

HOWELL TOWNSHIP BOARD

REGULAR MEETING

3525 Byron Road

Howell, MI 48855

January 12, 2026

6:30 pm

1. Call to Order
2. Roll Call:

<input type="checkbox"/> Mike Coddington	<input type="checkbox"/> Matt Counts
<input type="checkbox"/> Sue Daus	<input type="checkbox"/> Tim Boal
<input type="checkbox"/> Jonathan Hohenstein	<input type="checkbox"/> Shane Fagan
	<input type="checkbox"/> Bob Wilson
3. Pledge of Allegiance
4. Call to the Board
5. Approval of the Minutes:
 - A. Regular Board Meeting December 8, 2025
6. Call to the Public
7. Unfinished Business:
 - A. Resident Research Committee – Update
 - B. IT Services
8. New Business:
 - A. Howell Township - Zoning Ordinance Update
 - B. Fowlerville School Tax Collection Agreement
 - C. LESA Tax Collection Agreement
 - D. Howell Schools Tax Collection Agreement
 - E. Resignation of Mike Newstead from Planning Commission
 - F. Planning Commission Appointment to Open Seat
 - G. 2026 Howell Township Fee Schedule
 - H. Tooley Road Park Plan
 - I. FOIA Appeal Determination – Meg Marhofer
9. Public Hearing: William McCririe, to Rezone parcels 4706-22-300-003 and 4706-22-300-042 from AR (Agricultural Residential) and RSC (Regional Service Commercial) to IFZ (Industrial Flex Zone)
10. Call to the Public
11. Reports:

<input type="checkbox"/> A. Supervisor	<input type="checkbox"/> B. Treasurer	<input type="checkbox"/> C. Clerk	<input type="checkbox"/> D. Zoning
<input type="checkbox"/> E. Assessing	<input type="checkbox"/> F. Fire Authority	<input type="checkbox"/> G. MHOG	<input type="checkbox"/> H. Planning Commission
<input type="checkbox"/> I. ZBA	<input type="checkbox"/> J. WWTP	<input type="checkbox"/> K. HAPRA	<input type="checkbox"/> L. Property Committee
<input type="checkbox"/> M. Park & Recreation Committee	<input type="checkbox"/> N. Shiawassee River Committee		

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.

12. Disbursements: Regular and Check Register

13. 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.

5A

**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

Rod Bushey Performing Arts Center
1200 W. Grand River Ave., Howell, MI 48855
December 8, 2025
6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Also in Attendance:
278 people signed in.

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

CALL TO THE BOARD:

None

APPROVAL OF THE AGENDA:

December 8, 2025

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

APPROVAL OF BOARD MEETING MINUTES:

November 10, 2025

REGULAR BOARD MEETING MINUTES

Motion by Daus, **Second** by Hohenstein, “**To accept the minutes from November 10th.**” Motion carried.

SCHEDULED PUBLIC HEARING:

Stantec Consulting Michigan, Inc. and Randee LLC, to conditionally rezone various parcels in the area of Grand River Ave. and Fleming Rd., from Agricultural Residential (AR), Single Family Residential (SFR), and Neighborhood Service Commercial (NSC) to Research and Technology (RT)

Supervisor Coddington stated that the applicants requested to withdraw their rezoning request. **Motion** by Hohenstein, **Second** by Daus, “**To accept the withdrawal of the rezoning application from Randee LLC and Stantec.**” Roll call vote: Wilson – yes, Counts – yes, Boal – yes, Daus – yes, Fagan – yes, Hohenstein – yes, Coddington – yes. Motion carried (7-0). Discussion followed.

Motion by Counts, **Second** by Daus, “**To deviate to Item 8 on the agenda followed by call to the public.**” Motion carried.

Stantec Consulting Michigan, Inc. and Randee LLC, Zoning Ordinance Text Amendment, Article 2 – Definition, regarding Article 5 – Research and Technology (RT) Zoning District, to define Data Processing Supervisor Coddington stated that the applicants requested to withdraw their text amendment request.

Motion by Hohenstein, **Second** by Fagan, “**To accept the withdrawal of the text amendment from Randee LLC and Stantec.**” Roll call vote: Fagan – yes, Boal – yes, Wilson – yes, Counts – yes, Hohenstein – yes, Daus – yes, Coddington – yes. Motion carried (7-0). Discussion followed.

CALL TO THE PUBLIC:

Topics discussed: Township Master Plan, secondary growth, household median income, farmland, NDA's, transparency, future generations, community support, environmental concerns, petition, zoning ordinance, utilities, data breach, risks to homeowners, job loss from AI creation, impact study, tax incentives for big corporations, PFAS contamination, noise pollution. Public comment received by: Michelle Vecheta, Marilyn McEvoy, Gina, Dan Wholihan, Don LeChevalier, Favile Armstrong, Angela Barbash, Arnold Cordell, Nicole, Lisa Jevens, Sarah, Jennifer Stainton, Stephanie Booth, Chuck Smith, Vanessa North, Elizabeth Petrie, Paula Murphy, Anthony Hudson, Andrew, Emma Sova, Nathaniel, Allen Romain, Lauren Prebenda, Todd Kozakiewicz, Bella Anderson, Lyle Devine, Cory Alchin, Breanne Green, Samantha Cooper, Jessica Perry, Eli Steyskal, Roy Steyskal, John Gibson, Agnieszka Bisbikis, Kristin Dennison, Victoria, Leah Davis, Marty Kubiak, Steve Smith, Jarrett, Dennis Chiesa, Meghan Morales, Jason, Andrew Dombrowski, Alissa Recker, Betsy, Jessica Burtka, and Dawn Snider.

ADJOURNMENT: **Motion** by Daus, **Second** by Hohenstein, “**To adjourn**” Motion carried. The meeting was adjourned at 8:40 p.m.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

7A



Revised Organizational Structure for RRC

From J F [REDACTED]

Date Mon 12/15/2025 4:29 PM

To Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>

Cc Cory Alchin [REDACTED]; Kristin Dennison [REDACTED]; Dan Bonello [REDACTED]

📎 1 attachment (54 KB)

REVISED OS Resident Research Committee copy.pdf;

Good afternoon,

Attached please find the revised organizational structure per the attorney's recommendations in order to avoid the need for OMA. Thank you!

Respectfully,
Jodi

REVISED (12-15-2025) Organizational Structure
Howell Township - Resident Research Advisory Committee

Objective: The Resident Research Advisory Committee is a resident-led advisory group established to gather, analyze, and present information relevant to ordinances and regulations including but not limited to the following uses: cryptocurrency mining, data processing facilities, battery energy storage systems, etc. to Howell Township.

Its purpose is to:

- *Help protect public interest by identifying potential impacts on water, air, energy, land use, noise, emergency services, taxation, community character and more; and by recommending for review appropriate related regulatory safeguards and ordinances.*
- *Conduct research regarding the impacts of cryptocurrency mining, data processing facilities, battery energy storage systems, etc. and present its findings to the Howell Township Board and Planning Commission in meetings available to the public and open to public comment in order to assist the Township in their decision making that is consistent with the master plan and zoning ordinance, as well as the public health, safety, and general welfare.*
- *The committee operates independently of developers and utilities, collaborates closely with township officials, and serves as an extension of resources to gather information with citizen-resident perspective.*

Its conduct shall be:

- *To adhere to township requirements.*
- *To operate in a safe manner for all members.*
- *To conduct all business in a respectful, professional and collaborative manner; within and outside of committee meetings.*
- *To ensure all members focus on the intent and purpose of the committee.*
- *Board members sit on the committee for oversight.*
- *Final decision on what information to put forward to the township will be made by majority vote of citizen-resident members; in the event of a tie there will be a rotating tie breaker decision from one of the two co-chairs.*

Committee Members:

Cory Alchin - Co-Chair
Jodi Fulton - Co-Chair
Kristin Dennison - Secretary
Dan Bonello - Treasurer

Advisory Members:

Brent Kilpela - Member
Bob Wilson - Member
Tim Boal - Member

7B

IT BID SUMMARY

	Centaris	Mann Information Technology	Micro Works Computing, Inc.	Secure Tech Group	VC3
Location of Team	Casco, MI	Ann Arbor, Michigan	Brighton, Michigan	Howell, Michigan	Bath, Michigan
Help Desk	Yes	Yes	Yes	Yes	Unlimited on site & remote. (24 hour)
Online Ticketing System	Yes	Yes	No	Yes	Yes
Referrals	No	Yes	No	Will send them in this week.	Yes
Monthly Cost	\$2,527.00	\$1,791.00	N/A	\$1,795.00	\$2,295.00
Hourly Fee	\$250.00	\$170.00	\$160.00 + Travel	\$145.00	\$190.00
Bill for Travel Time	Yes	Included in the monthly fee.	Yes	No	Included in monthly fee.
Onboarding Fee	\$1,475.00	None- includes a new router and firewall.	Unknown	\$895.00	\$6,000.00
Yearly Cost Increases	5%	Within 3% of CPI	Unknown	Will negotiated at renewal.	Locked in for 3 Years
Contract Length	1 Year	1 Year	No Contract	3 Years	3 Years
Network Restructor Cost	Project will need to be quoted out.	Project will need to be quoted out.	Project will need to be quoted out.	Project will need to be quoted out.	Included in onboarding cost.
Certifications	Unknown	Yes	Unknown	Yes	Yes
Cybersecurity Included In Monthly Fee	Yes	Yes-Extensive	Unknown	Yes	Yes
Additional Services Available	No	Yes	Yes	Yes	Yes
Back-Up and Disaster Recovery Plan Included	Yes but not included	Unknown	Templates Available	Yes	Yes
SOC 2 Compliance	Unknown	Unknown	Unknown	Unknown	Yes

Updated: 1-7-2026

Updated: 1-7-2026

Updated: 1-7-2026

8A



Carlisle | Wortman
ASSOCIATES, INC.

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

November 12, 2025

Mike Coddington
Supervisor
Howell Township
3525 Byron Road
Howell, MI 48855

RE: Proposal of Services for Howell Township Zoning Ordinance

Dear Supervisor Coddington:

Thank you for the opportunity to provide you with a proposal to update the Township's Zoning Ordinance. We propose customizing a template Township Zoning Ordinance developed by Carlisle | Wortman Associates (CWA) to the needs of Howell Township. The process would include a kickoff meeting with staff, development of the Zoning Ordinance, reviews of the full Zoning Ordinance by the Planning Commission and Township Board, and adoption per the process mandated by the Michigan Zoning Enabling Act.

Through our process we will organize and simplify the ordinance. The diagnostic review will be used to remove and redundancies, ambiguities, or contradictions. The final product will be a contemporary ordinance that still contains specific requirements for specific uses that are unique to the existing ordinance.

We propose a budget not to exceed \$ \$ 38,495, to begin in January 2026. The proposal that follows is structured to briefly introduce our approach. We can amend the scope and process as needed to meet your needs after you have had a chance to review. We look forward to discussing this in more detail.

Sincerely,

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

Benjamin R. Carlisle, President John L. Enos, Vice President

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

Howell Township Zoning Ordinance Assistance Update Staff, Work Plan, and Fees

Staff

The following staff would be assigned to this project:

Paul Montagno

Principal-in-Charge

Paul Montagno is the Principal-in-Charge for Howell Township.

Megan Masson-Minock, Principal

Advisor

Megan Masson-Minock has over 20 years of experience in zoning, land use, site plan review and comprehensive planning for municipalities and nonprofits. She will advise this project and perform the diagnostic review.

Dick Carlisle, Past President

Advisor

Dick Carlisle has been practicing community planning for more than forty years. He has been instrumental in guiding development of diverse communities throughout southeast Michigan, drafting planning and zoning enabling legislation, establishing state-wide community planning policy, and guiding education and growth in both state and national planning associations. Dick will provide zoning expertise and guidance for the project.

Brady Heath, Community Planner

Planner & GIS

Brady Heath is a community planner with a background in architecture and historic preservation. He will provide draft zoning, graphics, GIS mapping, and technical support for this project.

Work Plan

CWA's proposal for assistance includes staff participation and preparation of materials for the following:

Kick-Off

- Diagnostic Review of existing Zoning Ordinance with list of proposed amendments
- In-person Kick-Off meeting with Township staff

Zoning Ordinance Development

- Full Zoning Ordinance update using CWA Township template and Township priorities.
- Draft Zoning Ordinance for review by Planning Commission at in-person meeting.
- Draft Zoning Ordinance for review by the Township Board at in-person meeting.
- One (1) revision of Zoning Ordinance Draft for Public Hearing Copy.

Zoning Ordinance Adoption

- In person attendance and presentation at Planning Commission Public Hearing.
- One (1) revision to draft Zoning Ordinance for Township Board Review.
- In person attendance and presentation at Township Board for approval.
- Creation and transmission of final deliverables.

F e e s

Based on the work program, we estimate a total cost of \$38,495. Additional costs beyond the scope identified in this proposal will be charged based on time and material.

Total Project Cost: **\$38,495**

In-Person Meetings: 6 Meetings – Kick-Off Meeting with Township staff, Planning Commission Draft Review, Township Board Draft Review, Planning Commission Public Hearing, and Township Board meeting for adoption.

Deliverables: PDF of approved Zoning Ordinance and Zoning Map.

