

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING**

3525 Byron Road
Howell, MI 48855
June 16, 2026
6:30 pm

1. Call to Order
2. Roll Call: Ken Frenger - Chair
 Carol Weaver – Vice Chair
 Jim McEvoy – Secretary
 Matt Counts – Board Rep.
 Wayne Williams – P.C. Rep.
3. Pledge of Allegiance
4. Approval of the Agenda: June 16, 2026
5. Approval of the Minutes: Regular Meeting April 15, 2025
6. Township Board Report: Draft May 11, 2026 Regular Board Meeting Minutes
7. Planning Commission Report: Draft April 28, 2026 Regular Planning Commission Meeting Minutes
8. Old Business:
9. New Business:
 - A. Public Hearing: Matt Pietila, PZBA2026-01,
Parcel #: 4706-14-400-032, 3147 Oak Grove Rd., Howell, MI 48855.
Article VI SFR – Single Family Residential, Section 6.06 – Dimensional Requirements Except as Otherwise Specified in this Ordinance: Variance request to build an accessory building in excess of 20 feet high
10. Other Business:
 - A. ZBA Annual Report
11. Call to the Public:
12. Adjournment

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

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

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes the procedures/rules to be followed during the hearing.
3. Applicant presents the main points of the application.
4. Persons having comments on the application are recognized.
5. Chairperson closes the public hearing and returns to the regular/special meeting.
6. Township consultants (if any) present their report and recommendation.
7. Zoning Board members begin deliberations and arrive 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 Zoning Board shall be directed to the Chairperson. All comments shall be related to the request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the Zoning Board of Appeals will be sent to petitioners and originators of the request.

HOWELL TOWNSHIP ZONING BOARD OF APPEALS

DRAFT MINUTES: April 15, 2025

3525 BYRON RD. HOWELL, MI 48855 (517-546-2817)

MEMBERS PRESENT:

Ken Frenger Chairman
Carol Weaver Vice Chair
Jim McEvoy Secretary
Matt Counts Board Rep

Also Present:

Carol Makushik Deputy Zoning Administrator

MEMBERS ABSENT:

Wayne Williams PC- Rep.

Ken Frenger called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: MOTION by Counts **Seconded** by Weaver, “To Approve the April 15, 2025, Zoning Board of Appeals Agenda” Motion carried.

APPROVAL OF MINUTES: MOTION by Counts **Seconded** by McEvoy, “To Approve the January 21, 2025, Zoning Board of Appeals Minutes as Presented” Motion carried.

TOWNSHIP BOARD REPORT: Counts asked for questions, none, regarding the report, question as to the alternate process for Board Member absence, Counts reviewed the procedure based on the bylaws. Understanding was imparted.

PLANNING COMMISSION REPORT: Counts asked for questions, none

OLD BUSINESS: None

NEW BUSINESS:

A. Public Hearing: PZBA2025-01, Parcel #: 4706-05-202-019, 4229 W. Allen Rd., Howell, MI 48855.

Article III, Section 3.17 – Schedule of Area, Height, and Setback Regulations

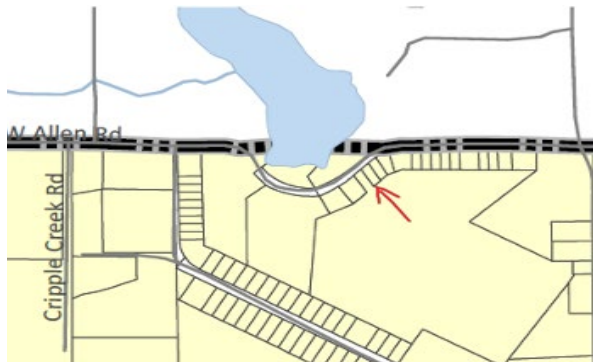
Article IV, Section 4.06 – Dimensional Regulations

Request: Variance request to build an addition on existing house within the setback area

Staff Report

Background:

The existing house was built in 1971. The current owner purchased the property in 2018. Parcel is .223 acres and is located in the AR zoning district.



Findings of Fact:

Current Zoning Ordinance regulations limit the size of parcels in the AR zoning district without access to municipal sewer and water to a minimum of 1-acre. The AR zoning district allows a maximum of 20% lot coverage. The current parcel has a lot coverage percentage, just below 15%. Setbacks for the AR zoning district under section 3.17 and 4.06 are as follows:

Front	Side	Rear
50 feet from road R.O.W.	20 feet from each side	50 feet

The setbacks of the structure from the property lines are shown in orange, and the current setbacks of the AR zoning district are shown in blue in the image below:



Zoning Ordinance Standards:

The parcel is a legal nonconformity under Section 17 of the Zoning Ordinance; it does not meet the minimum size requirements and does not meet the setback requirements of the current Zoning Ordinance. The parcel currently conforms to the lot coverage requirements under the Ordinance. However, should the applicant build an addition to the house within the setbacks, they would be limited in the square footage of the addition and would exceed the lot coverage requirement.

Under Section 22.06-B the Zoning Board of Appeals must hear and decide on matters related to non-conforming uses and structures.

Under Section 22.07 the Zoning Board of Appeals shall make a finding that the reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located. The Board shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance and will not be injurious or otherwise detrimental to the public welfare of the zoning district in which it is located.

Discussion

Bailey Hessler-Tolentino discussed the need for the addition to the home. The intent was to build vertically within the dimensions of the existing structure. Thereby not increasing the footprint of the home.

Questions from the board focused on the chimney, which was shown in the drawing, this would have changed the footprint. Bailey Hessler-Tolentino stated that this was not planned. The sole plan was to build vertically.

Other comments included the septic field and the small area for expansion. The comment to check with regard Department of Health regarding the septic field. Board Members expressed no issues if the building was done vertically and did not exceed the height restriction. The find was the addition would be in harmony with the general purpose and intent of the ordinance.

Public input: none

Motion by Weaver **Seconded** by McEvoy “On PZBA2025-01, Parcel #: 4706-05-202-019, 4229 W. Allen Rd., Howell, MI 48855 for a variance to build an addition on existing house within the setback area”

Roll Call

Frenger -Yes, Weaver-Yes, McEvoy- Yes, Counts -Yes **MOTION CARRIED 4-0**

Other Business

A. ZBA Annual Report- no comments

Call to Public:

Bob Wilson made a comment about making the call to the public at the beginning of the meeting. Chairman stated call to public would be done after the presentation if present. Therefore, not necessary. McEvoy to review by laws on matter.

Adjournment: Meeting adjourned at 7:05 P.M.

Approved: _____

As Presented: _____

Jim McEvoy, Secretary

As Amended: _____

As Corrected: _____

Dated: _____

**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

3525 Byron Rd. Howell, MI 48855

May 11, 2026

6:30 P.M.

MEMBERS PRESENT:

Robert Spaulding	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Tim Boal	Trustee
Jodi Fulton	Trustee
Bob Wilson	Trustee

MEMBERS ABSENT:

Also in Attendance:

Deputy Supervisor Kilpela, Livingston County Planner Martha Haglund, Howell Parks and Recreation Director Tim Church, Elmhurst LLC representative Ryan Joss.

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

CALL TO THE BOARD:

None

APPROVAL OF THE AGENDA:

May 11, 2026

Motion by Hohenstein, **Second** by Counts, **“To approve the agenda as presented.”** Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

April 13, 2026

REGULAR BOARD MEETING MINUTES

Motion by Hohenstein, **Second** by Boal, **“To accept the corrected minutes from April 13th as presented.”** Motion carried.

CLOSED SESSION MEETING MINUTES

Motion by Hohenstein, **Second** by Counts, **“To accept the closed session meeting minutes from April 13th.”** Motion carried.

CALL TO THE PUBLIC:

John Mills, 1750 Oak Grove Rd.- Spoke on trucks hauling aggregate using Jake brakes on Oak Grove Rd. and questioned reasons why members are serving on the Board.

Dan Wholihan, 8162 Majestic- Spoke on extending the data center moratorium

Greg Lehr, 2530 Tooley Rd- Spoke on opposition to the Tooley Road rezoning

UNFINISHED BUSINESS:

A. Data Center Moratorium – Extension

Motion by Wilson, **Second** by Fulton, **“To extend it.”** Trustee Boal provided an update on the Planning Commission’s progress regarding the draft Data Center Ordinance. Discussion of Ordinance Number 298 followed. Roll Call: Boal-yes, Counts-yes, Wilson-yes, Daus-yes, Fulton-yes, Hohenstein-yes, Spaulding-yes. Motion carried 7-0.

B. Township Park Plan, Municipal Complex Plan, Voting Center Discussion

Treasurer Hohenstein reviewed and answered questions regarding the three different options proposed for voting center/park. Howell Park and Recreation Director Tim Church spoke on their position to contribute/manage/provide programs and DNR grants for a recreation center. Deputy Supervisor Kilpela spoke on funds available for the project. Discussion followed.

Motion by Counts, **Second** by Boal, **“To adopt option B as part of the park plan.”** Motion carried 6-1.

