As noted in the following review.

PETITION

The applicant is requesting a rezoning for parcel #4706-22-300-003 at 2050 Tooley Road. The petitioner requests to rezone the approximately 9.9-acre site from AR – Agricultural Residential to IFZ – Industrial Flex Zone (shown on Figure 1).

The applicant has not offered any conditions of rezoning but offers reasons why the rezoning would benefit the Township including consistency with adjacent and future land use, economic development and job creation, efficient use of infrastructure, flexibility and market responsiveness, and preservation of agricultural land in other areas of the Township.

SITE DESCRIPTION/CURRENT USE

The subject site is 9.9 acres and has a vacant house with outbuildings on it. The site is next to vacant land to the north, which the applicant has submitted a rezoning request for, that will be

*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*

discussed in another review. There are two parcels to the north in addition to the vacant lot that have residential along with agriculture to the east, and industrial uses to the south and west. There are a considerable amount of trees present on site.

Figure 1 - Aerial Image of Site and Surroundings



Source: Nearmap

SURROUNDING ZONING, LAND USE, AND FUTURE LAND USE

Table 1 on the next page summarizes the zoning, existing land use, and the future land use designation from the Township Master Plan of the subject parcel and the surrounding parcels.

Table 1. Zoning, land use, and future land use of subject parcel and vicinity

	Zoning	Existing Land Use	Future Land Use Designation
Subject parcel	AR – Agricultural Residential	Vacant	Industrial Flex
North	RSC - Regional Service Commercial / AR – Agricultural Residential	Vacant / Agriculture	Industrial Flex / Residential – Low Density
South	RSC - Regional Service Commercial	Industrial	Industrial Flex
East	AR – Agricultural Residential	Agriculture	Residential – Low Density
West	RT - Research & Technology	Industrial – Livingston County Airport	Airport

Figure 2. Zoning of Subject Properties

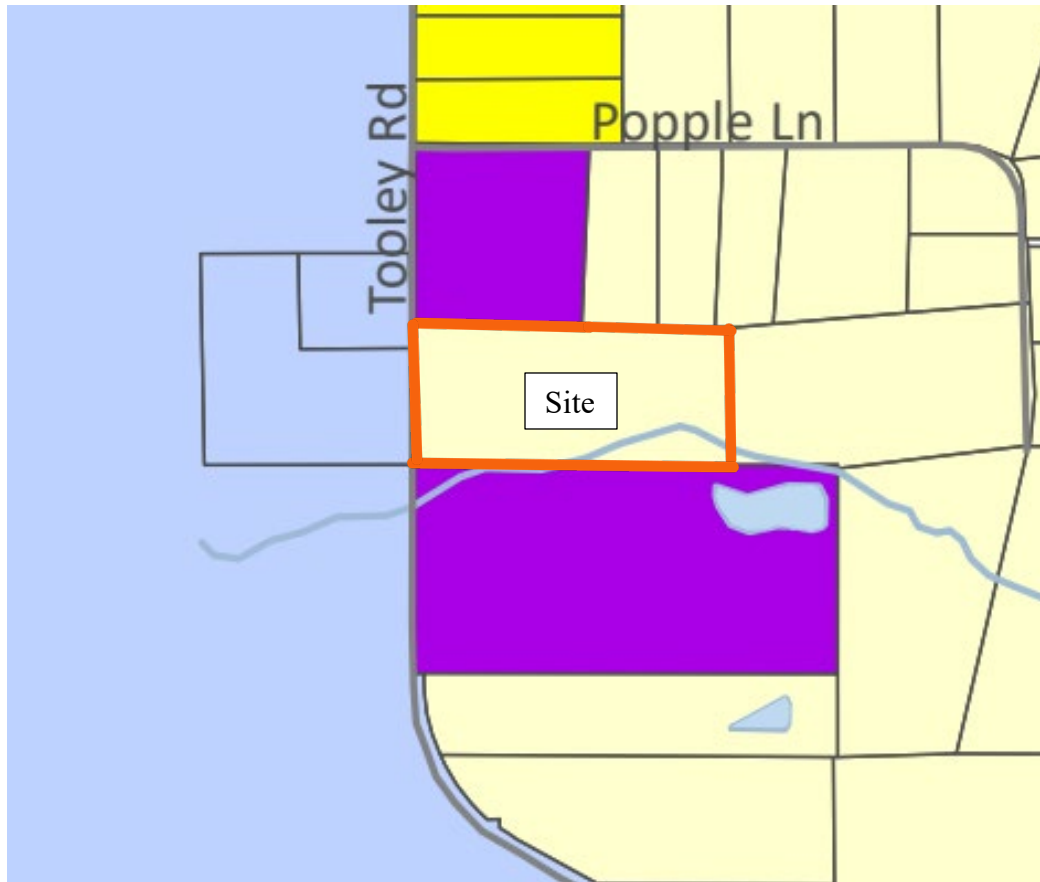


Figure 3. Future Land Use Map



As shown in Table 1 and Figure 2, the subject parcel is zoned as AR – Agricultural Residential along with parcels on the east and 2 of the 3 parcels to the north. The other parcel to the north is zoned as RSC - Regional Service Commercial. The Parcels to the south are zoned RSC – Regional Service Commercial, and the parcels to the west are zoned as RT – Research and Technology.