8B

Fowlerville Community Schools

7677 W. Sharpe Road, Suite A • Fowlerville, MI 48836
(517) 223-6015 • FAX (517) 223-6022
Matt Stuard, Superintendent

Date: November 12, 2025

To: Township Official

From: Fowlerville Community Schools

Re: 2026 Summer Taxes

Enclosed is the Agreement for Collection of Summer Taxes. The Fowlerville Board of Education requests that the Township collect the district's summer school property taxes. If the Township agrees to do so, please sign and return the enclosed, original agreement and return it to the address below. If the Township will not agree to collect the district's summer tax levy, please notify me so other arrangements can be made.

Thanks for your continued help,



Matt Stuard, Superintendent
Fowlerville Community Schools

Mailing Address:

Fowlerville Community Schools
Superintendent
7677 W. Sharpe Road, Suite A
Fowlerville, MI 48836

Enclosures: Cover Letter
Summer Tax Agreement
Resolution

RECEIVED

AGREEMENT FOR COLLECTION OF SUMMER SCHOOL PROPERTY TAXES

AGREEMENT made this 11th day of November 2025 by and between Fowlerville Community Schools, with offices located at 7677 Sharpe Road, Suite A, Fowlerville, MI 48836 (hereinafter "School District") and, Howell Township, with offices located at 3525 Byron Road, Howell, MI, 48855 (hereinafter "Township"), pursuant to 1976 PA 451, as amended, for the purposes of providing for the collection by the Township of a Summer Levy of School District property taxes for the year 2026.

The parties agree as follows:

1. The Township agrees to collect 100% of the total school non-homestead property taxes as certified by the School District for levy on July 1, 2026 on property located within the Township. Interest earned on said taxes will be retained by the township.
2. The School District agrees to pay Township costs of assessment and collection as follows:

\$4.00 per parcel

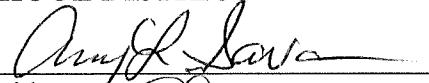
It is understood that the tax rate as spread by the Township would also reflect the sum of 100% of the taxes of the Livingston Educational Service Agency and that the \$4.00 per parcel fee will cover the collection for the Livingston Educational Service Agency, also.

3. No later than June 14, 2026, the School District shall certify to the Township Supervisor the school millage to be levied on property for summer collection in 2026.
4. The Township Treasurer shall account for and deliver summer school tax collections as follows:
 - a. Summer Tax collections shall be paid to the School District within ten (10) business days from the 1st and 15th of each month.

Signature Authorized by Board of Education
Resolution of November 11, 2025.

Signature Authorized by Board of Trustees
Resolution of _____.
(MM/DD/YYYY)

SCHOOL DISTRICT



President


Secretary

TOWNSHIP

(Name/Title)

(Name/Title)

Annual Summer Tax Resolution

Fowlerville Community Schools (the "District")

A regular meeting of the board of education of the District (the "Board") was held in the Fowlerville Junior High School Auditorium, within the boundaries of the District, on the 14th day of October, 2025, at 7:00 o'clock in the p.m. (the "Meeting").

The Meeting was called to order by Amy Sova, President.

Present: Members Charron, DeVries, Dombrowski, Hinton & Sova
Absent: Members Belcher, Redinger

The following preamble and resolution were offered by Member Hinton and supported by Member Charron:

WHEREAS, this Board previously adopted a resolution to impose a summer tax levy to collect 100% of annual school property taxes, including debt service, upon property located within the District and continuing from year-to-year until specifically revoked by the Board.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Pursuant to the Revised School Code, MCL 380.1 et seq., the Board invokes for 2026 its previously-adopted ongoing resolution imposing a summer tax levy of 100% of annual school property taxes, including debt service, upon property located within the District and continuing from year-to-year until specifically revoked by the Board and requests that each city and/or township in which the District is located collect those summer taxes.

2. The Superintendent or designee is authorized and directed to forward to the governing body of each city and/or township in which the District is located a copy of this Board's resolution imposing a summer property tax levy on an ongoing basis and a copy of this resolution requesting that each such city and/or township agree to collect the summer tax levy for 2026 in the amount specified in this resolution. Such forwarding of the resolutions and the request to collect the summer tax levy shall be performed so that they are received by the appropriate governing bodies on or before December 31, 2025.

3. Pursuant to and in accordance with Revised School Code Section 1613(1), the Superintendent or designee is authorized and directed to negotiate on behalf of the District with the governing body of each city and/or township in which the District is located for the reasonable expenses for collection of the District's summer tax levy that the city and/or township may bill under Revised School Code Sections 1611 or 1612. Any such proposed agreement shall be brought before this Board for its approval or disapproval.

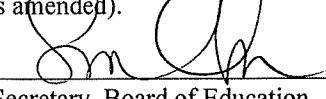
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Ayes: Members Charron, DeVries, Dombrowski, Hinton & Sova
Nays: Members None

Resolution declared adopted.


Secretary, Board of Education

The undersigned duly qualified and acting Secretary of the Board of Education of Fowlerville Comm. Schools, hereby certifies that the foregoing constitutes a true and complete copy of a resolution adopted by the Board at the Meeting, the original of which is part of the Board's minutes. The undersigned further certifies that notice of the Meeting was given to the public pursuant to the provisions of the Open Meetings Act (Act 267, Public Acts of Michigan, 1976, as amended).


Secretary, Board of Education

8C



November 20, 2025

Dear Township/City Treasurer,

Enclosed you will find; the summer tax collection agreement and the Livingston ESA signed summer tax resolution.

Please seek board approval (as necessary) and sign the summer tax collection agreement. Return the signed agreement to me as soon as possible, but no later than April 30, 2026.

If you have any questions, please email me at stephanieweese@livingstonesa.org.

Thank you,

A handwritten signature in blue ink that reads "Stephanie L. Weese".

Stephanie L. Weese
Deputy Superintendent for Administrative Services

SUMMER TAX COLLECTION AGREEMENT

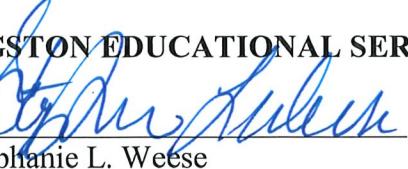
The Township of Howell with offices located at 3525 Byron Rd., Howell, Michigan (the "township") pursuant to 1976 PA 451, as amended, for the purposes of providing for the collection by the Township of a summer levy of Livingston Educational Service Agency, Michigan (the "Agency") property taxes for the year 2026 and hereafter as provided below:

The Agency and the Township agree as follows:

1. The Township agrees to collect 100% of the total school millage in the summer as certified by the Agency for levy on all taxable property in addition to and not within the K-12 school district summer tax collection, including principal residence and other exempt property not subject to the 18 mill levy within the Fowlerville Community Schools and Howell Public Schools.
2. All interest and penalties, other than collection fees, that are imposed prior to the date the taxes are returned delinquent and that are attributable to school taxes, shall belong to the Agency.
3. The Agency agrees to pay the Township costs of assessment and collection at \$4.00 per parcel which represents reasonable expenses incurred by the Township in assessing and collecting Agency taxes, to the extent that the expenses are in addition to the expenses of assessing and collecting other taxes at the same time.
4. The Agency shall certify to the Township Treasurer the school millage to be levied on property for summer collection to the Township via a signed L-4029 within 3 weeks of Livingston County Equalization delivering their tax roll information to the Agency, or by June 15, whichever is earlier.
5. The Township Treasurer shall account for and deliver summer school tax collections to the Agency within ten (10) business days from the 1st and 15th of each month via electronic transfer, if and when possible.
6. In the event that state law is amended necessitating changes to this Agreement, the parties agree to negotiate changes to the Agreement in good faith to conform the Agreement to state law. Collection of summer taxes and payment for said collection shall not be disrupted or delayed due to the negotiation of or revision to this Agreement.
7. By execution of this Agreement, both parties certify and represent that the Agreement is authorized by the laws of the State of Michigan, that the individuals responsible for collecting the Agency taxes are and will follow all laws pertaining to their duties and responsibilities as a tax collecting agent, and that the signors are authorized by their respective governing bodies to execute this Agreement.
8. This Agreement is effective on the date of its execution and shall expire twelve months from the effective date.

IN WITNESS WHEREOF, the parties have executed this Agreement on the respective dates indicated below.

LIVINGSTON EDUCATIONAL SERVICE AGENCY, MICHIGAN

By 
Stephanie L. Weese

Its: Deputy Superintendent for Administrative Services

Dated: November 20, 2025

TOWNSHIP OF HOWELL: _____

By _____

Its _____

Dated _____

ANNUAL SUMMER TAX RESOLUTION

Livingston Educational Service Agency

A regular meeting of the Board of Education (the "Board") was held in the Livingston Educational Service Agency Education Center on the 12th day of November, 2025, at six o'clock p.m.

The meeting was called to order at 6:03 p.m., by President Loy

Present: Cortez, Fryer, Loy, Michniewicz

Absent: Marcella - O'Leary

The following preamble and resolution were offered by Member Michniewicz and supported by Member Fryer

WHEREAS:

1. This Board of Education previously adopted a resolution to impose a summer property tax levy to collect all of school property taxes, including debt services, upon property located within the school district and continuing from year to year until specifically revoked by this Board of Education; and
2. The Revised School Code, as amended, requires formal action of the Board of Education prior to January 1 every year to continue the summer tax levy.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This Board of Education, pursuant to the Revised School Code, as amended, hereby invokes for 2026 its previously adopted ongoing resolution imposing a summer tax levy of all of school property taxes, including debt service, and continuing from year to year until specifically revoked by this Board of Education, and requests each city and/or township in which this Agency is located (and in which a local school district or city is concurrently imposing a summer tax levy) to collect those summer taxes.

2. The Superintendent, school business official, or his/her designee, is authorized and directed to forward to the governing body of each city and/or township in which this Agency is located (and in which a local school district or city is concurrently imposing a summer tax levy) a copy of this Board's resolution imposing a summer property tax levy on an ongoing basis and a copy of this resolution requesting that each city and/or township agree to collect the summer tax levy for 2026. Said resolutions and the request to collect the summer tax levy shall be forwarded so that they are received by the appropriate governing bodies before January 1, 2026.

3. The Superintendent, school business official, or his/her designee, is authorized and directed to negotiate on behalf of this Agency with the governing body of each city and/or township in which the Agency is located for the reasonable expenses for collection of the Agency's summer tax levy that the city and/or township may bill under MCL 380.1611 or MCL 380.1612.

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Ayes: Members *Cortez, Fryer, Log, Michniewicz*

Nays: Members

Absent: Marcella-O'Leary

Resolution declared adopted.

Karen E. Fryer
Secretary, Board of Education

The undersigned, duly qualified and acting Secretary of the Board of Education of the Livingston Educational Service Agency, hereby certifies that the foregoing constitutes a true and complete copy of a resolution adopted by said Board of Education at a regular meeting held on November 12, 2025, the original of which is part of the Board's minutes. The undersigned further certifies that notice of the meeting was given to the public pursuant to the provisions of the "Open Meetings Act" (1976 PA 267, as amended).

Karen E. Fryer
Secretary, Board of Education

8D



November 11, 2025

Ms. Sue Daus
Howell Township
3525 Byron Road
Howell, MI 48855

Re: 2026 Summer Tax Collection

Dear Ms. Daus,

Attached please find a copy of our annual summer tax collection resolution recently passed by the Board of Education. This resolution authorizes collection of the school district's taxes this next summer. Through its resolution, the Board has determined to collect 100% of the 18 mills non-homestead and 50% of the debt millage.

In past years we have paid a \$3.00 per parcel fee for this collection. The fee was paid to offset your costs that were incurred for collecting the summer school tax. We agree to increase the fee to \$4.00 per parcel.

Enclosed please find an Agreement for Collection of Summer School Property Taxes. If the per parcel fee is acceptable please sign and return this form to the address at the bottom of this memo.

I can be reached at 517-548-6237 if you have any questions.

Sincerely,

Ben Engelter
Assistant Superintendent of Finance

RECEIVED

enc.

DEC 09 2025

cc: Treasurer

HOWELL TOWNSHIP

AGREEMENT FOR COLLECTION OF SUMMER SCHOOL PROPERTY TAXES

AGREEMENT made this _____ day of _____, 20____ by and between Howell Public Schools, with offices located at 411 N. Highlander Way, Howell, MI 48843 (hereinafter "School District") and Howell Township with offices located at 3525 Byron Road Howell, MI 48855 (hereinafter "Township"), pursuant to 1976 PA 451, as amended, for the purposes of providing for the collection by the Township of a Summer levy of School District property taxes for the year 2026.

The parties agree as follows:

1. The Township agrees to collect 100% of the total school non-homestead property taxes and 50% of the school debt property taxes as certified by the School District for levy on July 1, 2026 on property located within the Township. Interest earned on said taxes will be retained by the township.
2. The School District agrees to pay Township costs of assessment and collection as follows:

\$ 4.00 per parcel

It is understood that the tax rate as spread by the Township would also reflect the sum of 100% of the taxes of the Livingston Education Service Agency.

3. No later than June 15, 2026 the School District shall certify to the Township Supervisor the school millage to be levied on property for summer collection in 2026.
4. The Township Treasurer shall account for and deliver summer school tax collections as follows:
 - a. Summer Tax collections shall be paid to the School District within ten (10) business days from the 1st and 15th of each month. At your discretion, you may elect to discontinue summer tax disbursements to Howell Public Schools in November, December, January, and March.