C. Server/Microsoft License

Treasurer Hohenstein spoke on the options for Cloud based storage commercial vs governmental standards with a quote from Mann IT with costs of both options. Trustee Counts gave an overview and answered questions regarding the different options. Discussion followed. **Motion** by Hohenstein, **Second** by Counts, **“To transition to the Cloud base infrastructure with the premium licenses with the one-time cost of \$9,846, an annual cost of \$2,772 for the Microsoft 365 Commercial, as long as our information is kept in the United States as presented.”** Motion carried. **Motion** by Hohenstein, **Second** by Fulton. **“To accept the budget amendment to increase 001-265-728.001 Township Hall IT Support expense by a one-time cost of \$9,846 for server migration, increase account 001-265-728.001 Township Hall IT Support expense by \$972.00, upgrade the ten Microsoft 365 business standard licenses to Microsoft 365 business premium licenses.** Motion carried.

NEW BUSINESS:

A. Approval of the 2026/2027 Budget

Motion by Counts, **Second** by Daus, **“To approve the Howell Township 2026/2027 budget as presented.”** Motion carried.

B. Zoning Board of Appeals Education Session

Treasurer Hohenstein presented two options of continuing education for the Zoning Board of Appeals members, Planning Commission Board members, Township Board members and office staff. Discussion followed. **Motion** by Counts, **Second** by Hohenstein, **“To approve a Township education class on Township ordinances directed by Fahey Schultz Burzych and Rhodes for \$1,750.00.”** Motion carried. Treasurer Hohenstein suggested adding Zoning Board of Appeal Board members to the Michigan Association of Planning membership which will include discounts to educational classes through MAP and resources on their website. **Motion** by Hohenstein, **Second** by Boal, with a friendly amendment **“To accept the addition of ZBA members to the Michigan Association of Planning membership starting July 1st.”** Motion carried.

C. Human Resources Minutes

Carol Makushik announced she will begin her retirement in September and Amanda Bonnville will be her replacement as Deputy Assessor. Amanda will also be back filling Accounting Clerk duties as needed. **Motion** by Counts, **Second** Daus, **“To approve as presented.”** Motion carried. Treasurer Hohenstein spoke on action of a Firearm Acknowledgement Policy to be added to the HR Manual. **Motion** by Counts, **Second** by Daus, **“Approval of Howell Township employee Firearm Acknowledgement as presented.”** Motion carried 6-1.

PUBLIC HEARING

PC2026-05 Elmhurst St. LLC, Request to Rezone Parcel # 4706-22-100-014, Vacant Land from Agricultural Residential (AR) to Single Family Residential (SFR). **Motion** by Hohenstein, **Second** by Boal, **“To open the public hearing for the rezoning for Elmhurst LLC Parcel # 4706-22-100-014.”** Motion carried. Representative for Elmhurst Ryan Joss gave an overview of his project. He is looking to rezone the property on the corner of Tooley and Bowen from Agricultural Residential to Single Family Residential. Clerk Daus questioned number of homes to be built. Trustee Counts questioned what the anticipated average value of the homes they are planning to sell. Chairman Spaulding questioned the past offer on the property and what was the number of homes proposed at that time. Trustee Fulton questioned the amount of acreage that was removed from their original plan.

Michelle Vecheta, 3252 Warner Rd- Spoke on concerns and opposition of rezoning

Debbie Mannisto, 2330 Tooley Rd- Spoke on concerns and opposition of rezoning

Don Atkins, 2660 Bowen Rd- Spoke on concerns and opposition of rezoning

Motion by Hohenstein, **Second** by Daus, **“To close the public hearing for the rezoning of Parcel # 4706-22-100-014.”** Motion carried. Trustee Boal spoke on concerns of the road infrastructure and Planning Commission discussion to possibly re-open the Township Master Plan. He spoke on potential trips per day that would travel those roads. Clerk Daus questioned how many potential trips per day would be traveled if it was re-zoned multi-family vs single-family and the travel counts for Fisher Rd. Trustee Fulton questioned the current surrounding usage and if Fisher Rd. regularly requires gravel or funding projects. Chairman Spaulding commented on the Livingston County Road Commission’s response to increased road maintenance of roads where there is an increase of traffic and when were funds last used for the intersections of Tooley/Bowen/Warner/ roads. Trustee Counts spoke on road millages, development and Future Master Plan and travel counts for Marr Rd near Indian Camp Trail. Clerk Daus questioned the possibility Tooley Rd. would need to be paved, and if the residents would incur tax increases and spoke on potential traffic during election times. Treasurer Hohenstein answered questions regarding past road projects and reviewed factors to be considered when deciding on rezoning of a property. Discussion followed. **Motion** by Hohenstein, **Second** by Daus **“To accept the rezoning request for Parcel # 4706-22-100-014 from Agricultural Residential to Single Family Residential based on the following A) The rezoning is less intense than the policies and uses proposed for that area in the Townships Master Land Use Plan B) The residential use for the proposed re-zoning matches the surrounding uses of the area C) Public services are not adversely impacted by this development because the site was planned for and has public sewer and water available and the added traffic to the county roads does not exceed any threshold for gravel roads nor would they be the highest traveled gravel roads in the Township D)The proposed re-zoning would be equally or better suited for the area because it aligns with the Master**

Plan and would match the surrounding residential uses.” Roll Call: Fulton-no, Boal- no, Wilson-no, Counts-yes, Daus-yes, Spaulding-yes, Hohenstein-yes. Motion carried 4-3.

CALL TO THE PUBLIC:

Dan Wholihan, 8162 Majestic- Spoke on supporting of candidates

Martha Haglund, 5042 Preston - Spoke on support of the Township Recreation Plan

Debbie Mannisto, 2330 Tooley Rd- Spoke on her disappointment of rezoning decision on Tooley Rd.

Michelle Vecheta, 3252 Warner Rd- Spoke on concerns with the park plan

Todd Kosakiewicz, 6205 Radatz- Spoke on extension of the data center moratorium

Steven Stutesman, 2400 Tooley Rd- Spoke on condition of roads and concerns with additional traffic on Tooley Rd.

REPORTS:

- A. SUPERVISOR: Supervisor Spaulding reported on his meeting with the Livingston County Road Commission and future road projects
- B. TREASURER: Treasurer Hohenstein reported on the Comcast rate change for internet and governmental website update
- C. CLERK: Clerk Daus reported that early voting location will change to Howell City Hall
- D. ZONING: Permit list and Violation Report in packet
- E. ASSESSING: See Assessor Kilpela's report
- F. FIRE AUTHORITY: Supervisor Spaulding reported on awards ceremony and possible reduced pricing for their trucks being sold
- G. MHOG: Trustee Counts reported that 60 million gallons were produced in March, it was high due to a main break in the City of Howell, and they needed use of the water for ten days. Transmission main water line update is still on track for completion later this year, electrical fix of wellhouse's approved
- H. PLANNING COMMISSION: Trustee Boal gave overview of meeting. Discussion of Future Master Plan review and Preliminary and Final Site Plan review for a new HVAC company
- I. ZONING BOARD OF APPEALS (ZBA): No report
- J. WWTP: Report in packet

- K. HAPRA: Report in packet
- L. PROPERTY COMMITTEE: No report
- M. PARK & RECREATION COMMITTEE: No additional report
- N. SHIAWASSEE RIVER COMMITTEE: No report
- O. TRUSTEE: Trustee Wilson would like a Jake Brake Ordinance, Trustee Boal thanked American Legion's committee Gone but Not Forgotten who have placed flags at both Township cemeteries for Memorial Day and recognition of National Police Week

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

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

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

Robert Spaulding, Howell Township Supervisor

Sue Daus, Howell Township Clerk

Marnie Hebert, Recording Secretary

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
April 28, 2026
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Sharon Lollo	Secretary
Tim Boal	Board Representative
Matt Stanley	Commissioner
Trent Holman	Commissioner
Cory Alchin	Commissioner
Dan Bonello	Commissioner

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Township Planner Paul Montagno, Michigan Underground Specialists representative Robert Dickerson, Applicant Ron Bergman with RMB Commercial 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:

Chairman Williams suggested an addition under Item 11, Other Matters to be reviewed to discuss a future review of the Master Plan. **Motion** by Boal, **Second** by Bonello, **“To approve the agenda as amended under 11B.”** Motion carried.

APPROVAL OF THE MEETING MINUTES:

March 24, 2026

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

CALL TO THE PUBLIC

Tony Maurer, Okemos- Spoke on Data Centers and moratorium

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet: Board Representative Boal gave an overview of the meeting. A resolution was approved for a Road Millage Renewal, Dan Bonello was appointed to the Planning Commission, IT updates and discussions that included a new website, replacing the server, new phone system and email addresses for board members.

ORDINANCE VIOLATION REPORTS:

Report in packet. Commissioner Lollo questioned prior violation with Wes Gray on Crandall Rd.