The Future Land Use map in the Township's Master Plan designates the subject site as Industrial Flex along with the parcels to the south, and 1 of the 3 parcels to the north. The other parcels to the north along with the parcels to the east are designated as Residential – Low Density, and the parcels to the west are designated as Airport.

The Master Plan states the following on **Industrial Flex**: This area is intended to be flexible with regard to specific uses that might be permitted while being more prescriptive with regard to design and quality of development. It is recognized that some of the uses permitted in the industrial and commercial districts could be compatible land uses. In fact, often, such uses have the same or similar building and special requirements. The flexibility of the district is intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development or redevelopment of land that is adjacent to existing industrial and commercially developed property. This area is intended to allow for mixed industrial and commercial development; eliminate blighted properties; incorporate Low Impact Design (LID) practices, as well as ensure safe and complementary vehicular and pedestrian circulation patterns; improve environmental quality and remediate degraded properties; and provide an attractive transition between residential and non-residential properties.

DEVELOPMENT POTENTIAL

Current Zoning

The current zoning is AR – Agricultural Residential which is intended to provide for the compatible arrangement and development of parcels of land for conventional residential building purposes in a pastoral, agricultural, woodland or open land areas, that will remain unserved by public water distribution and waste water disposal systems in the foreseeable future and that is more suitable for residential purposes and which can accommodate healthful on-site water supply and wastewater disposal, but which reserves and conserves that land which is most adaptable for present and future agricultural, woodland, natural resource and other extensive land use.

Proposed Zoning

The proposed zoning is IF – Industrial Flex Zone which is intended to provide flexibility for land uses while being more prescriptive regarding design and quality of development. Many industrial or large format commercial uses could be compatible, because such uses often have the same or similar building and spatial requirements such as floor area and building height. The design requirements of this district are intended to allow for the mixing of certain industrial and commercial uses and promote the reuse of buildings and sites for multiple such uses. The flexibility of this district is intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development, redevelopment, or continued use of land adjacent to existing industrial and commercially developed property. It is also the intent of the Industrial Flex Zone to allow development of property that eliminates blighted properties, ensures safe and complementary vehicular and pedestrian circulation

patterns, improves environmental quality and remediates degraded properties, while also providing an attractive transition between residential and non-residential properties.

The applicant did not state what they plan to do with the site once it is rezoned. If the rezoning were approved any of the listed permitted or conditional uses listed in the zoning ordinance could be established on this site with appropriate site plan of conditional use approval.

REZONING PROCEDURE

Article 23 of the Zoning Ordinance outlines the requirements and procedures to review a rezoning. The applicant has submitted an application for a conditional rezoning. The public hearing notices have been published in the newspaper, sent out to the parcels surrounding subject parcels and on the Township website fifteen (15) days before the public hearing which will be at the Planning Commission meeting on November 18, 2025, at 6:30 p.m.

FINDINGS FOR REZONING

According to Section 23.02.D.5 in the Zoning Ordinance states, in reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

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

The proposed rezoning is consistent with the policies and uses in the Master Plan as the site is categorized as Industrial Flex in the Future Land Use map. The parcels to the south and west are categorized as Industrial Flex as well.

B. Whether all uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

The rezoning will be compatible with the surrounding uses. The Livingston County Airport is west of the site, and the parcels to the south of the site have industrial uses. There are residential uses to the west, but the IFZ is intended to allow for low impact industrial use. It is unknown what the applicant plans to do with the site, but there are development requirements in the zoning ordinance designed to mitigate any nuisance from development adjacent to less intensive uses.

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

There are no concerns about public services and facilities. This area has or is planned to have the infrastructure to support the uses allowed in the IFZ district including paved roads and municipal sewer and water.

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

The proposed rezoning would be better suited for the area because it aligns with the policies and uses proposed in the Master Plan. Currently there is a vacant house with a few outbuildings on the site with industrial uses to the south and west. With the Livingston County Airport across the street from Tooley Road, industrial use would be more suitable for the site rather than agricultural residential.

RECOMMENDATIONS

The Planning Commission should review each of the findings in this report to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board. The planning commission can recommend a timeline by which the conditions must be met.


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


CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

#308-2516

CC: Joanathan Hohenstein, Township Zoning Administrator
 Marnie Hebert, Administrator