Signature authorized by Board
of Education Resolution of

_____ (date)

SCHOOL DISTRICT


President


Secretary

Signature authorized by Board
of Trustees Resolution of

_____ (date)

TOWNSHIP

_____ Supervisor

_____ Clerk

ANNUAL SUMMER TAX RESOLUTION

Howell Public Schools

A regular meeting of the Board of Education of Howell Public Schools (the "District") was held in the Administration Building Edinburgh Room on the 10th day of November, 2025, at 5:30 o'clock p.m.

The meeting was called to order at 5:30 o'clock, p.m. by Member Tarara, President.

Present: Members Tarara, Pasini, Conn, Bedford, Dault, Zurek

Absent: Members Marhofer

The following preamble and resolution were offered by Member Bedford and supported by Member Pasini.

WHEREAS:

1. This Board of Education previously adopted a resolution to impose a summer property tax levy to collect all of the non-homestead school property taxes, and one-half debt service, upon property located within the school district and continuing from year to year until specifically revoked by this Board of Education; and

2. The Revised School Code, as amended, requires formal action of the Board of Education every year to continue the summer tax levy.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This Board of Education, pursuant to the Revised School Code, as amended, hereby invokes for 2026 its previously adopted ongoing resolution imposing a summer tax levy of all the non-homestead school property taxes, and one-half debt service, and continuing from year to year until specifically revoked by this Board of Education, and requests each city and/or township in which this district is located (and in which a local school district or city is concurrently imposing a summer tax levy*) to collect those summer taxes.

2. The Superintendent, school business official, or his/her designee, is authorized and directed to forward to the governing body of each city and/or township in which this district is located (and in which a local school district or city is concurrently imposing a summer tax levy*) a copy of this Board's resolution imposing a summer property tax levy on an ongoing basis and a copy of this resolution requesting that each such city and/or township agree to collect the summer tax levy for 2026 in the amount specified in this resolution. Said resolutions and the request to collect the 2026 summer tax levy shall be forwarded so that they are received by the appropriate governing bodies.

3. The Superintendent, school business official, or his/her designee, is authorized and directed to negotiate on behalf of this District with the governing body of each city and/or township in which the District is located for the reasonable expenses for collection of the District's summer tax levy that the city and/or township may bill under MCL 380.1611 or MSL 380.1612. Any such proposed agreement shall be brought before this Board of Education for its approval or disapproval.

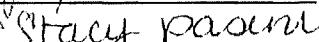
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Ayes: Members Tarara, Pasini, Conn, Bedford, Dault, Zurek

Nays: Members n/a

Resolution declared adopted.

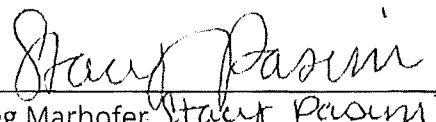


— Meg Marhofer 

Secretary, Board of Education

VP

The undersigned, duly qualified and acting Secretary of the Board of Education of Howell Public Schools, hereby certifies that the foregoing constitutes a true and complete copy of a resolution adopted by said Board of Education at a regular meeting held on the 10th day of November, 2025, the original of which is part of the Board's minutes. The undersigned further certifies that notice of the meeting was given to the public pursuant to the provision of the "Open Meetings Act" (1976 PA 267, as amended).



— Meg Marhofer 

Secretary, Board of Education

VP

*To be used only by ISDs at their discretion.

8E



Outlook

Fwd: Planning Commission Resignation

From Howell Township Supervisor <supervisor@howelltownshipmi.org>

Date Wed 12/3/2025 8:05 AM

To Howell Township Treasurer <treasurer@howelltownshipmi.org>

Begin forwarded message:

From: "Newstead, Michael W." [REDACTED]

Date: December 3, 2025 at 7:24:02 AM EST

To: Howell Township Supervisor <supervisor@howelltownshipmi.org>

Subject: Planning Commission Resignation

To the Howell Township Supervisor,

Effective immediately, I hereby resign from my position as a Howell Township Planning Commissioner. After careful consideration and discussion with my family, I have concluded that I must devote my time and attention to other priorities and, as such, cannot give this role the focus it deserves.

I am grateful for the opportunity to serve on the Planning Commission and for the experience of contributing to our community. I wish the Board and the Township every success in all that lies ahead.

Sincerely,
Michael Newstead

5029 Fisher Rd.
Howell, MI 48855

Electronic Mail is not secure, may not be read every day, and should not be used for

8F

Daniel C. Bonello
3531 Warner Road
Howell Township, MI 48855

Cell: [REDACTED]

Email: [REDACTED]

Howell Township Board
3525 Byron Road
Howell Township, MI 48855

Dear Members of the Howell Township Board,

I am writing to express my interest in the open position on the Howell Township Planning Commission.

I have resided in Howell Township for the past 31 years with my wife and family. We chose to move here from the Detroit Metropolitan Area to get as far away, as possible, from urban sprawl while still maintaining a practical distance to commute to our places of employment. Over that time, my wife and I have driven over 100 miles each per day to commute to our home, that we built, here in the “country”. We raised our, now adult, son here and have a deep connection to the community.

When we first moved here, Howell Township and the area was a small bedroom community and that is what attracted us to it. The area has since grown to what it is today.

Since that time, big box stores have come into the community and are now the norm for shopping. The downtown businesses have been replaced by restaurants, boutiques and specialty stores. We witnessed the fall and rise of the downtown area and have watched as the small-town rural character of the area has been slowly chipped away at.

I was active in opposition to bringing a casino, in which we succeeded, into the area and stopping the expansion of Livingston County Airport, which we failed to do, and in hindsight, we can now see the expansion was unnecessary. It did not bring the promise of new jobs and increased aviation traffic and big business (thankfully) that it was sold on to the public.

I am currently retired and was looking forward to enjoying the fruits of my labor and living in the home I built on a peaceful and quiet gravel road and finally not having to make the long drive to work every day.

Academically, I have two college degrees, one in Architectural Technology (AAS) and the other in Business Administration (BBA).

Professionally, I have worked for Architectural and Engineering firms as a designer for projects as small as residential home additions to hospitals, municipal buildings and

automotive plants from 1978 until 1989 and then owned and operated a successful residential building company until 1999. I then began a career in the insurance industry as a Large Loss Fire Adjuster and retired as a Senior Claims Examiner on a catastrophe team. I also obtained a State of Michigan Residential Builders license in 1986 and maintained it until 2022 as well as obtaining a certification from Building Official Code Administration (BOCA) for Building Code Enforcement in 1999. I am very familiar with codes and ordinances.

My interest in becoming a member of the Planning Commission comes from my ties with the community and observing the direction that the area is beginning to take to transform it into more of an urban environment.

Being involved in the recent push for a data center in Howell Township, that is against what most Township residents want, prompted me to add my voice to what happens in our community and what is in the best interest for those of us who live here.

I feel the residents have been ignored and their concerns are falling on deaf ears. The lack of transparency and rush to push a development on a population that does not want to see their way of life and the rural character put in jeopardy for the very few that would benefit from it is a very legitimate concern.

This development, and any future development should align with the Master Plan that was put in place with public input should be adhered to and not changed on a whim or dream of one entity.

We are a community of neighbors that look out for each other, and any outside entity should not be determining the outcome of what we desire our future to look like. Growth is a relative term and there are places that are conducive to and welcome big industrial developments. Howell Township residents, for the most part, are rejecting massive developments that will change our character forever.

I would like the opportunity to serve on the board and bring a voice of reason and foster growth in a thoughtful and responsible manner in keeping with what we, as residents, value.

I would be happy to provide any additional information in writing or sitting down for an interview at your convenience.

Regards,
Dan Bonello

Howell Township Clerk

From: Jim McEvoy [REDACTED]
Sent: Monday, December 15, 2025 7:14 AM
To: Howell Township Clerk
Subject: Subject :Planning Commission Opening

Hi Sue,

I have 46 years of technical and project management, My education is a BS in Chemistry and an MBA in Managing Innovation and Technology. For the Planning Commission, my experience is 2 years on ZBA, completion of MSU ZBA Certificate and Planning course in spring 2025. Therefore I would like to apply for planning commission opening.

Regards

Jim McEvoy

CORY ALCHIN

HOWELL TOWNSHIP
PLANNING COMMISSION
APPOINTEE

800 SLEAFORD RD.
HOWELL, MI 48843



WHY I AM APPLYING

My name is Cory Alchin, a ten year resident of Howell Township. My family has worked in and around the Howell area for more than thirty years. We operated a business in Livingston County working with Howell Township in the past with its refuse pick-up days; Iosco Township, Cohoctah Township, The Village of Fowlerville were all partnerships we had in the community as well.

My wife is a public school teacher at Howell Public Schools. She is leading the way in the brand new Spanish Immersion program where Kindergarten students come into a classroom that is taught in 90% Spanish and 10% English. The students speak zero Spanish when they come in. They leave reading simple sentences and teaching their parents Spanish.

Needless to say, my wife is a hero to those students. She is a hero to our family and a rockstar at her job. She is loved by many in the community.

I write this to let you know one thing. **HOWELL IS HOME.**

Howell is a place we plan on continuing to grow in and serve for decades to come.

Please accept this letter as my request for application for the open seat on the Howell Township Planning Commission.

Sincerely,

Cory Alchin

Cory J. Alchin

EDUCATION

NORTHWOOD UNIVERSITY.

Bachelor's Degree in Business Administration
2007 - 2001

JEFFREY A SMITH

PO BOX 162
Howell, Michigan 48844

January 4, 2026

Delivered clerk@howelltownshipmi.org;
supervisor@howelltownshipmi.org

Howell Township
3525 Byron Rd
Howell, Michigan 48855

RE: Planning Commission Committee

Dear Township Board,

I am writing to formally express my interest in serving on the Howell Township Planning Commission.

As a nearly 50-year resident of the greater Howell area and a Howell Township resident for the past 15 years, I have a deep appreciation for our community's growth and character. I attended all of the long-standing Howell schools—MAMS, the former Howell High School, and graduated from the then "new" high school. My roots in the area run deep, as my children also attended Howell Public Schools, and two of my grandchildren are currently enrolled there, with another attending Fowlerville Public Schools.

Professionally, I bring over 40 years of experience in the title insurance industry, a field closely tied to real estate and land use. I began my career at a local title agency, later owning and operating my own successful title insurance business before selling it. I currently work part-time for an international, publicly traded title insurance company with a branch office in Brighton. Additionally, I previously served six years as a Howell Township Trustee, which provided me with valuable insight into municipal governance and community planning.

I am naturally inquisitive, open-minded, and decisive. I believe in making informed, defensible decisions while remaining flexible enough to reconsider when presented with new, credible information.

My personal experience with construction is also extensive—I have built three homes and renovated numerous properties. This hands-on knowledge, combined with years of reviewing zoning ordinances, bylaws, plats, building plans, surveys, legal descriptions, and related documents, allows me to approach planning issues with both practical understanding and regulatory awareness.

If appointed, I am fully committed to attend as many meetings as possible with active participation in Planning Commission meetings.

Most importantly, I view a seat on the Planning Commission as a responsibility to serve the greater good of Howell Township. The role is not self-serving but collaborative—requiring sound judgment, respect for existing ordinances, and a commitment to making recommendations that best support our community's long-term success.

Thank you for considering my application. I would be honored to contribute my experience and perspective to the continued growth and vitality of Howell Township.

Respectively,

JEFF SMITH

JEFFREY A SMITH

PO BOX 162
Howell, Michigan 48844

PLANNING COMMISSION AWARENESS AND OBSERVATION

Anyone who couldn't attend the December Planning Commission meeting should absolutely take the time to watch it on **YouTube**. It was a great example of a community coming together—not as bystanders, but as peers.

The committee was approachable and engaged, and the audience was thoughtful and respectful. There was no tension, no grandstanding—just people showing up ready to participate.

To me, the meeting was exactly what every Township public meeting should strive to be: open dialogue, honest sharing of ideas, and mutual respect. Community members voiced their concerns, the committee listened, exchanged ideas, and offered clear direction to keep the conversation moving forward. At no point did the discussion become demeaning on either side.

It was, without a doubt, one of the most productive public meetings I've ever been part of—solution-focused, collaborative, and genuinely thoughtful.

Which brings me to this point: being a member of the Planning Commission is about much more than attending meetings and casting a vote. It requires doing the homework—researching, sharing findings ahead of time so they can be included in the packet for the public and fellow members to review—and then using the meeting itself to shape the work that follows. The meeting may only last a few hours, but the preparation before and the follow-up afterward can be extensive—and that's what makes meetings like this one so successful.