SCHEDULED PUBLIC HEARINGS:

None

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Appointment of New Vice-Chairperson- **Motion** by Boal, **Second** by Alchin **“To nominate Matt Stanley if he’s willing to accept that position.”** Motion carried.

- B. Discussion of future Master Plan Review- Township Planner Montagno reviewed the process of updating the Master Plan. The State Planning Enabling Act requires the plan to be reviewed every 5 years. Board Representative Boal questioned the cost to review the plan and if it’s advised changing only one section or if the entire plan should be reviewed. Commissioner Lollo questioned the process of getting residents of the Township involved, if there would be a topic agenda or what the discussion will look like at future meetings. Chairman Williams questioned if reviewing the plan now would reset the five-year review period. Commissioner Holman questioned if the Township must follow the county’s new Master Plan. Discussion followed.

OLD BUSINESS:

1. PC2026-02 Michigan Underground Specialists (Ditch Witch), 3401 W. Grand River Ave., Preliminary Site Plan Review- Planner Montagno gave an overview of the site and project and answered questions. It is an existing site located in an Industrial Flex Zone. They are proposing the addition of an equipment storage facility and new parking to the west of the existing office space. Items to be addressed are an approval letter from the Livingston County Road Commission, landscaping and fencing. Michigan Specialists representative Robert Dickerson spoke on the project and answered questions. Board Representative Boal questioned if the fence could be grandfathered in or if the Planning Commission members can waive the requirement for the fence material. Commissioner Lollo questioned if the screening could be a living wall of Arborvitae trees and clarification of a hardship regarding variances and if they are able to start the project before the fencing is decided upon. Discussion followed. **Motion** by Boal, **Second** by Stanley, **“To conditionally approve PC2026-02, Michigan Underground Specialists Ditch Witch at 3401 W. Grand River Ave., Preliminary Site Plan Review subject to resolution of the screening fence issue and a letter from the Livingston County Road Commission stating the driveway is sufficient.”** Motion carried.

NEW BUSINESS:

1. PC2026-03 RMB Commercial LLC, 4590 W. Grand River., Preliminary and Final Site Plan Review. Planner Montagno gave an overview of the project. It is a vacant parcel located in the Neighborhood Service Commercial Zoning. There will be office buildings used for the sale of HVAC equipment, shops for local contractors and service providers. Commissioner Alchin questioned if it was a single business use. Applicant Ron Bergman spoke on his project and answered questions. Board Representative Boal questioned if there were any reports from the Drain Commissioner regarding additional water drainage into the ditch and if there would be any additional curb appeal to the south side of the building. Vice Chair Stanley questioned whether there would be sufficient parking spaces with possible additional tenants. Chairman Williams questioned if they would be using concrete or asphalt for the driveway and hours of operation. Discussion followed. **Motion** by Stanley, **Second** by Alchin, **“To conditionally approve PC2026-03 RMB Commercial LLC, 4590 W. Grand River Ave. for Preliminary and Final Site Plan Review pending the Planner’s report and the Engineer’s report and feedback from the Livingston County Road Commission and Livingston County Drain Commission.”** Motion carried.

CALL TO THE PUBLIC:

Angela Barbash, 4211 Crandall- Spoke on Master Plan and public engagement

ADJOURNMENT:

Motion by Boal, **Second** by Bonello, **“For adjournment.”** Motion carried. The meeting was adjourned at 7:46 P.M.

Date

Sharon Lollo
Planning Commission Secretary

Marnie Hebert
Recording Secretary

DRAFT

HOWELL TOWNSHIP
Application for Zoning Board of Appeals

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

File Number: PZBA-2026-01 Parcel ID: 4706-14-400-D32 Date 5/18/26

Residential Request, Fee \$400.00

Commercial Request, Fee \$900.00

Owner Name <u>MATT PIETILA</u> Owner Address <u>3147 OAK GROVE</u>	
Applicant Name <u>MATT PIETILA</u> Applicant Address <u>3147 OAK GROVE</u>	
Contact Person for all Correspondence <u>MATT PIETILA</u>	
Address <u>3147 OAK GROVE</u>	
Phone <u>[REDACTED]</u> Fax _____	Email <u>[REDACTED]</u>
Applicant is: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Land Contract Purchaser	
<input type="checkbox"/> Other, Explain _____	
Nature of Request	
<input checked="" type="checkbox"/> Application for Variance	<input type="checkbox"/> Appealing Planning Commission Decision
<input type="checkbox"/> Appealing Zoning Administrator Decision	<input type="checkbox"/> Application for Interpretation of Ordinance

General Location of Property <u>OAK GROVE ROAD</u>
Between Roads <u>OLDE FRANKLIN</u> & <u>KAREN DR</u>
Please attach a copy of the legal description of property to the application.
Current Zoning Classification <u>SFR</u>

Details of your request and reasons why the request should be granted:
 ALLOW VARIANCE FOR STRUCTURE HEIGHT TO 27'.
 THIS STRUCTURE IS DESIGNED TO MATCH CURRENT HOME ARCHITECTURE.
 DRAWING ATTACHED SHOWS THE STRUCTURE APPEARANCE WITH 20'-ROOF
 POOR CURB APPEAL, FORCE WORKSHOP TO BE MUCH SMALLER,
 LOSE SPACE FOR WINDOWS, SUBSTANDARD ROOF PITCH THAT MAY
 EFFECT SHEDDING OF WATER/ICE.

20'-ROOF

Have previous appeal(s) been made on this property? No Yes
 If yes: Date of appeal N/A Nature of appeal N/A Decision N/A

Appealing the Zoning Administrator's decision? Yes No
 Appealing the Planning Commission's decision? Yes No
 If yes, grounds for appeal: N/A
 Specify ordinance sections which substantiate your reasons for appeal:

Requesting an interpretation of the ordinance? Yes No
 If yes, Zoning Ordinance section N/A
 Applicants interpretation of the Ordinance section (attach any supporting material)

Please provide the following:

Zoning Ordinance Section	<u>0.06 G</u>			
Is this a request for a dimensional variance?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Is this a request for a use variance?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
State the minimal acceptable variance being requested	<u>7'-0" ON HEIGHT</u>			
Date and Decision of Zoning Administrator and/or Planning Commission	<u>N/A</u>			

Applicant hereby acknowledges the following (initial each section)

That granting of the variance request will not confer upon the Applicant any special privileges that are denied by the provisions of the ordinance to other lands, under the provisions of the ordinance.	MHP
The practical difficulties or unnecessary hardship in the strict application of the ordinance was not created or caused by the Applicant.	MHP
The Zoning Board of Appeals cannot grant a variance for a use that is not permissible in the designated zoning district.	MHP
The Zoning Board of Appeals has the right to prescribe conditions and safeguards for any variance granted.	MHP
The Applicant acknowledges that the use for construction authorized by such variance or permit must be commenced within one year of granting the variance, otherwise the variance is null and void.	MHP
No application for a variance which has been denied shall be resubmitted for a period of one year except on grounds of new evidence of change of conditions.	MHP
Applicant acknowledges he has read and understands Article XXII entitled "Zoning Board of Appeals."	MHP
Applicant grants permission to all ZBA members access to the property to view all relevant areas pertaining to the request.	MHP

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

Matthew Pietna

Owner's Signature

MATTHEW PIETNA

Print Name

5/19/26

Date

Subscribed and sworn to before me this 19 day of MAY 2026

Jeannemarie Kirby

Notary Public

Jeannemarie Kirby

Printed Name

Livingston County, Michigan

My Commission expires: 10-11-2031

JEANNEMARIE KIRBY
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF LIVINGSTON
 My Commission Expires Oct. 11, 2031
 Acting in the County of Livingston

Matthew Pietna

Applicant's Signature

MATTHEW PIETNA

Print Name

5/19/26

Date

Subscribed and sworn to before me this 19 day of MAY 2026

Jeannemarie Kirby

Notary Public

Jeannemarie Kirby

Printed Name

Livingston County, Michigan

My Commission expires: 10-11-2031

JEANNEMARIE KIRBY
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF LIVINGSTON
 My Commission Expires Oct. 11, 2031
 Acting in the County of Livingston

LIVINGSTON COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument or appear on the records in this office, except as stated.

Feb 04, 2022 Jennifer M. Nash, Treasurer By TB 28706

2021 TAX NOT AVAILABLE FOR EXAMINATION

STATE OF MICHIGAN LIVINGSTON COUNTY 02/07/2022 2022R-004096



REAL ESTATE TRANSFER TAX 108.90 CO 742.50 ST TTX # 6362605

2022R-004096 RECORDED ON 02/07/2022 08:32:05 AM BRANDON DENBY REGISTER OF DEEDS LIVINGSTON COUNTY, MI 48843 RECORDING: 26.00 REMON: 4.00 PAGES: 2

WARRANTY DEED-(Statutory Form) C.L. 1948, 565.152 M.S.A 26.571

Received eRecord 2/4/2022 at 01:07 PM LivCo, MI ROD by KC

Furnished by SELECT TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS THAT: Christopher Heikkila, survivor of himself and Sarah Heikkila, his deceased spouse, whose Death Certificate is recorded in Document No. 2022R-004060

Convey(s) and Warrant(s) to Carol Pietila and Matthew Pietila, wife and husband

whose address is 3108 Hunter Rd, Brighton, MI 48114

the following described premises

Situated in the Township of Howell, County of Livingston, State of Michigan:

See Exhibit A attached hereto and made a part hereof.