8G

Howell Township Fee Schedule

Adopted:

Residential Land Use Permits	Fee
Waiver	\$10.00
Accessory – (Pool, Fence, Decks, etc.)	\$50.00
New Construction and Accessory Structures	\$75.00
Accessory Dwelling Unit (ADU)	\$75 .00+ Recoding Fee
Demolition	\$50.00 + Escrow
Demolition Escrow	\$3,000.00
Temporary Permit	\$75.00 + Escrow
Temporary Use Escrow, including temporary trailers	\$2,000.00
Major Amendment to Land Use Permit	\$20.00
Commercial Land Use Permits	
Waiver	\$50.00
New Building, Additions	\$250.00
Multiple-Family Dwelling	\$75.00 per unit
Accessory Structures – (Fence)	\$150.00
Grading Permit	\$250.00
Demolition	\$150.00 + Escrow
Demolition Escrow	\$3,000.00
Temporary Permit	\$250.00
Temporary Trailer Escrow	\$2,000.00
Major Amendment to Land Use Permit	\$20.00
Sign Permits	
Under 32 square feet (4' x 8')	\$175.00
32 square feet (4' x 8') and Larger	\$225.00
Outdoor Advertising (Billboards)	\$1,000.00
Temporary Sign – Larger than 2' x 3' (Real Estate Sign)	\$75.00
Annual Mining Permit	\$1,500.00
+ Reclamation bond, legal fees, consultant fees, engineering fees	
and other additional costs incurred per Section 16.13	
Miscellaneous Fees and Permits	
Liquor License Fee	\$1,000.00
Industrial Facilities Exemption Certificate Application	\$750.00
Telecommunications Permit Application	\$1,000.00
Pipeline Permit Application	\$1,000.00
Plan Delivery to County Building Department	\$60.00
Addressing – Contact Livingston County: 517-540-8777	

Township. Any un-used portion of the escrow remaining will be returned to the applicant.	
Site Plans 0-10 REUs (Minimum balance - \$1,000.00)	\$4,000.00
Site Plans 11-100 REUs (Minimum balance - \$2,000.00)	\$6,000.00
Site Plans 101-300 REUs (Minimum balance - \$3,000.00)	\$8,000.00
Site Plans 301 REUs + (Minimum balance - \$5,000.00)	\$10,000.00
Site Plans - Commercial and Industrial (Minimum balance - \$5,000.00)	\$10,000.00
Site Plan Amendments – Commercial and Industrial (Minimum balance - \$1,000.00)	\$2,000.00
Performance Guarantee	
100% of the approved engineer's estimate of the cost of construction as a cash deposit, certified check, or an irrevocable letter of credit	
Special Township Board Meeting	
Township Board, Planning Commission, or ZBA	\$900.00
Miscellaneous Fees	
Copies	\$0.10 per page
Labels	\$1.00 per page
Thumb Drive	\$4.00 each
NSF Check Fee	\$35.00
Utility Billing Penalty- per Ordinance	10% per month
Cemetery Pricing 2024-2026	
Cemetery Burial Space – Infant-24 months	\$250.00
Grave Openings and Closings – Infant-24 months	\$250.00
Cemetery Burial Space – Resident	\$300.00
Cemetery Burial Space – Non-Resident	\$800.00
Grave Openings and Closings	\$1,100.00
Grave Openings and Closings – Cremains	\$550.00
2 Cremations at the same time (Opening and Closing Fee)	\$100.00 additional
Burial Space Transfer Fee	\$50.00
Grave Opening and Closing:	
Monday – Friday 8:00 am – 3:00 pm	
Saturday Service - Additional Charge	\$150.00
Arrivals after 3:00 pm – Additional Charge	\$150.00
Double fee for Opening and Closing on Sundays	
Triple fee for Opening and Closing on Holidays	
Huron Cemetery Maintenance: 248-887-6700	

Removed:

Fax

Printed Zoning Books

Aerial Photography Digital Disk

Replaced CD with Thumb Drive

Howell Township Fee Schedule (Revised 8-11-2025)

<u>USE</u>	<u>FEE</u>
Construction Prior To Permit Issuance (Applies to all uses & procedures)	Triple Permit Fee
<u>Land Use Permits:</u>	
Residential - Accessory Structure	\$ 75.00
Commercial - Accessory Structure	\$ 150.00
Addressing - through Livingston County - 517-540-8777	Contact County
Addition to Dwelling	\$ 75.00
Accessory Dwelling Unit (ADU)	\$ 75.00 plus recording fee
Amendments to Land Use Permits	\$ 20.00
Commercial	\$ 250.00
Deck/Pool/Fence	\$ 50.00
Delivery to Building Department	\$ 60.00 per delivery
Multiple Dwelling	\$ 75.00 per unit
Single Dwelling	\$ 75.00 per unit
Temporary Residential Permit Fee	\$ 75.00
Temporary Commercial Permit Fee	\$ 250.00
Waiver - Residential	\$ 10.00
Waiver - Commercial	\$ 50.00
<u>Special Use Permit:</u>	
Dog Kennels	\$ 750.00
Annual renewal - Dog Kennel	\$ 50.00
Other Special Uses	\$ 750.00
<u>Grading Permits:</u>	
Multiple Residential Units/Commercial/Industrial	\$ 250.00
<u>Temporary Permits:</u>	
Temporary Trailer Cash Escrow	\$ 2,000.00
Demolition Escrow	\$ 3,000.00

Planning - Site Plan Review:

Preliminary Site Plan Review/Pre-conference	\$ 350.00	per hour *
includes attendance of Zoning Administrator and Planner		
Engineer's attendance upon request	As billed	
Multiple Family Housing	\$ 1,400.00	
Single Family Residential Developments	\$ 1,400.00	
Commercial/Office/Industrial	\$ 1,400.00	
Existing Private Road (section 26.02)	\$ 300.00	
Private Road	\$ 500.00	
Temporary Uses	\$ 300.00	
Plat Review Fee	\$ 500.00	
Planned Residential Development and PUD	\$ 2,000.00	
PUD Plan Amendment	\$ 500.00	
PUD - Escrow	\$ 20,000.00	\$5,000.00

Plus Cash Escrow Account for Site Plan Reviews:

		Minimum Account Bal.
Escrow for site plans 0 to 10 REU's	\$ 4,000.00	\$1,000.00
Escrow for site plans 11 to 100 REU's	\$ 6,000.00	\$2,000.00
Escrow for site plans 101 to 300 REU's	\$ 8,000.00	\$3,000.00
Escrow for site plans 301 and over REU's	\$ 10,000.00	\$5,000.00
Industrial and Commercial site plans	\$ 10,000.00	\$5,000.00
Industrial and Commercial Site Plan Amendments	\$ 2,000.00	\$1,000.00
Escrow deposit to cover items that vary depending on the scope of the requested , including such costs as (but not limited to engineering costs, land use planner costs, landscape architect costs, attorney fees, other expert cost, administrative costs, inspection costs, recording fees, testing and laboratory analysis. The Zoning Administrator, after review of the application, shall establish an amount to be deposited by the applicant with the Township Clerk as an escrow deposit to defray the anticipated costs to be incurred by the Township. If the escrow deposit is exhausted, the applicant must replenish the escrow deposit upon notification by the Township. Any un-used portions of the escrow remaining will be returned to applicant.	100% of the anticipated variable costs as estimated by the Zoning Administrator shall be posted as a cash deposit, certified check or irrevocable bank letter of credit, subject to Township approval, and subject to replenishment by the applicant or refund to the applicant based on the Township's total actual costs	

Performance Guarantee

100% of the approved engineers estimate of the cost of construction as a cash deposit, certified check, or an irrevocable letter of credit

Sign Permit:

4' X 8' and Larger	\$ 225.00
Under 4' X 8'	\$ 175.00
Outdoor Advertising (Billboard)	\$ 1,000.00
Temporary Sign (Real Estate) Larger than 2' X 3'	\$ 75.00

Land Division:

Application Fee	\$ 50.00
Split Fee	\$ 100.00 per new parcel
Combination/Redistribution	\$ 50.00

Miscellaneous - Fee's and Permits:

Liquor License Fee	\$ 1,000.00
Industrial Facilities Exemption Certificate Application	\$ 750.00
Telecommunications Permit Application	\$ 1,000.00
Pipeline Permit Application	\$ 1,000.00

Mining Permit:

\$ 1,500.00
Plus reclamation bond, legal, consultant and engineer fees, and other additional costs incurred.

Zoning Board of Appeals:

Single Family Residence	\$ 400.00
Commercial	\$ 900.00
Special Planning Commission Meeting	\$ 900.00
Special Township Board Meeting	\$ 900.00
Demolition Permit Fee Residential	\$ 50.00
Demolition Permit Fee Commercial	\$ 150.00

Rezoning/Text Amendment:

*Fee for Rezoning includes meeting of Planning Commission and Township Board, reviews, notices, and administrative work. If tabling of request required additional reviews or notices, applicant will be charged actual costs.

CD, Copy(s), FAX , Postage charges:

Black and White	\$ 0.25	per page
Color	\$ 1.00	per page
11 x 17 size	\$ 1.00	per page
Labels	\$ 1.00	per page
FAX	\$ 1.00	per page
CD	\$ 10.00	per CD
Postage	Applicable postage	
Zoning Books	Actual cost plus postage	
Aerial Photography Digital Disk	\$ 50.00	

NSF Fee, Utility Penalty:

NSF Check Fee	\$ 35.00
Utility billing penalty	10% per month

Cemetery Information: PRICING for 2024 - 2026

Cemetery Burial Space Infant-24 months or less	\$ 250.00
Grave Openings and Closings - Infant	\$ 250.00 effective 1-2022
Cemetery Burial Space Resident	\$ 300.00
Cemetery Burial Space Non-Resident	\$ 800.00
Grave Openings and Closings	\$ 1,100.00 effective 1-2024 - 1-2026
Grave Openings and Closings Cremains	\$ 550.00 effective 1-2024 - 1-2026
Burial Space Transfer Fee	\$ 50.00
2 Cremations at the same time (Opening and Closing Fee)	\$ 100.00 additional

Grave Opening and Closing:

Hours: Monday - Friday 8:00 am - 3:00 pm

Additional charge of \$150.00 for Saturday services

Additional charge of \$150.00 for arrivals after 3:00 pm

Double fee for Opening and Closing on Sundays

Triple fee for Opening and Closing on a Holiday

Huron Cemetery Maintenance - 248-887-6700

8H

Park and Recreation Steering Committee Meeting Minutes

Parker Middle School Cafeteria
400 Wright Road Howell, MI 48843
November 17, 2025
6:00 P.M. – 7:15 P.M.

Members Present: Martha Haglund, Jonathan Hohenstein, and Teresa Murrish

Also in attendance: Chris Nordstrom, Mike Vecheta, Michelle Vecheta, Rob Spaulding, Janice Bonello, Dan Bonello, Kim Perkins, Gail Hay, Pam Adas, Corey Lehr, Rod Rouse, Mike Wetherbee, Jodi Fulton, Tim Boal, Larry McCloy, and Gina Lowe.

This meeting was held for all Howell Township homeowners. A previous meeting for homeowners within 300 ft of the proposed park location was held on November 5, 2025. The purpose of the meeting was to provide residents with background information on the property, outline the goals for the proposed park and recreation center, present the project timeline, and gather valuable feedback from the homeowners.

Jonathan Hohenstein provided a brief history of the park property. Howell Township acquired five parcels of land near the intersection of Bowen and Tooley Roads starting in the early 2000s. The parcel located southwest of Warner and Tooley Roads is designated for future use as a municipal complex. Discussions regarding potential park development on two additional parcels, situated east and north of the Tooley and Warner Road intersections began in 2018.

Mr. Hohenstein also noted that Howell Township has utilized the Livingston County EMS facility as its polling location since 2022. However, this lease will expire in 2028 and cannot be renewed due to inappropriate behavior by certain candidates in the facility's parking area. A previous study conducted in 2022 determined that no suitable alternative polling sites exist within Township boundaries. As a result, the Township is now exploring options for a new community center that could also serve as a polling location.

Tim Church, Director of the Howell Area Recreation Authority, provided an overview of park programming, facility usage, and maintenance operations. He assured attendees that his team is fully capable of managing the building during periods of closure, overseeing the property, and delivering programming even when regular activity is limited.

Mr. Church also outlined the inherent challenges of operating a community center, emphasizing that although the facility is an asset to the community, it does generate ongoing operational expenses. As a result, a rental fee would be required for its use; however, overall management remains well within his department's capacity. He further noted that once the building is constructed, the Township's ongoing financial responsibilities would be minimal, limited primarily to major maintenance needs such as roof and HVAC system upkeep.

Chris Nordstrom, Landscape Architect and Planner with Carlisle|Wortman Associates, presented a detailed overview of the updated Howell Township Park Concept Plan and facilitated a discussion with attendees to address concerns and gather input regarding the Master Plan.

Resident feedback primarily focused on the following areas: Funding, Grants (CRP program), building and park usage, maintenance, layout, potential flooding issues on northern section of the property, contamination concerns, Veterans' Memorial, security, and emergency management location.

Carlisle|Wortman Associates will prepare a revised site plan based on the feedback that was received from residents. The updated plan and rough costs estimate will be presented to the Howell Township Board in January 2026.