Commonly known as: v/l Oak Grove Rd. Tax No.: 06-14-400-032

For the full consideration of Ninety-Nine Thousand and 00/100 Dollars (\$99,000.00)

subject to easements, restrictions or reservations of record and subject to the LIVINGSTON NO.1 BRANCH NO. 8 DRAIN, HOWELL SEWER NO. 8, and HOWELL WATER NO. 8 ASSESSMENTS which Grantee agrees to assume and pay.

The property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make ALL division(s) under section 108 of the land division act, Act No 288 of the Public Acts of 1967. (If no number is inserted, then all division rights are granted.)

Dated this 1 day of February, 2022.

Signed and Sealed:

Handwritten signature of Christopher Heikkila

STATE OF MICHIGAN COUNTY OF Livingston SS.

On this 1 day of February, 2022 before me personally appeared Christopher Heikkila, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My commission expires:

JANICE HUGHES Notary Public - State of Michigan County of Livingston My Commission Expires Jan 19, 2028

Handwritten signature of Janice Hughes

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

TOWNSHIP OFFICE WILL BE CLOSED: DECEMBER 24, 25 AND 31, 2025
LAST DAY TO PAY TAXES IN 2025: DECEMBER 30, BY 5 PM.

TOWNSHIP SPRING CLEAN UP DAY - MAY 16, 2026 9:00A.M. TO NOON
INFORMATION AVAILABLE AT HOWELLTOWNSHIPMI.ORG

PAYMENT INFORMATION

This tax is due: **02/17/2026**

Pay by mail to: Howell Township Treasurer
3525 Byron Road
Howell, MI 48855

PROPERTY INFORMATION

Property Assessed To:

PIETILA MATTHEW AND CAROL
3147 OAK GROVE RD
HOWELL, MI 48855-9379

HOWELL PUBLIC SCHOOLS
School: 47070

Parcel #: 4706-14-400-032

Prop Address: 3147 OAK GROVE RD

Legal Description:

SEC 14 T3NR4E COMM SE COR OF SEC TH N01°26'00"E 389.50 FT ALG E LINE OF SEC TO POB TH N87°02'00"W 221.93 FT TH S02°58'00"W 189.43 FT TH N87°02'00"W 1035.79 FT TH N01°49'45"E 293.95 FT ALG E LINE OF TUSCOLA & SAGINAW BAY R.R. TH S87°02'00"E 1260.75 FT TH S01°26'00"W 104.50 FT AL C/L OF OAK GROVE RD TO POB. PARCEL B. 7.54 AC. SPLIT/COMBINED ON 10/13/2015 FROM 4706-14-400-002.

TAX DETAIL

Taxable Value: 360,054 RESIDENTIAL-IMPR
State Equalized Value: 384,427 Class: 401
PRE/MBT %: 100.0000

THIS ESCROW COMPANY REQUESTED YOUR BILL:

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per every \$1,000.00 of Taxable Value.
Amounts with no millage listed are either Special Assessments or additional charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
COUNTY AMBULANCE	0.28110	101.21
HCMA - PARKS	0.20500	73.81
VETERANS RELIEF	0.09180	33.05
HOWELL ALLOC	0.84290	303.48
HOWELL ROAD	0.89760	323.18
HO SCHOOL DEBT	2.75000	990.14
HO LIBRARY	1.02190	367.93
HO FIRE AUTH	1.97880	712.47
HAPRA - PARKS	0.49920	179.73
HOWELL & COHOCTA	0.00000	3.78
LIVINGSTON 1 MAI	0.00000	44.17

OPERATING FISCAL YEARS

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

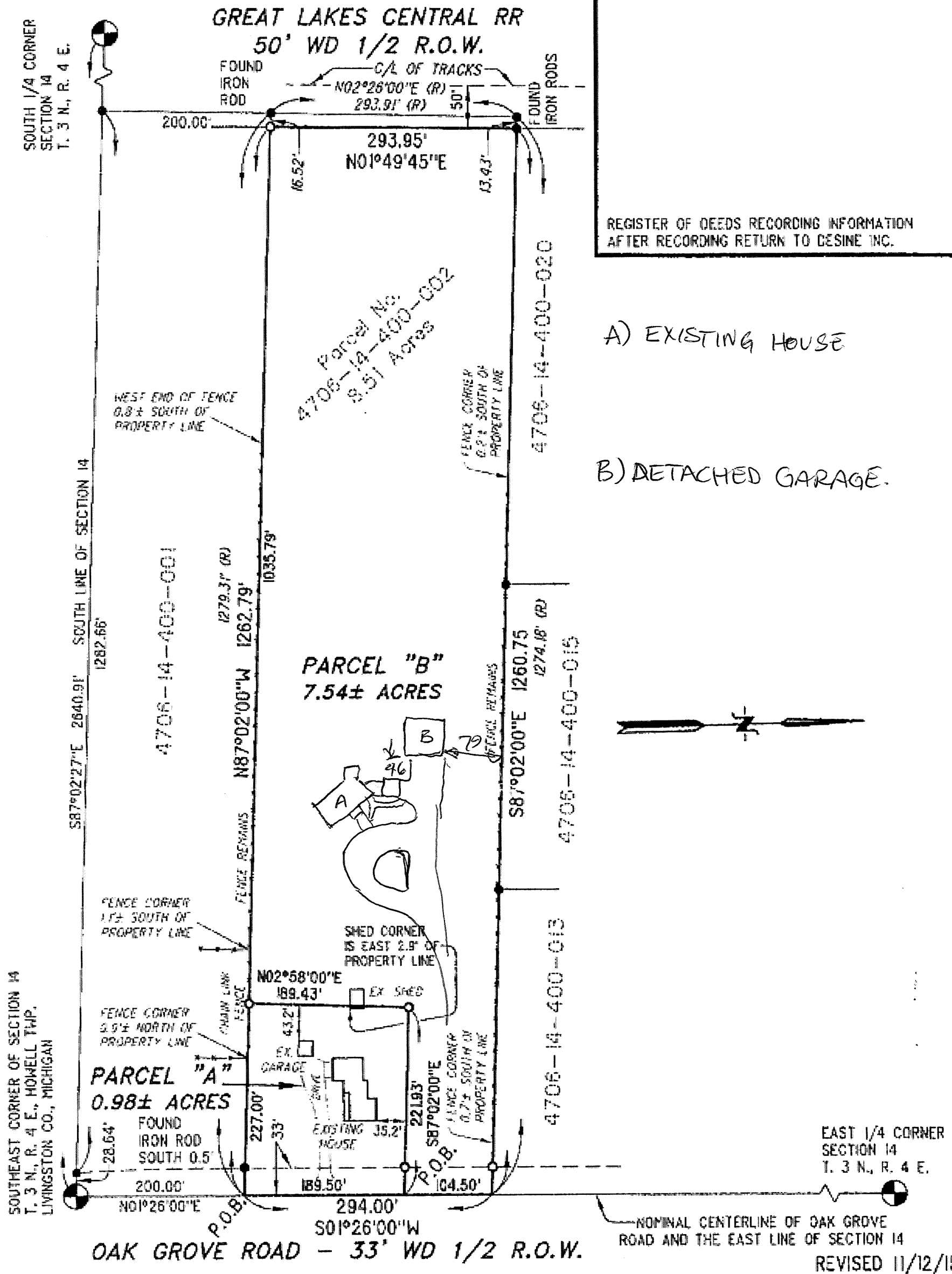
County: 01-01 - 12-31
Twn/Cty: 07-01 - 06-30
School: 07-01 - 06-30
State: 10-01 - 09-30

Does NOT affect when the tax is due or its amount.

Total Tax	8.56830	3,132.95
Administration Fee		30.85
Interest/Penalty		
TOTAL AMOUNT DUE		3,163.80
Previous Payments		
BALANCE DUE		3,163.80

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

CERTIFIED LAND SURVEY



- = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "MLL 38119"
- = FOUND IRON

LEGEND

- = FOUND MONUMENT
- = FENCE LINE

- L = LIBER
- PG = PAGE
- R = MEASUREMENT OF RECORD

SCALE: 1 INCH = 150 FEET | ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
LAND SURVEYORS



(810) 227-9533
FAX (810) 227-9480
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR

PIETILA

SECTION 14, TOWN 3 NORTH, RANGE 4 EAST
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB No. 1-06-14-142510	DATE 09/24/15
DWG No. 142510-132	DRAWN LMC SHEET 1 OF 3

Mariusz L. Lukowicz

MARIUSZ L. LUKOWICZ
PROFESSIONAL SURVEYOR No. 38119



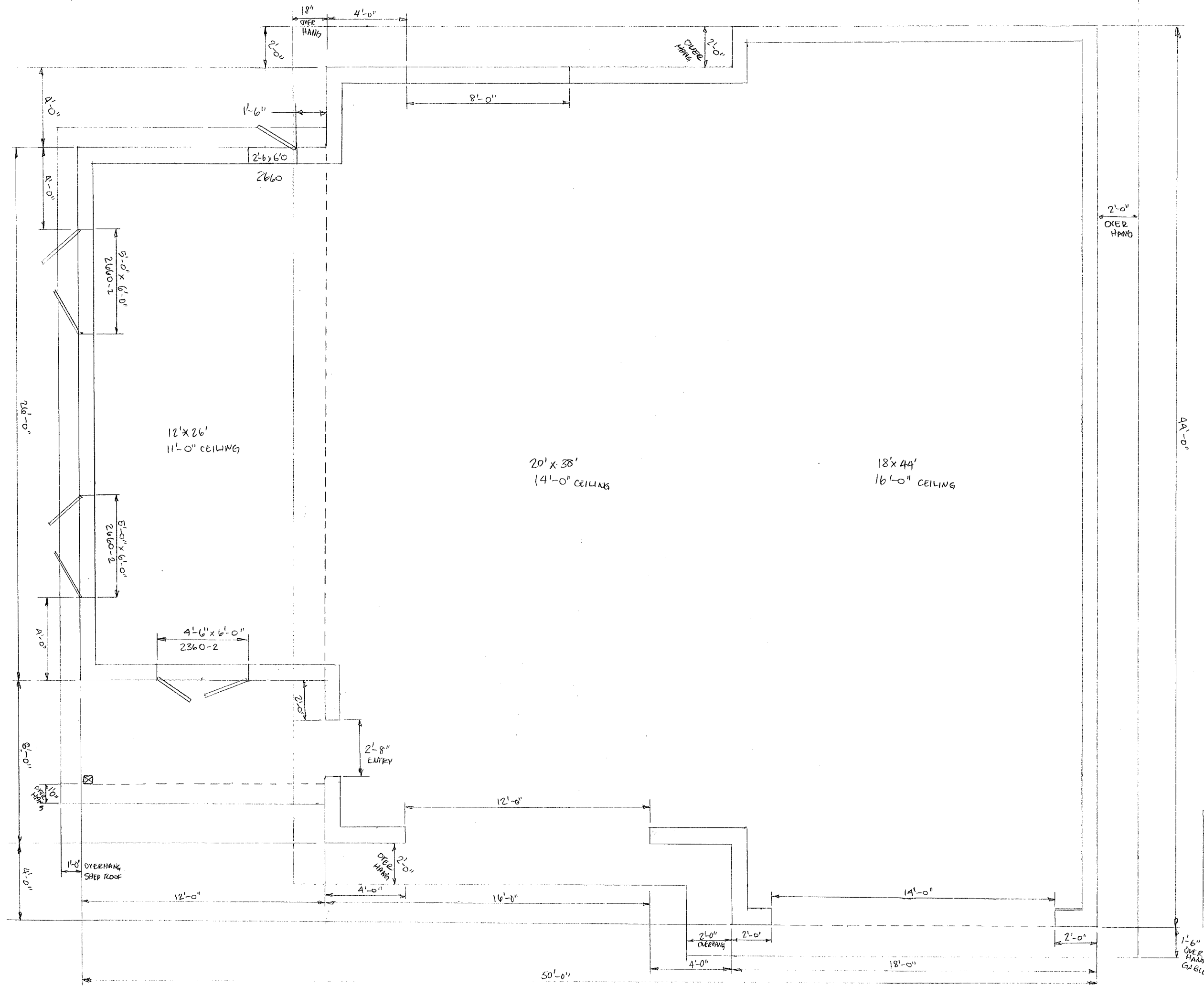


PROPOSED STRUCTURE TO BE BUILT AS A DETACHED GARAGE, DESIGNED TO MATCH CURRENT HOUSE.

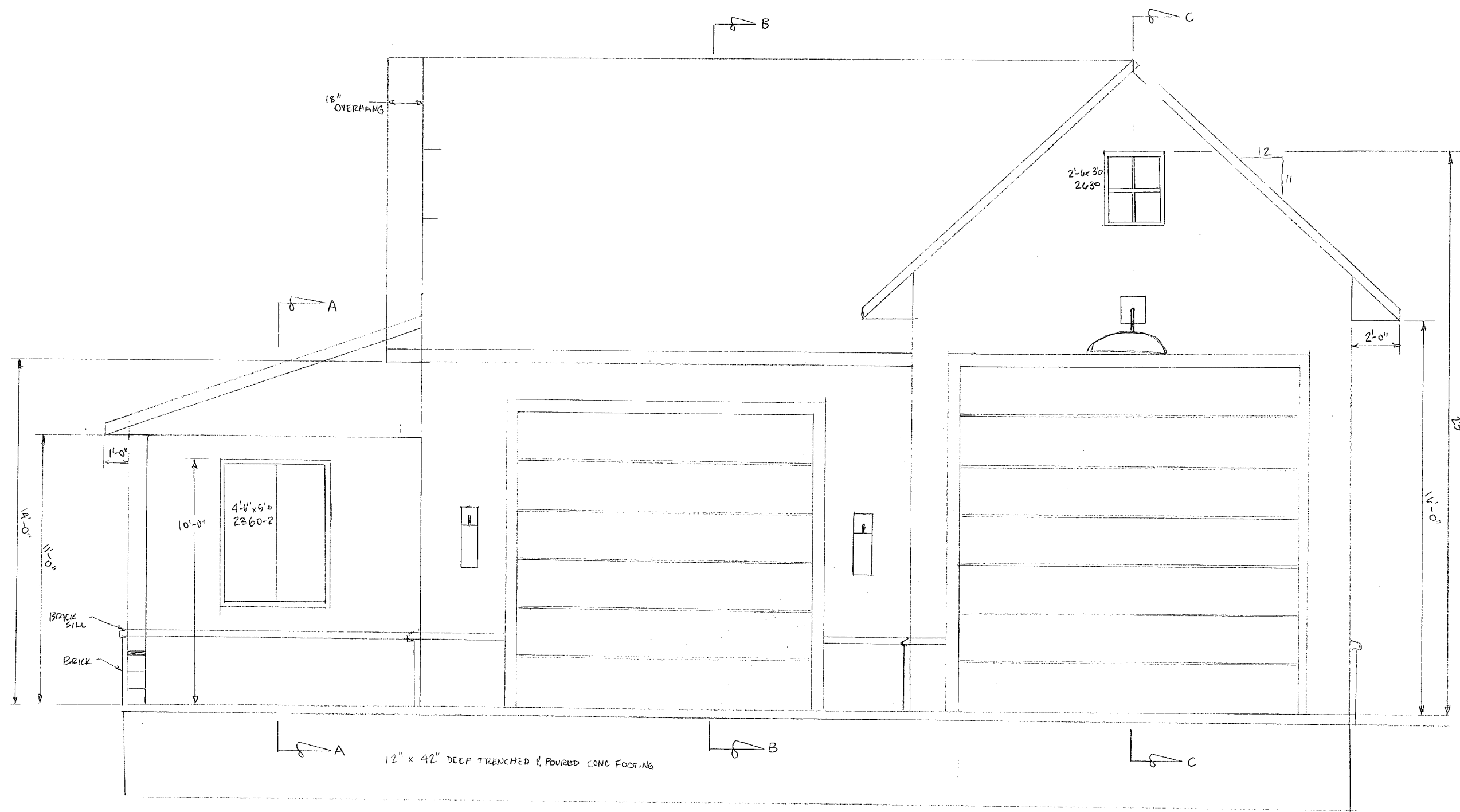
ADDRESS:

3147 OAK GROVE
HOWELL, MI 48855

MATT PIETILA
734-255-0211

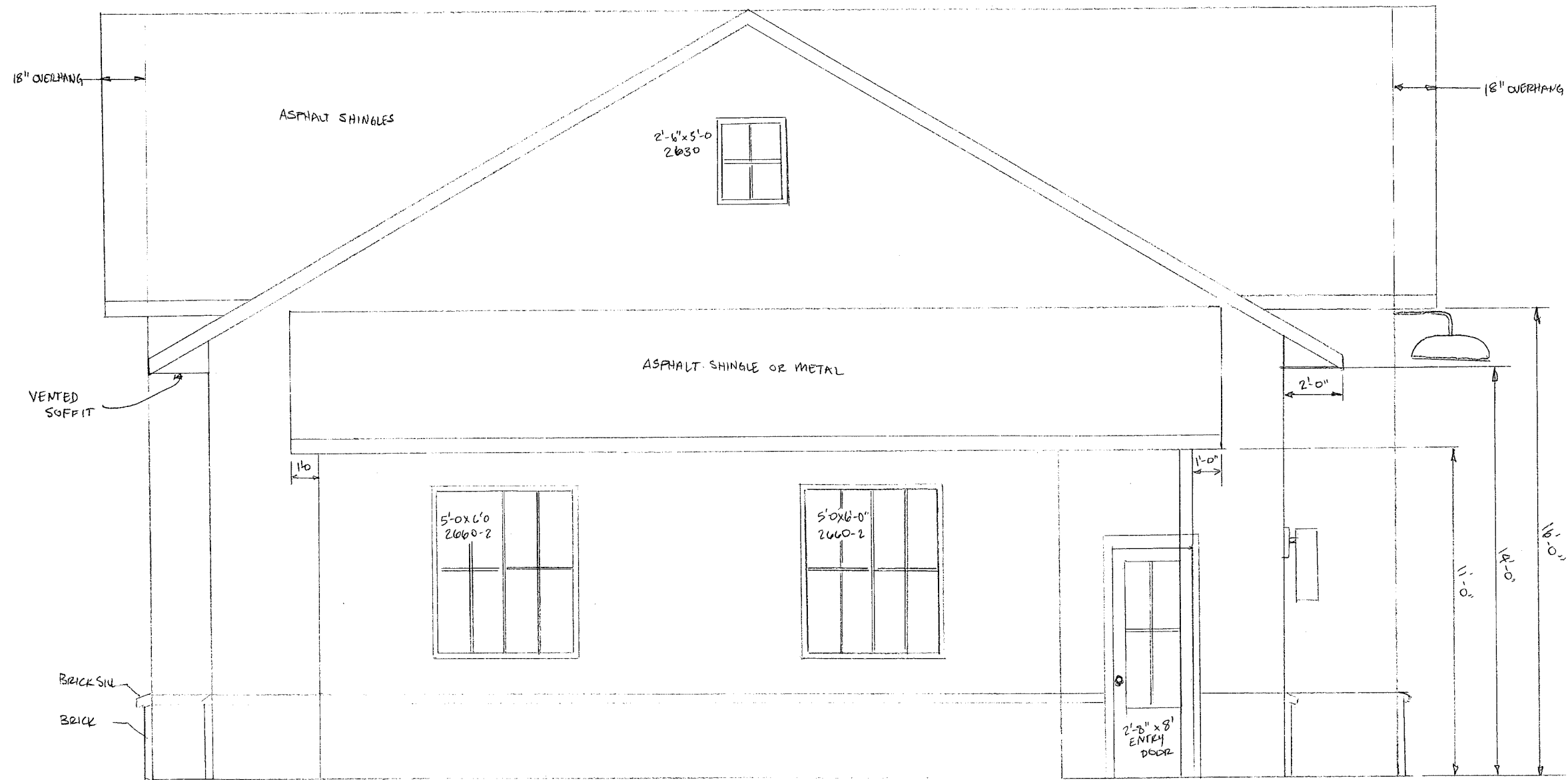


PAGE 1 OF 5
 PIETILA RESIDENCE
 DETACHED RV GARAGE
 50' x 44' OVERALL
 SCALE: 1/2" = 1'-0"
 DATE: 4/22/26
 REV: A



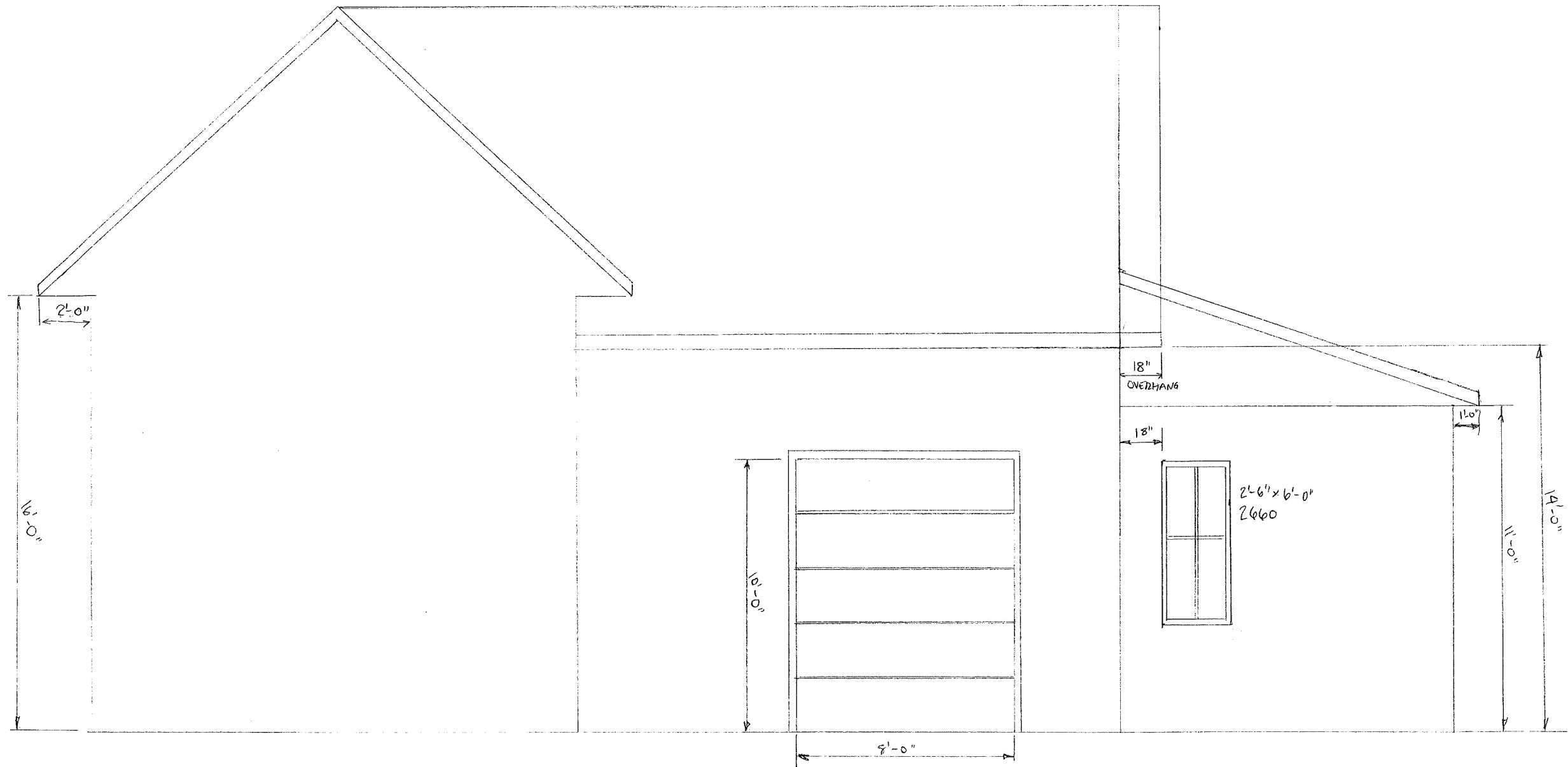
EAST ELEVATION

PAGE 2 OF 5	
PIETILA RESIDENCE	
DETACHED RV GARAGE	
50' X 44' OVERALL	
SCALE: 1/2" = 1'-0"	
DATE	REV
4/22/26	A



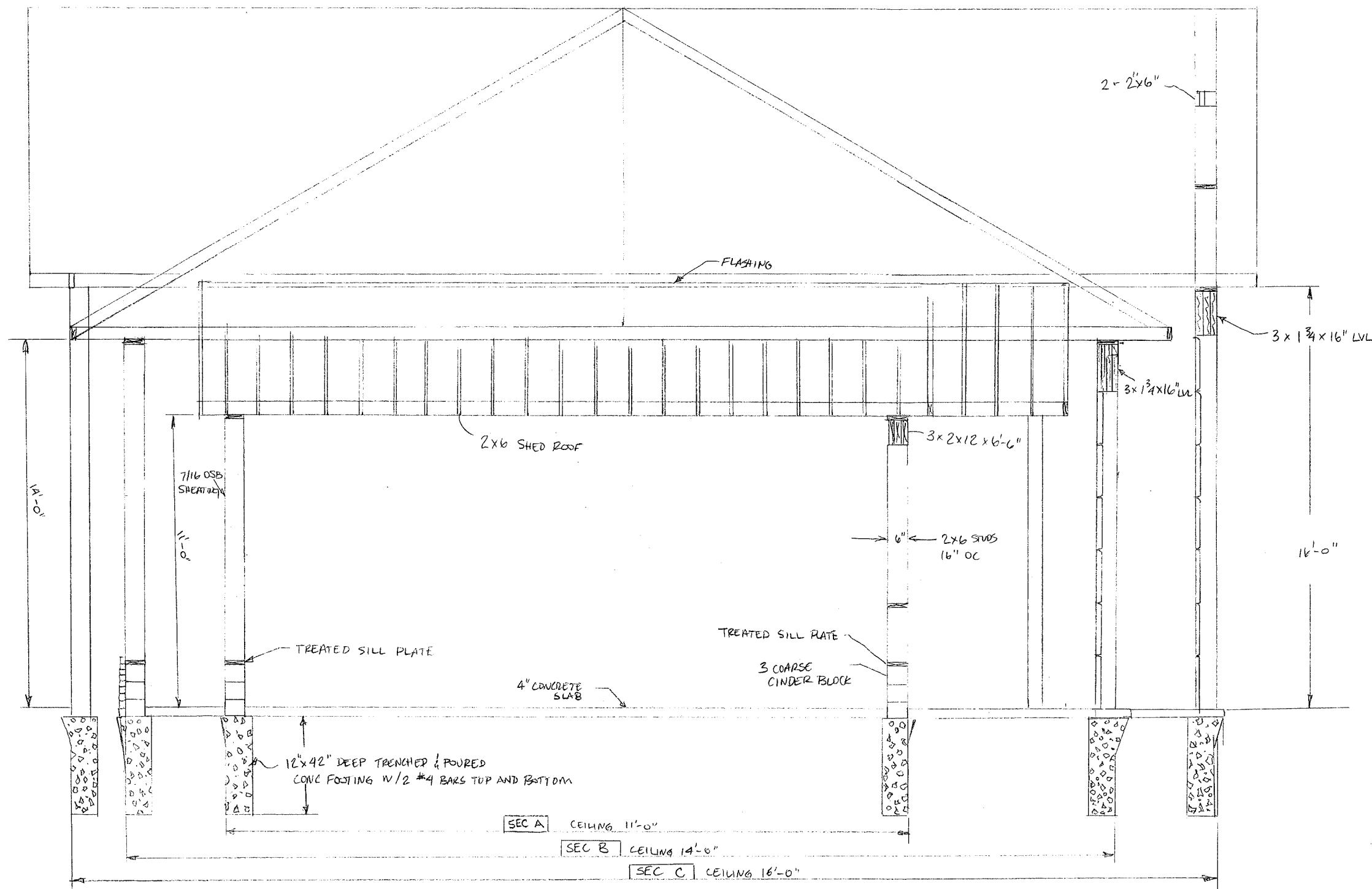
SOUTH ELEVATION

PAGE 3 OF 5	
PIETILA RESIDENCE	
DETACHED RV GARAGE	
50' X 44' OVERALL	
SCALE: 1/2" = 1'-0"	
DATE	REV
4/22/26	A



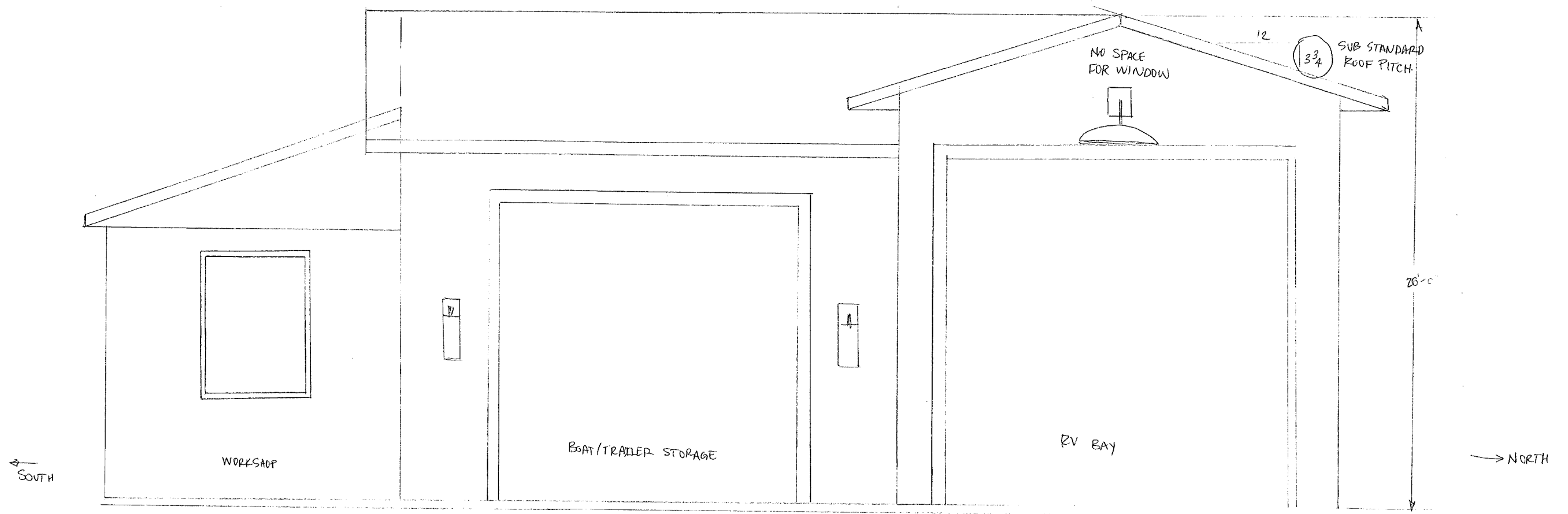