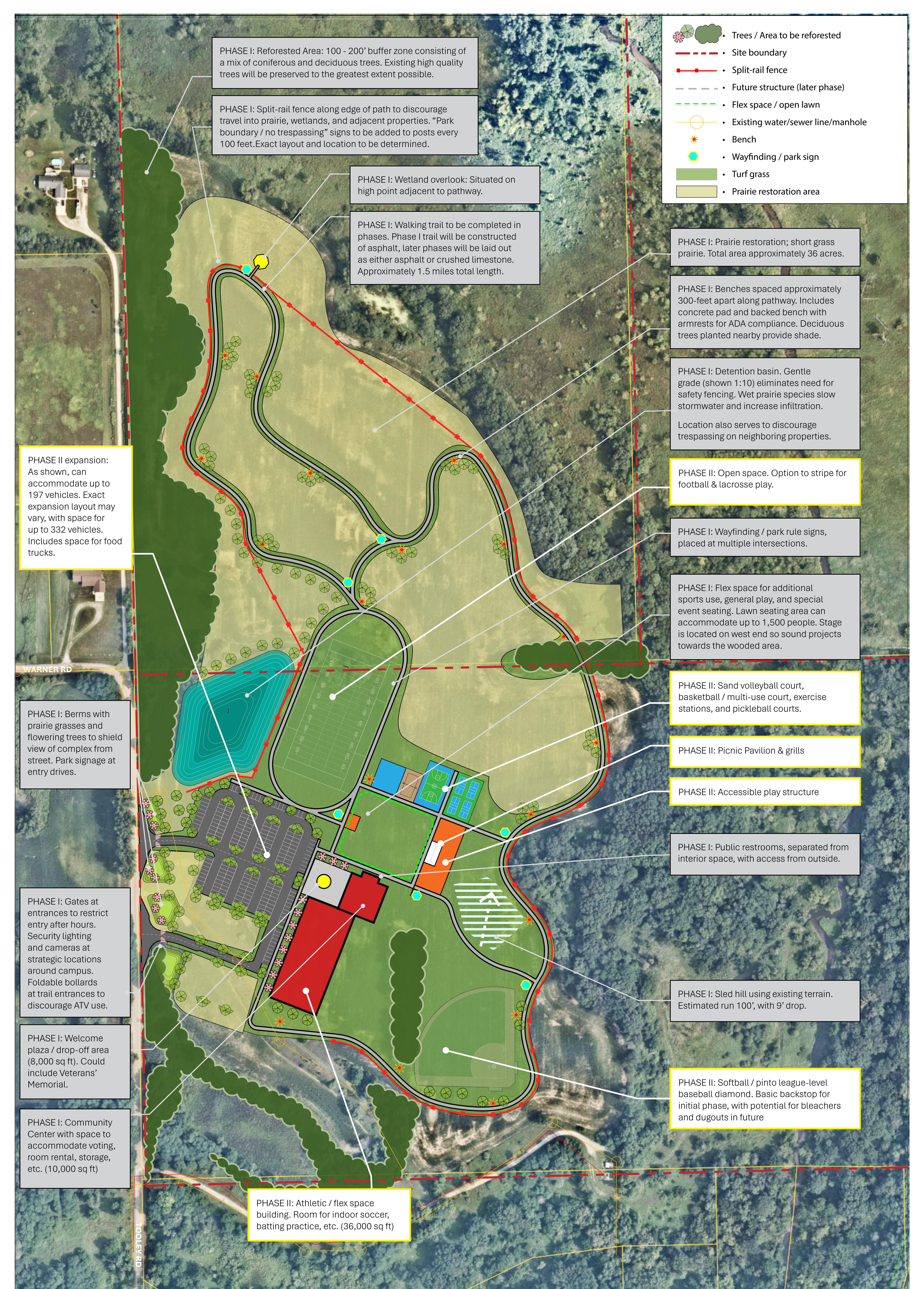
Teresa Murrish
Howell Township Deputy Treasurer



C-1	SHEET	SITE PLAN	1:100	SCALE		PROJECT NAME: HOWELL TOWNSHIP PARK CONCEPT LAYOUT	CLIENT: HOWELL TOWNSHIP 3525 Byron Road Howell, Michigan 48855	Project Manager: CN Designer: CN CAD: CN NOTES: For Public Input Meeting #2	Carlisle Wortman Associates 117 North First St., Suite 70 - Ann Arbor, Michigan 48104 Telephone: (734) 662-2200 • Fax: (734) 662-1935
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C-1	SHEET	SITE PLAN	1:100	SCALE		PROJECT NAME: HOWELL TOWNSHIP PARK CONCEPT LAYOUT PHASE 1 TIMEFRAME: BY 2028	CLIENT: HOWELL TOWNSHIP 3525 Byron Road Howell, Michigan 48855	Project Manager: CN Designer: CN CAD: CN NOTES: For Public Input Meeting #2 DATE: 11/13/2025 DATE: 11/10/2025 DATE: 10/10/2025 DATE: 9/18/2025 DATE: 8/26/2025	Carlisle Wortman Associates 117 North First St., Suite 70 - Ann Arbor, Michigan 48104 Telephone: (734) 662-2200 • Fax: (734) 662-1935
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C-1 SHEET	SITE PLAN	SCALE 1:100		PROJECT NAME: HOWELL TOWNSHIP PARK CONCEPT LAYOUT PHASE 2 TIMEFRAME: 3 - 10 YEARS	CLIENT: HOWELL TOWNSHIP 3525 Byron Road Howell, Michigan 48855	Project Manager: CN Designer: CN CAO: CN NOTES: For Public Input Meeting #2 DATE: 11/13/2025 DATE: 11/10/2025 DATE: 01/01/2026 DATE: 9/18/2025 DATE: 8/26/2025	Carlisle Wortman Associates 117 North First St., Suite 70 - Ann Arbor, Michigan 48104 Telephone: (734) 662-2200 • Fax: (734) 662-1935
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C-1 SHEET	SITE PLAN	SCALE 1:100		PROJECT NAME: HOWELL TOWNSHIP PARK CONCEPT LAYOUT PHASE 3 TIMEFRAME: 10+ YEARS	CLIENT: HOWELL TOWNSHIP 3525 Byron Road Howell, Michigan 48855	Project Manager: CN Designer: CN CAD: CN NOTES: For Public Input Meeting #2 DATE: 11/13/2025 DATE: 11/10/2025 DATE: 11/10/2025 DATE: 9/18/2025 DATE: 8/26/2025	Carlisle Wortman Associates 117 North First St., Suite 70 - Ann Arbor, Michigan 48104 Telephone: (734) 662-2200 • Fax: (734) 662-1935
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Howell Township Park Master Plan

In 2010, Howell Township acquired five parcels of land at the heart of the Township near the intersection of Bowen and Tooley Roads. The parcel southwest of Warner and Tooley is planned for use as a municipal complex, with a new fire station and town hall being considered.

Two additional parcels lie east and north of the Tooley and Warner Road intersection. The parcels, which are currently farmed, total just over 160 acres. The Township began talking about park development on these parcels in 2018. In October of 2024, the Spicer Group prepared a development plan showing a parking lot, rain garden, benches, and roughly one mile of trail winding through the property.

Since 2022, Township voters have been using the Livingston County EMS facility at 1911 Tooley Road as their polling place. This lease was expires in 2028 and cannot be renewed, meaning a new polling place will need to be established prior to the 2029 election. Previous research in 2022 found no suitable locations within the Township boundaries. This new deadline forced the Township to consider other options for polling locations, and ultimately lead to discussions about development of a new community center that could double as a polling place.

The attached Park Master Plan is intended to act as a development guide for the property. It shows the general layout and potential improvements to be implemented in phases. The layout shows desired amenities are shown to-scale, and the plan takes into consideration slopes, soils, and other site constraints to ensure the layout is as accurate as possible.

Major Site Constraints

The floodplain of the South Branch of the Shiawassee River takes up much of the eastern sides of the property. This segment of the river is part of an 8-mile Super Fund Site established due to PCB contamination released upstream by the former Cast Forge Company. The floodplain boundary closely align with the forested areas on the north and east sides. Visitors will be restricted from entering this area, and no site development is planned for the zone.

The site is generally characterized as gently rolling with a few areas of steep slopes. The steepest slopes are limited to the edge of the floodplain and will not be disturbed. The buildings and paths are positioned to limit site grading and ensure that the park will remain ADA compliant.

Finally, the Township wants to be a good neighbor to those property owners adjacent to the park. Fencing and strategic planting is included to discourage trespassing on neighboring properties. The proposed buildings are aligned to act as a noise buffer between surrounding properties and any active-use areas. The proposed reforestation areas will also help to disperse and deaden any noise from activites on the site.

Design Considerations

The Community Center/Polling Place will be designed to retain a rustic feel that fits in with the surrounding community. Taking advantage of the existing topography would allow the proposed buildings to retain a relatively low profile.



Example: Berthoud Recreation Center, Berthoud, CO



Example: Devon Creek Clubhouse, Lancaster, PA

The proposed sports building would provide indoor practice space during inclement weather, but would be designed to be multifunctional, allowing for uses beyond sports. Like the Community Center, it would retain a rustic feel and could be set into the terrain to reduce the exterior height.



Example: Byron Township Recreation Center, Byron Center, MI



Example: Waxhaw Recreation Barn, Waxhaw, NC

Prairie Restoration & Pathways

The prairie restoration would improve habitat and attract local fauna. A wetland overlook on a knoll on the north end of the park would provide excellent opportunities for birdwatching. Benches and wayfinding signs would be placed strategically to guide visitors through the park and highlight special features.



Flex Lawn / Special Event Area

A flexible play space is positioned just north of the community center building. A small stage is shown on the northwest end, allowing movie nights and small concerts in the park with lawn seating capable of holding approximately 1,500 people. It is positioned so sound would travel to the southeast, away from residences.

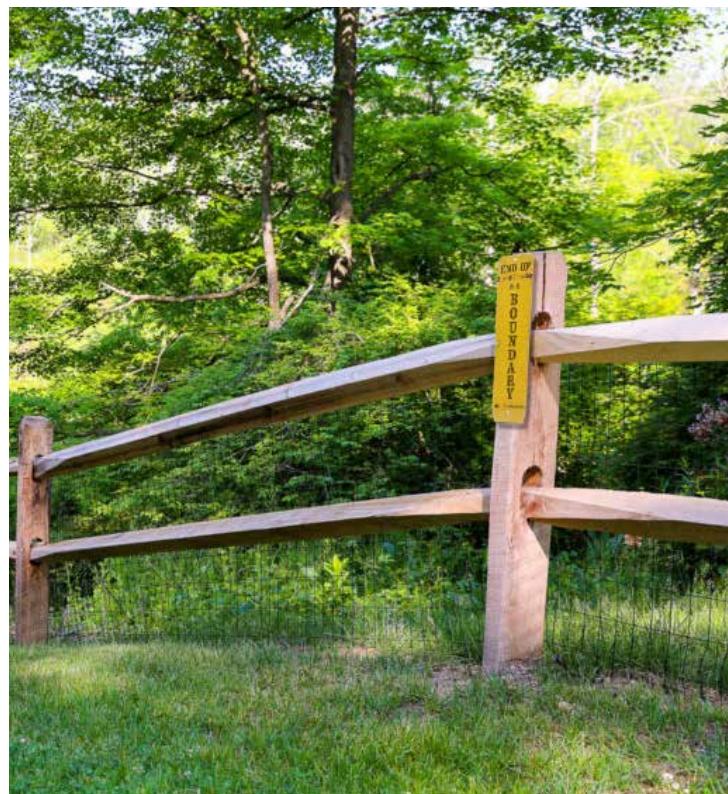


Example: Berthoud Recreation Center, Berthoud, CO

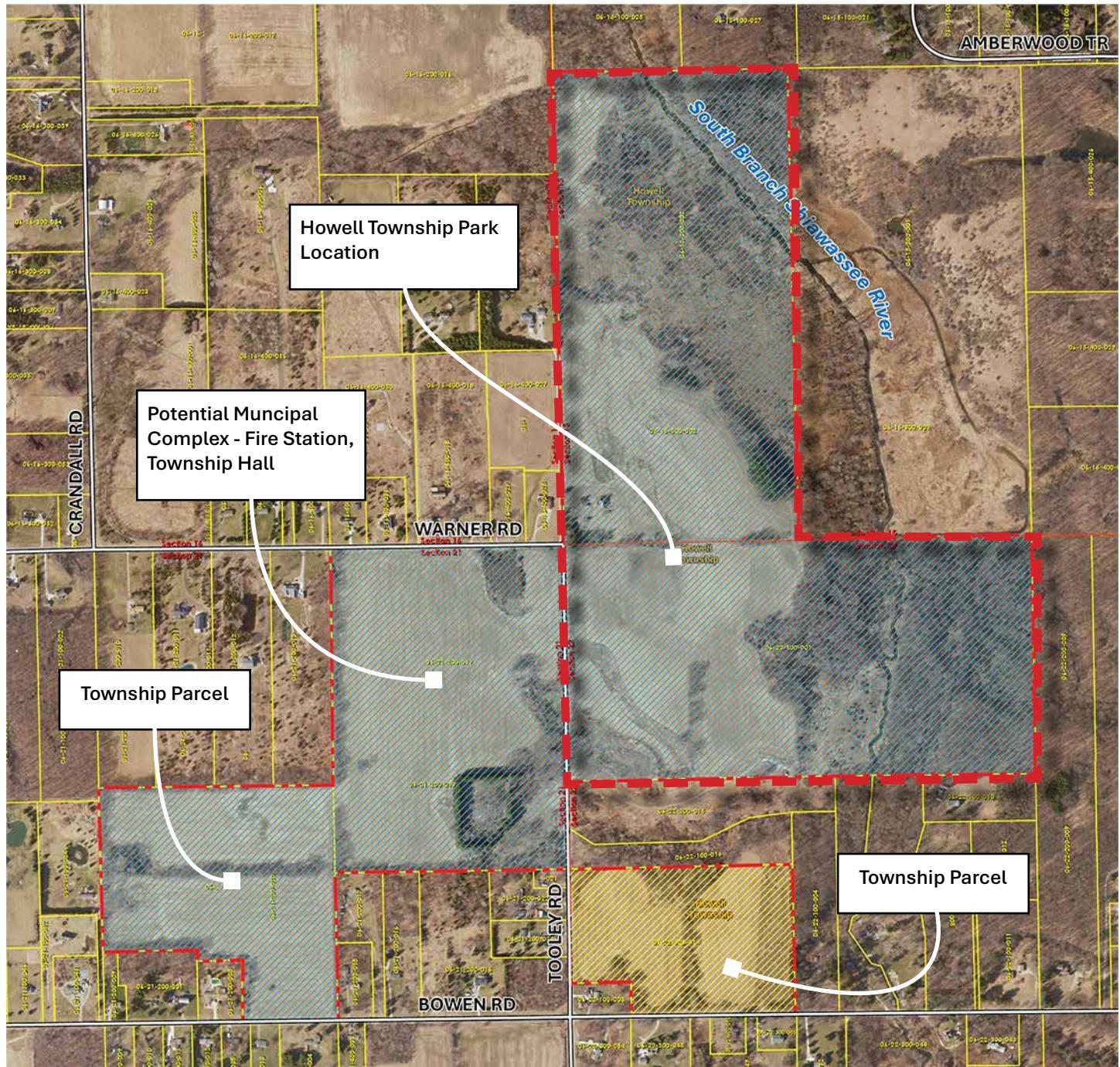
Privacy Considerations

Every effort is being made to protect the privacy of neighboring properties. Berms near the entry drives and reforested areas along the west side of the park will screen views of the park and serve as a deterrent to trespassers. A detention pond is strategically placed to act as an additional barrier, and split rail fencing running along the perimeter of the use areas will be marked with "Park Boundary / No Trespassing" signs. Wayfinding kiosks will clearly show the park boundaries, and will include park rules at all major intersections.

The parking lot and main buildings have been moved south from previous iterations, shifting the entrances away from the intersection of Tooley and Warner Roads. The adjustment was completed both to respect privacy and to reduce safety concerns at the intersection.



Site location and Township-owned properties



Phase	Item	units	unit type	unit costs		projected costs		Notes
				cost low	cost high	cost low	cost high	
1	Grading & earthwork	36.7	acres	\$ 6,000.00	\$ 12,000.00	\$ 220,385.67	\$ 440,771.35	Rough grading for entire site to be completed up front as part of Phase 1. Fine grading completed as needed on future phases.
1	Reforested buffer	705	tree	\$ 200.00	\$ 250.00	\$ 141,081.08	\$ 176,351.35	Assumes a mix of conifers with spreads ranging from 10 feet to 30 feet, with an average square foot requirement of 370 feet per tree. Trees will be smaller than standard landscape trees, except for those closest to the parcel boundary, so per unit costs are lower.
1	Trees - other landscaping	200	tree	\$ 400.00	\$ 500.00	\$ 80,000.00	\$ 100,000.00	Around CC, parking lot, basin, etc.
1	Split-rail fence	4715	linear feet	\$ 15.00	\$ 35.00	\$ 70,725.00	\$ 165,025.00	
1	Wetland overlook	1	lump sum	\$ 15,000.00	\$ 20,000.00	\$ 15,000.00	\$ 20,000.00	Wood platform with safety rail, seating, possible interpretive signing. Size TBD.
1	Walking trail	7700	linear feet	\$ 95.00	\$ 110.00	\$ 731,500.00	\$ 847,000.00	Assumes 8- to 10-foot wide asphalt path. Sections may be initially developed as compacted limestone, and upgraded as funding permits.
1	Prairie restoration	13.1	acres	\$ 2,000.00	\$ 2,500.00	\$ 26,273.65	\$ 32,842.06	Sowing and initial maintenance. Long-term maintenance includes annual burns, mowing, and invasive species removal, and range from \$16 - \$130/acre (~\$200 - \$1,700/year)
1	Benches	37	per unit	\$ 1,500.00	\$ 2,500.00	\$ 55,500.00	\$ 92,500.00	Varies depending on type. Includes concrete slab with space for wheelchair users (ADA compliant) and trash can.
1	Detention basin	72150	sq ft	\$ 1.50	\$ 6.00	\$ 108,225.00	\$ 432,900.00	Grading included as part of overall site grading. Assumes 1:10 slope, native detention plant installation.
1	Parking	56500	sq ft	\$ 3.00	\$ 6.00	\$ 169,500.00	\$ 339,000.00	~107 spaces
1	Wayfinding kiosks	5	per unit	\$ 500.00	\$ 1,000.00	\$ 2,500.00	\$ 5,000.00	Varies depending on complexity of unit desire. Minimum design has space for wayfinding, park rules.
1	Flex space	40700	sq ft	\$ 0.25	\$ 0.70	\$ 10,175.00	\$ 28,490.00	Seeded lawn. Irrigation not included (add \$20,000 - \$40,000 if irrigation is desired)
1	Berms	1	lump sum	\$ 10,000.00	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00	Primarily completed as part of site grading. Seeding, trees, other landscaping and fine grading included in this cost.
1	Public restrooms	1	lump sum	\$ -	\$ -	\$ -	\$ -	Included as part of community center
1	Gates at entrance	2	lump sum	\$ 2,500.00	\$ 3,000.00	\$ 5,000.00	\$ 6,000.00	
1	Security cameras	1	lump sum	\$ 2,000.00	\$ 10,000.00	\$ 2,000.00	\$ 10,000.00	Varies depending on number of cameras, system complexity. Professional monitoring services charge around \$100 - \$200/month.
1	Collapsible bollards	5	per unit	\$ 200.00	\$ 700.00	\$ 1,000.00	\$ 3,500.00	Estimate five intersections, with bollard mounted into asphalt. Additional may be desired.
1	Sled hill	1	per unit	\$ -	\$ -	\$ -	\$ -	Uses existing terrain. Additional grading may be desired and would be included as part of overall grading costs.
1	Welcome plaza	8000	sq ft	\$ 2.00	\$ 13.00	\$ 16,000.00	\$ 104,000.00	Concrete paver patio is comparable in price to brushed concrete.
1	Veterans' Memorial	1	lump sum	\$ 10,000.00	\$ 30,000.00	\$ 10,000.00	\$ 50,000.00	Cost varies depending on complexity ranging from simple flagpoles and a plaque to more elaborate artwork, walls, etc.
1	Community Center - Construction	10000	sq ft	\$ 200.00	\$ 270.00	\$ 2,000,000.00	\$ 2,700,000.00	Based on ICC construction estimates for wood frame structure. Can vary dramatically depending on desired amenities.
1	Electrical connections	1	lump sum	\$ 7,000.00	\$ 25,000.00	\$ 7,000.00	\$ 25,000.00	Assumes underground utilities. Very rough estimate
1	Water & sewer connection	1	lump sum	\$ 2,000.00	\$ 10,000.00	\$ 2,000.00	\$ 10,000.00	Very rough estimate.
1	Permits - General	1	lump sum	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00	\$ 10,000.00	Very rough estimate.
PHASE 1 SUBTOTAL				\$ 3,688,865.40	\$ 5,613,379.76			
Design & Engineering				\$ 368,886.54	\$ 561,337.98	Assumes standard 10% design fee		
15% Contingency				\$ 608,662.79	\$ 926,207.66			
SUBTOTAL				\$ 4,666,414.73	\$ 7,100,925.39			
2	Open space (football)	117000	sq ft	\$ 0.25	\$ 0.70	\$ 29,250.00	\$ 81,900.00	Convert to seeded lawn
2	Walking trail (expansion)	1560	linear feet	\$ 95.00	\$ 110.00	\$ 148,200.00	\$ 171,600.00	
2	Sand volleyball court	1	lump sum	\$ 10,000.00	\$ 20,000.00	\$ 10,000.00	\$ 20,000.00	
2	Pickleball courts	4	lump sum	\$ 20,000.00	\$ 50,000.00	\$ 80,000.00	\$ 200,000.00	
2	Basketball / multi-use court	1	lump sum	\$ 20,000.00	\$ 70,000.00	\$ 20,000.00	\$ 70,000.00	
2	Exercise stations	1	lump sum	\$ 50,000.00	\$ 200,000.00	\$ 50,000.00	\$ 200,000.00	Varies dramatically depending on type of equipment added
2	Accessible play structure	1	lump sum	\$ 200,000.00	\$ 400,000.00	\$ 200,000.00	\$ 400,000.00	Varies dramatically depending on type of equipment added
2	Picnic pavilion and grills	1	lump sum	\$ 30,000.00	\$ 100,000.00	\$ 30,000.00	\$ 100,000.00	
2	Flex space stage	1	lump sum	\$ 50,000.00	\$ 100,000.00	\$ 50,000.00	\$ 100,000.00	
2	Softball field	82000	sq ft	\$ 0.25	\$ 0.70	\$ 20,500.00	\$ 57,400.00	Convert to seeded lawn and add backstop
2	Parking (expansion)	35380	sq ft	\$ 3.00	\$ 6.00	\$ 106,140.00	\$ 212,280.00	
2	Athletic building	36400	sq ft	\$ 200.00	\$ 270.00	\$ 7,280,000.00	\$ 9,828,000.00	
PHASE 2 SUBTOTAL				\$ 8,024,090.00	\$ 11,441,180.00			
Design & Engineering				\$ 802,409.00	\$ 1,144,118.00	Assumes standard 10% design fee		
15% Contingency				\$ 1,323,974.85	\$ 1,887,794.70			
SUBTOTAL				\$ 10,150,473.85	\$ 14,473,092.70			
3	Walking trail (to Municipal Complex)	400	linear feet	\$ 95.00	\$ 110.00	\$ 38,000.00	\$ 44,000.00	
3	Parking (expansion)	61500	sq ft	\$ 3.00	\$ 6.00	\$ 184,500.00	\$ 369,000.00	
3	Athletic building expansion	36400		200	270	\$ 7,280,000.00	\$ 9,828,000.00	
PHASE 3 SUBTOTAL				\$ 7,502,500.00	\$ 10,241,000.00			
Design & Engineering				\$ 750,250.00	\$ 1,024,100.00	Assumes standard 10% design fee		
15% Contingency				\$ 1,237,912.50	\$ 1,689,765.00			
SUBTOTAL				\$ 9,490,662.50	\$ 12,954,865.00			
GRAND TOTAL				\$ 24,307,551.08	\$ 34,528,883.09			

Bond Information

from Steven Mann of Miller and Canfield

- Public Act 99 of 1933
Purchase of Lands and Property for Public Purposes Act
 - Financing Real or Personal Property
 - No Notices or referendum required
 - Maximum term of 15 years
 - Debit limit: 1 ¼ % of Township's Taxable Value

Howell Township's Taxable Value: \$543,222,519
Borrowing Amount: **\$6,791,281**

- Public Act 116 of 1923
 - Voter approved Unlimited Tax General Obligation Bonds
 - Levy debt millage at rate necessary to pay principal and interest on the bonds
 - Issued to finance Township Hall or other public buildings
- Public Act 34 of 2001
Revised Municipal Finance Act
 - Finance cost of any capital improvement item
 - Limited tax
 - Cannot increase taxes above maximum rate
 - Paid from existing tax and/or revenue sources
 - Published notice and 45-day referendum period
 - Debt limit: 5% of Township's SEV

Howell Township's State Equalized Value: \$744,096,878
Debt limit: **\$37,204,843**



Borrowing

Townships may borrow for many public purposes. The authority for townships to borrow money and incur debt must be provided by a specific law. Here's the [MTA Members webpage on Borrowing](#).

Charter townships are limited to the amount of net indebtedness incurred to 10 percent of the total township assessed valuation. (MCL 42.14a)

General law townships are not statutorily constrained as to the overall amount of bonded indebtedness allowed. However, separate limitations are set for certain types of financing. For example, a maximum limit of 5 percent of assessed value applies to certain general obligation bonds.

A township cannot simply go to a bank to arrange to borrow money. Unless it is an exception specifically allowed under the Revised Municipal Finance Act (RMFA), Public Act 34 of 2001, MCL 141.2101, et seq., or other statute, a township can only borrow through municipal securities as defined in MCL 141.2103, following Department of Treasury approval of a qualifying statement.

A township can only borrow money with Municipal Finance approval, obtained through the township submitting a [Qualifying Statement, which is now done online](#).