WEST ELEVATION

PAGE 4 OF 5	
PIETILA RESIDENCE	
DETACHED RV GARAGE	
50' X 44' OVERALL	
SCALE: 1/2" = 1'-0"	
DATE	REV
4/22/26	A



PAGE 5 OF 5

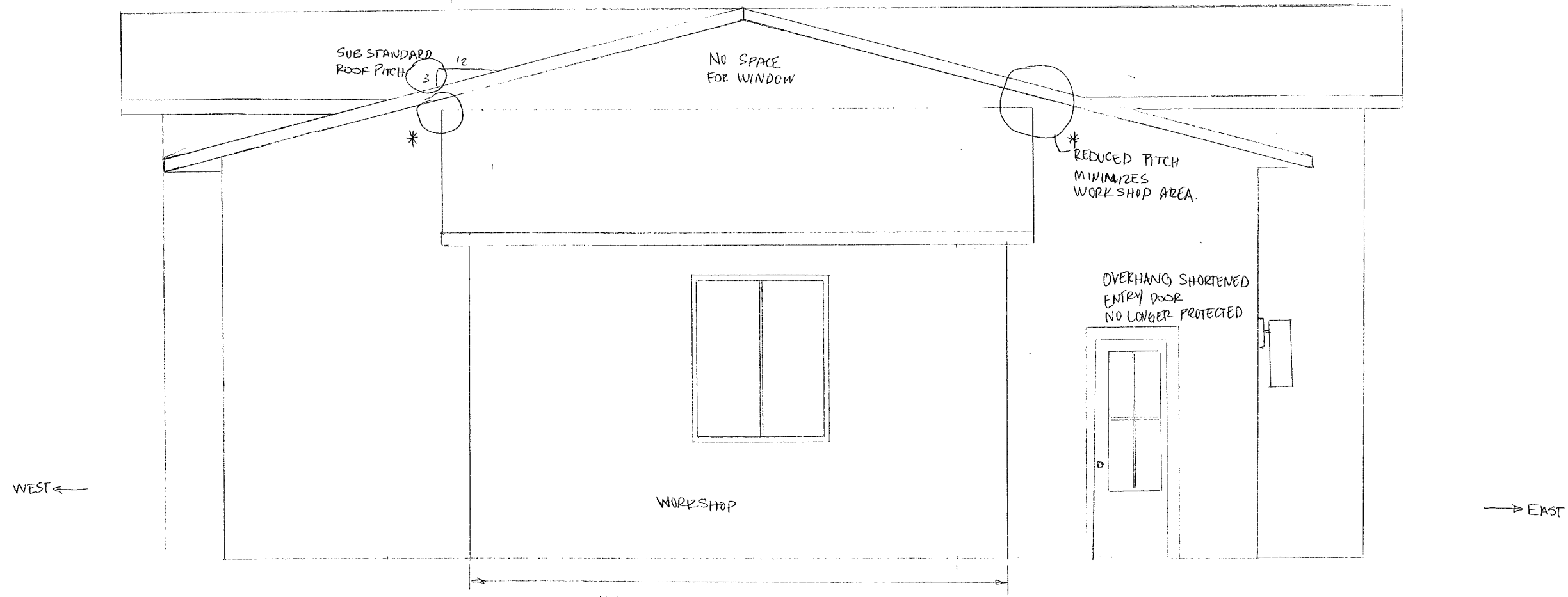
PIETILA RESIDENCE	
DETACHED EV GARAGE	
50' X 44' OVERALL	
SCALE: 1/2" = 1'-0"	
DATE 9/22/26	REV A



STRUCTURE DRAWN WITH 20' HEIGHT LIMITATION.

- * MINIMAL ROOF SLOPE
- * POOR CURB APPEAL
- * WORKSHOP SIZE SEVERELY DIMINISHED DUE TO LOW ROOF PITCH.
- * DOES NOT MATCH CURRENT HOME ARCHITECTURE.

MATT PIETILA
734-255-0211



* WORKSHOP WAS 26' NOW MAY OF 20'
 * MINIMIZING AMOUNT OF WINDOWS. DUE TO WALL SPACE.