Municipal Securities

“Municipal security” means a security that is not exempt from the RMFA and is payable from or secured by any of the following:

- Ad valorem real and personal property taxes
- Special assessments
- The limited or unlimited full faith and credit pledge of the municipality
- Other sources of revenue described in the RMFA for debt or securities authorized by the RMFA

Exceptions

“A municipal security does not include any of the following:

- a) A contract for the purchase of real or personal property.
- b) A contract for the lease of real or personal property with or without an option to purchase.
- c) A contract, lease, note, or other security given in connection with a contract described in subdivision (a) or (b).
- d) A security that is evidence of an emergency loan under section 1 of 1855 PA 105, MCL 21.141, in conjunction with the emergency municipal loan act, 1980 PA 243, MCL 141.931 to 141.942, or qualified agricultural loans under section 2a of 1855 PA 105, MCL 21.142a.
- e) A mortgage secured by real property and its corresponding security to the extent secured by the mortgage.

- f) A contract between 1 or more municipalities under whose terms 1 or more municipalities pledge their revenues or full faith and credit to secure payment of a proposed municipal security issued by 1 of the municipalities.
- g) A loan from the state infrastructure bank as described in section 18m of 1951 PA 51, MCL 247.668m.” (MCL 141.2105)

So, for example, a township may borrow from a local bank pursuant to a mortgage on the township’s real estate property without such prior state approval as such a mortgage is not considered a “security” under the Revised Municipal Finance Act.

Because municipal borrowing can be a very complicated subject, the township should consult a bond counsel (attorney or law firm that specializes in municipal borrowing) to determine which approach is appropriate and available legally to the township. Municipal borrowing usually, if not always, involves “bonding.”

Installment Purchase Agreement

The one exception to Municipal Finance approval is an installment purchase agreement under [MCL 123.721](#).

That statute allows a township to borrow up to a total (of all installment purchase agreements at any one time) of 1.25% of the township’s total taxable value.

PURCHASE OF LANDS AND PROPERTY FOR PUBLIC PURPOSES (EXCERPT)
Act 99 of 1933

123.721 Purchase of real or personal property; contract or agreement; limitations; exceptions.

Sec. 1.

(1) A village, township, city, or school district, after adoption of a resolution by its governing body approving the action, may enter into any contract or agreement for the purchase of real or personal property for public purposes, to be paid for in installments over a period of not to exceed 15 years and not to exceed the useful life of the property acquired as determined by the resolution. For school buses, the determined useful life shall not exceed 6 years. The outstanding balance of all purchases authorized under this act, exclusive of interest, shall not exceed 1-1/4% of the taxable value of the real and personal property in the village, township, city, or school district at the date of the contract or agreement. The limitations do not apply to contracts or leases entered into under 1948 (1st Ex Sess) PA 31, MCL 123.951 to 123.965, or to other contracts or leases between public corporations or municipalities. The contracts or agreements, and the purchase of property under the contracts or agreements are not subject to the provisions of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(2) The governing body of a village, township, city, or school district may include in its budget and pay a sum or sums as may be necessary each year to meet the payments of any installments, and the interest thereon, when and as the installment becomes due, including overdue installments.

(3) The authority granted in this act shall not be construed to authorize the governing body of a city, village, township, or school district to levy taxes in excess of statutory or charter limitations without the approval of its electors.

(4) The limitations imposed by subsection (1) are not applicable to a contract for purchase of lands declared surplus by the United States government or one of its agencies, subject to the prior approval of the contract by the department of treasury.

History: 1933, Act 99, Imd. Eff. June 2, 1933 ;-- Am. 1937, Act 242, Imd. Eff. July 21, 1937 ;-- CL 1948, 123.721 ;-- Am. 1967, Act 290, Imd. Eff. Aug. 1, 1967 ;-- Am. 1969, Act 247, Imd. Eff. Aug. 11, 1969 ;-- Am. 1973, Act 121, Imd. Eff. Aug. 21, 1973 ;-- Am. 1997, Act 77, Imd. Eff. July 22, 1997 ;-- Am. 2002, Act 545, Imd. Eff. July 26, 2002

TOWNSHIP AND VILLAGE PUBLIC IMPROVEMENT AND PUBLIC SERVICE ACT (EXCERPT)
Act 116 of 1923

41.411 Township board, common council, or board of trustees of incorporated village; powers and duties; short title.

Sec. 1.

(1) In township lands, the township board or common council or board of trustees of an incorporated village may do 1 or more of the following:

(a) Make public improvements and provide public service by constructing bridges over natural or artificial waterways; grading, paving, curbing, stoning, graveling, macadamizing, or cinderizing streets; treating the streets with chloride or other suitable dust laying process or material; laying storm sewers to care for surface water in the streets; destroying weeds; providing street markers and lighting; contracting for public transportation facilities; providing police protection or contracting for police protection; establishing and maintaining garbage and mixed refuse systems or plants for the collection and disposal of garbage and mixed refuse or contracting for such collection and disposal for not to exceed 30 years; constructing or acquiring and maintaining sanitary sewers and sewage disposal plants or equipment; constructing filtration plants; constructing sidewalks; purchasing or constructing waterworks; purchasing fire apparatus and equipment; constructing and maintaining housing facilities for fire apparatus and equipment; making extensions of water mains to provide water for fire protection and domestic uses; trimming and spraying trees and shrubbery; providing and maintaining soil and beach erosion control measures including, but not limited to, the construction of breakwaters, retaining walls, and sea walls, in or for township lands or waters adjacent or contiguous to township lands; establishing and conducting chemical beach treatment service necessary for the control of aquatic nuisances such as swimmers' itch or contracting with others to provide the services.

(b) Levy and collect special assessments to pay the cost of an improvement or service and issue bonds in anticipation of the collection of the special assessments, upon filing the petition and subject to the terms and conditions provided in sections 2 to 5.

(2) In an incorporated village, the common council or board of trustees is vested with and shall perform the powers and duties vested by this section and sections 2 to 5 in the township board in areas outside of the incorporated village.

(3) The township board or common council or board of trustees of an incorporated village may purchase, accept by gift or devise, or condemn private property. If the property is to be acquired by condemnation, the provisions of Act No. 149 of the Public Acts of 1911, as amended, being sections 213.21 to 213.25 of the Michigan Compiled Laws; the uniform condemnation procedures act, Act No. 87 of the Public Acts of 1980, being sections 213.51 to 213.77 of the Michigan Compiled Laws; or other appropriate provisions of law may be adopted and used for the purpose of instituting and prosecuting the condemnation proceedings.

(4) This act shall be known and may be cited as the "township and village public improvement and public service act".

History: 1923, Act 116, Eff. Aug. 30, 1923 ;-- Am. 1925, Act 263, Eff. Aug. 27, 1925 ;-- Am. 1927, Act 58, Imd. Eff. Apr. 21, 1927 ;-- Am. 1929, Act 232, Eff. Aug. 28, 1929 ;-- CL 1929, 2385 ;-- Am. 1931, Act 140, Imd. Eff. May 21, 1931 ;-- Am. 1937, Act 318, Imd. Eff. July 27, 1937 ;-- Am. 1941, Act 201, Eff. Jan. 10, 1942 ;-- Am. 1945, Act 239, Eff. Sept. 6, 1945 ;-- Am. 1947, Act 150, Imd. Eff. June 2, 1947 ;-- CL 1948, 41.411 ;-- Am. 1952, Act 43, Imd. Eff. Apr. 1, 1952 ;-- Am. 1957, Act 227, Eff. Sept. 27, 1957 ;-- Am. 1961, Act 33, Imd. Eff. May 18, 1961 ;-- Am. 1967, Ex. Sess., Act 1, Imd. Eff. Nov. 3, 1967 ;-- Am. 1989, Act 82, Imd. Eff. June 20, 1989

REVISED MUNICIPAL FINANCE ACT (EXCERPT)
Act 34 of 2001

141.2517 Capital improvement items; issuance of municipal security to pay cost; notice of intent; petition; referendum; special election; limitation on amount.

Sec. 517.

(1) A county, city, village, or township may by resolution of its governing body, and without a vote of its electors, issue a municipal security under this section to pay the cost of any capital improvement items, provided that the amount of taxes necessary to pay the principal and interest on that municipal security, together with the taxes levied for the same year, shall not exceed the limit authorized by law.

(2) If a county, city, village, or township issues a municipal security under this section, before issuance, the county, city, village, or township shall publish a notice of intent to issue the municipal security. The notice of intent shall be directed to the electors of the county, city, village, or township, shall be published in a newspaper that has general circulation in the county, city, village, or township, and shall state the maximum amount of municipal securities to be issued, the purpose of the municipal securities, the source of payment, the right of referendum on the issuance of the municipal securities, and any other information the county, city, village, or township determines necessary to adequately inform the electors of the nature of the issue. The notice of intent shall not be less than 1/4 page in size in the newspaper. If, within 45 days after the publication of the notice of intent, a petition, signed by not less than 10% or 15,000 of the registered electors, whichever is less, residing within the county, city, village, or township, is filed with the governing body of the county, city, village, or township, requesting a referendum upon the question of the issuance of the municipal securities, then the municipality shall not issue the municipal securities until authorized by the vote of a majority of the electors of the county, city, village, or township qualified to vote and voting on the question at a general or special election. A special election called for this purpose shall not be included in a statutory or charter limitation as to the number of special elections to be called within a period of time. Signatures on the petition shall be verified by a person under oath as the actual signatures of the persons whose names are signed to the petition, and the governing body of the county, city, village, or township shall have the same power to reject signatures and petitions as city clerks under section 25 of the home rule city act, 1909 PA 279, MCL 117.25. The number of registered electors in the county, city, village, or township shall be determined by the governing body of the county, city, village, or township.

(3) Municipal securities issued under subsection (1) by a county, city, village, or township shall not exceed 5% of the state equalized valuation of the property assessed in that county, city, village, or township.

History: 2001, Act 34, Eff. Mar. 1, 2002 ;-- Am. 2002, Act 541, Imd. Eff. July 26, 2002

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Howell Township

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



January 8, 2026

Via Electronic Mail

Meg Marhofer
3363 Byron Rd.
Howell, Michigan 48855
[REDACTED]

Dear Ms. Marhofer:

Re: FOIA Appeal Determination – FOIA Fees Upheld

This letter is Howell Township's response to your Michigan Freedom of Information Act Fee Appeal ("FOIA Appeal" or "appeal") that was legally received by the Township on December 8, 2025. MCL 15.240(3) ("a public body is not considered to have received a written appeal . . . until the first regularly scheduled meeting of that board . . . following submission of the written appeal"). Your FOIA appeal has been attached as **Enclosure #1**. The Township will respond to each of your claims below.

I. The FOIA Coordinator's Fee Calculation is Upheld.

Your appeal was submitted for the following requests: (1) assessor school-finance communications (11/13/25), (2) support/opposition communications (11/11/25) (3) NDA-related communications (11/11/25) and (4) signed NDAs (11/12/25). Since your appeal addresses these requests interchangeably, the Township will respond to your appeal on each of these requests collectively. In your appeal, you state the following grounds for appeal: (1) significant discrepancies between the Township's original written estimates and the final invoices, (2) duplicate billing for identical searches, and (3) failure to use the lowest-paid capable employee as required under the FOIA. The Township addresses each claim individually below:

A. The difference in the Cost Estimate and Final Cost Itemization does not violate MCL 15.234, and the Township may charge for the full time it took to collect and prepare the responsive records to your requests

In your appeal, you state that the original estimates projected minimal labor, yet the final invoices inflated time by hundreds of percent and these increases "lack factual justification and do not meet the FOIA's requirement that fees reflect labor 'reasonably necessary' to fulfill a request."

MCL 15.240a(a) requires that a requestor submitting an appeal, “*identifies how the required fee exceeds the amount permitted under the public body's available procedures and guidelines or section 4.*” You have not identified a reason why the fee exceeds the amount permitted under the Township’s guidelines or the FOIA, rather you only state that a discrepancy exists. On the first page of the Township’s procedures and guidelines (link is available at the end of this determination) it states that, “[w]hen the Township requests the deposit it will provide you with a **non-binding best efforts estimate** of how long it will take to process the request following receipt by the Township of your deposit.” (Emphasis added.)

Further, the FOIA permits the Township to charge a fee for the cost to locate, review, and separate exempt from nonexempt material. MCL 15.234 (1). The cost estimate that was provided to you in the initial response issued by the Township is based on the *predicted* time it will take to process your FOIA request. The FOIA states that “[i]n either the public body's initial response or subsequent response as described under section 5(2)(d), the public **body may require a good-faith deposit** from the person requesting information before providing the public records to the requestor if the entire fee estimate or charge authorized under this section exceeds \$50.00, **based on a good-faith calculation of the total fee...**” MCL 15.234(8) (emphasis added). Thus, the final cost may be more or less than the initial estimate. A discrepancy in the initial cost estimate and the final cost itemization due to the resulting difference in the time it took to process your request compared to the initial estimate is not a statutory violation under the FOIA. The statute permits a public body to require a deposit based on a good-faith calculation of the total fee. The statute does not prohibit a discrepancy in the good faith estimate and final fee calculation if process the request takes more time than was originally estimated, and the Township’s actions fall within a permissible interpretation of the statute as it is written.