SOUTH ELEVATION

File #PZBA2026-01

From Brittany Kenyon [REDACTED]
Date Tue 5/26/2026 2:22 PM
To Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

We are the home owners at 3107 Oak Grove. We got the letter regarding our neighbors at 3147 Oak Grove (Matt Pietila)- we support his building and are totally ok with him building his accessory structure. If you have any questions please reach out. Thank you!

Branden and Brittany Kenyon.

**Howell Township
Zoning Board of Appeals
Staff Report**

Date May 20, 2026

Applicant: Matt Pietila

Property: 3147 Oak Grove Rd., Howell, MI 48855. Parcel # 4706-14-400-032

Request

The property owners desire to construct an accessory structure that allows the storage of a recreational vehicle, other general storage, and a workshop to match the architecture of the house.

Background

Matt and Carol Pietila purchased the vacant property in 2022 and built a house which was completed in 2023. The parcel is approximately 7.54 acres and is located in the Single Family Residential (SFR) zoning district between Oak Grove Road and the railroad tracks.





Findings of Fact

The Ordinance currently limits the height of accessory structures in the SFR zoning district to 20 feet. Section 6.06-G, “Height limitations. Maximum of two and one-half (2 ½) stories or 35 feet, **except that detached accessory structures shall not exceed twenty (20) feet.**”

An accessory structure is defined as, “A supplementary building on the same lot or parcel of land as the main building or buildings occupied by or devoted exclusively to any accessory use;...”

- Matt’s proposed structure meets the definition of a detached accessory structure, since it is not attached to the main house and will be used for general storage and a workshop.

Building height is defined as, “The vertical distance from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; **and to the average height between the eaves and ridge for gable, hip, and gambrel roofs.**”

- Matt’s proposed building has a gable roof and therefore the height of the building is measured to the average height between the eaves and the ridge. Matt’s drawings indicate that the proposed building’s height at the midline of the roof will be 23 feet, 3 feet beyond the limit in the Ordinance. Note: Matt’s application indicates that he is seeking a 7-foot variance, but I believe this is an error due to how height is defined in the Ordinance versus how the average person would define height.

Zoning Ordinance Standards

For the ZBA to approve a dimensional variance the applicant must demonstrate a practical difficulty. While no documents supporting the variance request were submitted with the application the ZBA must still consider the provisions of the Ordinance, Section 22.07:

- 1. That special conditions and circumstances exist which are peculiar to the land use, land, structure or building in the same zoning district.**
 - The principal use of the land is for single family residences with the associated permitted accessory uses. The property has no unique features. Accessory buildings are very common in the area and in the Township. Nothing has been submitted that demonstrates special conditions or circumstances that are peculiar to the land use, the land, or the proposed structure.

- 2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Ordinance.**
 - While the ZBA must take into account provision 4 below, a search of the area found two barns that exceed the height limits of the Ordinance. However, both are old agricultural barns whose age is not on record. With so few barns exceeding the current height limit, taller accessory structures are not commonly enjoyed by other properties in the area.

- 3. That granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Ordinance to other lands, structures, or buildings in the same zoning district.**
 - The vast majority of existing accessory structures in the area meet the height limit of the Ordinance. Therefore, the regulation is not unreasonably restrictive, nor unreasonably burdensome and granting the variance would confer a special privilege that is denied to other properties and buildings in this area.

- 4. That no nonconforming uses of other lands, structures, or buildings in the same zoning district, and not permitted use of lands, structures or buildings in other zoning districts, shall be considered grounds for the issuance of a variance.**
 - Applicant provided no examples of existing structures as part of the variance request.

- 5. Applicants shall also follow the outline of requirements prescribed by the Zoning Board of Appeals when applying for an appeal for an interpretation of or a variance from the provisions or requirements of this Zoning Ordinance.**
 - Applicant provided drawings of the proposed accessory structure and alternative drawings of the same building, with comments, should it be built to the maximum height permitted.

- 6. Reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located.**
 - The applicant's comments on the submitted drawings listed the following issues with complying with the Ordinance: minimal roof slope, poor curb appeal, workshop severely

diminished due to low roof pitch, does not match current home architecture, entry door no longer under overhang, minimizing of windows due to wall space.

- While the listed reasons may be inconvenient or undesirable, none of them justify granting the requested variance, and no further written information was provided on how the variance meets the requirements of the Ordinance.

7. The granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious or otherwise detrimental to the public welfare of the zoning district in which it is to be located.

- The variance request would not be injurious or otherwise detrimental to the public welfare of the Single Family Residential area.

The ZBA needs to discuss the facts of the case against the provisions of Section 22.07 of the Ordinance and determine if the applicant has demonstrated a practical difficulty. In order to grant the requested variance, the Zoning Board of Appeals would need to find in favor of the applicant for all of the standards listed above. I have included my findings under each standard. Any motion made to approve or deny the variance request needs to include the findings of fact that support the decision. Attached is a draft written decision to be completed by the Zoning Board of Appeals.

Respectfully submitted,
Jonathan Hohenstein
Howell Township Zoning Administrator

HOWELL TOWNSHIP
ZONING BOARD OF APPEALS
WRITTEN DECISION OF ZONING BOARD OF APPEALS

Application Number: PZBA2026-01

Hearing Date: June 16, 2026

Applicant: Matt Pietila (“Applicant”).

Site Address: 3147 Oak Grove Rd. Howell, MI 48855. Parcel No. 4706-14-400-032 (the “Parcel”).

Purpose of Request: Request a variance from the 20’ height requirement of accessory structures located in the Single Family Residential (SFR) Zoning District of the Howell Township Zoning Ordinance Section 6.06.

Public Hearing: The ZBA opened the public hearing on June 16, 2026, to consider the subject matter of the Application for a variance. The ZBA heard comments from the Applicant, the Township attorney, and members of the public, along with exhibits submitted by the Applicant and Township Zoning Administrator.

Standards of Review: The Howell Township Zoning Ordinance provides the standards for review by the Zoning Board of Appeals in section 22.07.

In order for a variance to be granted, evidence must be presented at a public hearing that all of the following conditions exist:

1. **That special conditions and circumstances exist which are peculiar to the land use, land, structure or building in the same zoning district.**
2. **That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Ordinance.**
3. **That granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Ordinance to other lands, structures, or buildings in the same zoning district.**

Findings of Fact: The ZBA finds as follows based upon the Zoning Ordinance, the Application, information and comments received by the Applicant, the Zoning Administrator, and the Township attorney, and based on input (both through comments and written submissions) received during the public hearing.

1. Pursuant to the Zoning Ordinance, Article 22, the ZBA has the authority to hear the request for a variance.

2. Applicant is the owner of 3147 Oak Grove Rd., MI 48855, the subject of this variance request.
3. The Application was filed requesting a variance from the height limitation of detached accessory structures per Section 6.06-G of the Ordinance.

Whether the Applicant has shown:

1. That special conditions and circumstances exist which are peculiar to the land use, land, structure or building in the same zoning district, the ZBA specifically finds:

2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Ordinance, the ZBA specifically finds:

3. That granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Ordinance to other lands, structures, or buildings in the same zoning district, the ZBA specifically finds:

4. The reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located, the ZBA specifically finds:

-
-
5. Whether the Applicant has shown that the requested variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious or otherwise detrimental to the public welfare of the zoning district in which it is located, the ZBA specifically finds:

Decision:

For the reasons above and stated on the record, the ZBA GRANTS / DENIES the Application for a variance.

ADOPTED:

YEAS: _____

NAYS: _____

Ken Frenger, ZBA Chair

Dated: June 16, 2026

Howell Township Zoning Board of Appeals 2025 Annual Report

Introduction

The Howell Township Zoning Board of Appeals is the body responsible for hearing and deciding questions that arise in the administration of the zoning ordinance, including the interpretation of the zoning maps, appeals from and review any administrative order, requirement, decision, or determination made by an administrative official or body charged with enforcement of the Zoning Ordinance.

The annual report of the Zoning Board of Appeals increases information sharing between staff, boards, commissions, and the governing body. The report details and allows for greater anticipation of upcoming issues and priorities, providing for improved preparation and budgeting as necessary.

This report was prepared by the Howell Township Zoning Administrator.

Membership

ZBA	Term Expiration
Ken Frenger, Chairperson	12.31.2026
Carol Weaver, Vice Chairperson	12.31.2026
Jim McEvoy, Secretary	12.31.2027
Matt Counts, Board Rep.	11.20.2028
Wayne Williams, PC Rep.	12.31.2027
Bob Wilson, Board Rep. Alternate	11.20.2028

Zoning Board of Appeals Meetings

The Zoning Board of Appeals meets as needed. The Board met two times on the following dates:

January 21

April 15

Requests Considered

Date	Section(s)	Request
January 21	6.06, 14.18	To locate a swimming pool inside the setbacks
April 15	3.17, 4.06	To construct an addition on a house within the setbacks

Priorities and Moving Forward