The Township acted in good faith when it charged you a good faith deposit based on the estimated time it would take to fulfill your request. Here, many aspects of your requests were broad and required multiple officials across multiple departments to search for records and there is clear and sufficient evidence that processing your request resulted in “unreasonably high” costs to the Township compared to the Township’s normal FOIA requests. In this instance, the majority of the records you requested are retained by separate Township officials and staff, which required multiple personnel to search for the records. For example, your request regarding confidentiality records, in part, is seeking “[a]ny transmittal emails or correspondence that simply attach or reference those executed agreements for the period of January 1, 2025 through November 6, 2025.” Alternatively, your request regarding assessor tax emails, in part, is seeking “electronic copies or all emails to or from the Howell Township Assessor or assessing staff that discuss school taxes or related school-finance topics, from August 1, 2025 though the date you run the search.” Processing these requests, among all your other requests spanning over four distinct FOIA requests, requires separate Township officials and departments to search for a wide variety of records over the course of several months that may be responsive to your request.

Further, Michigan courts have clarified that procedure for charging fees under the FOIA contains no ambiguities and that the statutory language must be enforced as written, *ACLU of Mich v City*

of Grand Rapids, unpublished opinion of the Michigan Court of Appeals, issued December 11, 2025 (Docket No. 373417). Thus, your argument that the Township “must provide a specific explanation for these drastic inflations or revise the fees accordingly” is without merit as the statutory language of the FOIA provides no such requirement.

Moreover, you were informed in an email on November 17, 2025, from the Township Clerk that the fees were an *estimated cost* and final costs may differ depending on the time spent on each one. While the Township understands that the fee adjustment may be frustrating, the Township’s normal FOIA process typically does not require coordination with all Township departments, officials, and staff. Since your requests required this degree of coordination, it required many Township officials and staff to take time away from their regular employment duties to process your requests, which resulted in unreasonably high costs to the Township compared to its normal FOIA requests and processes. Accordingly, processing your requests resulted in unreasonably high costs to the Township, which justified the Township’s decision to charge FOIA fees as provided for in MCL 15.234.

Lastly, there is nothing in the FOIA that states a discrepancy in the fees between the cost estimate and final cost itemization constitutes a violation of the FOIA’s fee provisions. Rather the estimated fees, calculated based on the time it will take to process your request, are only a good-faith, non-binding estimate that may be adjusted once the full scope of the request has been processed. Additionally, while the Township did provide you with final cost itemization forms that explains the justification for the final fees based on the resulting time to collect the responsive records, the FOIA does not require the Township to provide a separate, specific, explanation for the increased fee amount. Accordingly, this portion of your FOIA fees is upheld.

B. Your FOIA fees do not contain duplicate billings because each request yielded independent records that required a separate review for responsiveness and applicable FOIA exemptions.

Your appeal alleges that the Township “performed identical searches across multiple FOIAs but billed full labor each time.” While the Township received multiple requests related to the same general subject matter, the requests were very different and sought many types of different records. Moreover, your request includes classes of records that are not requested by other “similar” FOIA requests, resulting in completely different responsive records, which must be located and reviewed

For example, your request pertaining to confidentiality records calls, in part, for “[a]ny discussions about how confidentiality requirements or NDAs influenced disclosure, board communication, or Township processes for the period of January 1, 2024 through the present” whereas your request pertaining to the NDAs calls, in part, for “[a]ny NDA or confidentiality agreement signed by or binding upon supervisor Mike Coddington, treasurer/zoning administrator John Hohenstein, assessor Brent Kilpela, or any other Township representative.” The former request is significantly broader than the latter and requires a different search much broader in scope. For example, the former request is seeking related communications, whereas the latter request is seeking the specific

agreements. Processing these vastly different requests would not result in duplicative searches because the searches result in totally different classes of records. Similarly, other requests received by the Township from other members of the public varied in their scope and level of detail, thus requiring separate and distinct searches and yielding various different types of records. Thus, the Township must review the records to determine what is responsive to your specific request, as well as apply the applicable FOIA exemptions and redactions. MCL 15.243(1).

Further, in an email sent by you on November 13, 2025, to the Township's Deputy Clerk you clarified and acknowledged that the requests regarding NDAs and confidentiality records are separate and distinct and required different responsive records. The Township, in calculating the fees, did not charge you for duplicative records, nor did it charge you twice for the same billing time; rather each of your four requests, including the requests regarding NDAs and confidentiality records, yielded distinct records that individually needed to be examined and reviewed for responsiveness to your particular requests and for potential FOIA redactions pursuant to MCL 15.243(1). Accordingly, this portion of your FOIA fees is upheld.

C. *The Township's fee calculation used the hourly rate of the lowest-paid employee capable of locating the records as required under the FOIA for each of your requests.*

Your appeal alleges that the Township employed an improper use of higher-wage employees and extensive attorney labor. Your appeal further states that “[t]he Township justified this by claiming that certain messages were ‘password protected’ which is not a FOIA exemption and does not justify bypassing clerical staff.”

As explained in the Township's FOIA response, only certain officials and staff are “capable” of searching for records that are held on their local devices or in password protected accounts (e.g. emails). Accordingly, the Township used the lowest applicable hourly rate because only certain officials were “capable” of locating the records. This position aligns with the plain language of the FOIA, “[t]he public body shall not charge more than the hourly wage of its lowest-paid employee capable of searching for, locating, and examining the public records in the particular instance regardless of whether that person is available or who actually performs the labor.” MCL 15.234(1)(a) (emphasis added).

The Michigan Court of Appeals decided a similar case in *Simpson v Washtenaw County Clerk*. In *Simpson*, the plaintiff challenged a FOIA fee alleging that the county had unpaid interns, and thus the lowest applicable hourly rate that should be applied would be the unpaid interns' rate. The Court of Appeals rejected this position, explaining that “plaintiff failed to establish that . . . the interns would have been capable of retrieving the information necessary to comply with his requests.” *Simpson v Washtenaw County Clerk*, unpublished per curiam opinion of the Court of Appeals, issued July 14, 2007 (Docket Nos. 271277 and 271278), *16 (emphasis added). Here, your appeal does not allege any basis to support the allegation that password restrictions or restricted record access does not meet the statutory threshold for bypassing clerical staff.

Here, certain records can only be accessed by specific officials or staff, and thus the Township was required to use three different hourly rates because those rates represent the lowest-paid employee “capable” of locating the specific records. For example, the Township Treasurer’s hourly rate was used to calculate the portion of the fee that corresponds with the time spent by the Township Treasurer to locate records that only he is “capable” of accessing or locating (due to password restrictions, records being stored on local devices, etc.). Accordingly, this portion of your FOIA fees is upheld.

Additionally, if a public body does not employ a person capable of separating and deleting exempt information from non-exempt information, it may charge for necessary contracted labor so long as it clearly notes the name of the contracted person or firm on the detailed cost itemization. MCL 15.234(1)(b). The FOIA does not state or require that attorney review must be limited to material requiring privilege determinations, as claimed in your appeal. Rather, the FOIA allows for fees to be charged for an attorney review for “the separating and deleting of exempt information from nonexempt information.” MCL 15.234(1)(b)

The plain language of the statute allows the Township’s FOIA’s coordinator to determine, on a case-by-case basis, whether the Township employs an individual capable of separating and deleting exempt information from non-exempt information for a particular FOIA request. MCL 15.234(1)(b). The Township strives to ensure that each request is properly processed and thus requires legal counsel to review the collected responsive records for the appropriate redactions and exemptions so that no document is improperly withheld or redacted. Accordingly, the hourly rates used in your FOIA fee calculations are upheld.

II. *The Township’s response time falls within the statutory range and has not been improperly delayed.*

You allege that the Township issued these fee determinations after the December 8, 2025, Township Board meeting packet was released, preventing your appeal from appearing on the December agenda, thus pushing the Board’s review and FOIA fulfillment into January 2026.

MCL 15.240(2) states that the head of a public body must take action within 10 business days after receiving an appeal, and the appeal is not considered received until the first regularly scheduled meeting. Thus, your appeal was not considered received under the statute until December 8, 2025. Further, MCL 15.240(2) states that the head of a public body must take action within 10 business days after receiving an appeal, in this case December 8, 2025. An extension to respond to your appeal was issued to you on December 11, 2025. This was well within the 10-day timeline. The Township may also issue a 10-business day extension on an appeal. MCL 15.240a.

Thus, in order to adequately address and process your appeal by reviewing and examining each of the four distinct requests and the responsive records they yielded, the Township was required to issue an extension.

Lastly, in order to align the issuance of an appeal determination with the next regular board meeting, you stipulated in an email sent to you on December 15, 2025, that the timeline would be extended an extra three days (from January 9, 2026 to January 12, 2026) so that the Board could make its determination at the next regular meeting.

Thus, there has been no improper delay in the timeline as the Township's response falls within the statutory deadlines imposed within the FOIA, and you stipulated to receiving an appeal determination on January 12, 2026.

III. The FOIA fees imposed by the Township did not charge for any records that were made available to the public, including records that were within the December 8, 2025, Township Board Packet.

In an email sent by you on December 11, 2025 (**Enclosure #2**), you wished to amend your appeal to allege that “[e]mails responsive to this request had already been compiled, reviewed, and organized for inclusion in the December 8 board packet, which was publicly released the same day my appeal was submitted” and thus you were improperly charged for those records.

However, **you were not charged for any records that were made available to the public**, such as “[e]mails sent to the Township from members of the public or organizations showing support or opposition.” **You were charged for the time it took to search and locate responsive records that were not made available to the public**; as well as the time it took multiple Township officials and staff to search through their personal and password protected emails and accounts to find “[e]mails sent from Township accounts that discuss, characterize, forward, or summarize support or opposition”, “any email attachments”, and “any internal emails among Township accounts that discuss the volume, nature, or handling of supportive or oppositional emails.”

Further, you were not charged for the costs of redacting documents responsive to this request that may have been previously redacted for other purposes as the FOIA states that “[a] public body shall not charge for labor directly associated with redaction under section 14 if it knows or has reason to know that it previously redacted the public record in question and the redacted version is still in the public body's possession.” MCL 15.234(b). For this specific request, the cost itemization you received includes the time it took the lowest-paid employee capable of reviewing the records to redact any information subject to FOIA exemptions that had not previously been redacted. MCL 15.243(1).

Please be assured that the Township is dedicated to ensuring all responsive records have been disclosed and all FOIA fees have been properly calculated pursuant to MCL 15.234. We hope that this appeal determination helps explain the basis for your final FOIA fees for each request.

Since your appeals have been denied, you have the right to seek judicial review of this decision, as stated in Section 10 of the FOIA. If you seek judicial review and prevail in whole or in part, the Court may award you reasonable attorney fees, costs, disbursements, or other actual, compensatory, or punitive damages. The Township's FOIA Procedures and Guidelines, Written Public Summary, and related FOIA documents are available at no cost at the following link: <https://www.howelltownshipmi.org/community/forms>

Sincerely,

Mike Coddington

Howell Township Supervisor
On behalf of the Howell Township Board
3525 Byron Road
Howell, MI 48855
Phone (517) 546 2817

Enclosures:

- (1) Marhofer FOIA Appeal
- (2) Marhofer "Amended" FOIA Appeal
- (3) Certification of Fee Calculation

Enclosure #3

CERTIFICATION OF FEE CALCULATION

I hereby certify that the statements in this FOIA fee appeal determination are accurate to the best of my ability and knowledge and that the fees have been calculated in compliance with the Township's publicly available FOIA Procedures and Guidelines and MCL 15.234

Mike Coddington

Supervisor, Township of Howell

On behalf of the Howell Township Board

Date

ENCLOSURE I



Outlook

FOIA Fee Appeal – Excessive Fees, Discrepancies From Original Estimates, Duplicate Billing, and Statutory Violations

From Personal [REDACTED]

Date Thu 12/4/2025 9:35 PM

To Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; supervisor@howelltownshipmi.org <supervisor@howelltownshipmi.org>; treasurer@howelltownshipmi.org <treasurer@howelltownshipmi.org>
Cc Sophia Youssif <syoussif@fsbrlaw.com>

6 attachments (10 MB)

MEG ASSESSING.pdf; MEG MARHOEFER REQ.pdf; Marhofer FOIA Response Support-Opposition.pdf; Marhofer FOIA Response Assessor Tax Emails.pdf; FOIA Response (Marhofer)(11.12.25).pdf; FOIA Response (Marhofer)(11.13.25).pdf;

Dear Howell Township FOIA Coordinator and Township Board Members,

I am submitting this as a formal FOIA fee appeal under MCL 15.240a for the following requests:

- Assessor School-Finance Communications (11/13/25)
- Support/Opposition Communications (11/11/25)
- NDA-Related Communications (11/11/25)
- Signed NDAs (11/12/25)

After reviewing the final fee calculations, I am appealing the charges due to significant discrepancies between the Township's original written estimates and the final invoices, duplicate billing for identical searches, and the Township's failure to use the lowest-paid capable employee as required under FOIA.

Request for Forwarding to All Board Members

Because trustee email addresses are not listed on the Township's website, I am formally requesting that this appeal be forwarded in full to every member of the Howell Township Board.

Under MCL 15.240a, only the head of the public body—the Township Board—may decide a fee appeal. Board members must receive this appeal in order to fulfill their statutory obligation.

Please confirm in writing that this appeal has been distributed to all trustees.

1. Original estimates projected minimal labor; final invoices inflated time by hundreds of percent.

The Township's written estimates (contained in MEG MARHOEFER REQ.pdf and MEG ASSESSING.pdf) projected:

- 0.5–1.5 hours for search
- 0.5–1.0 hours for redaction
- Deposits ranging from \$27.44 to \$200.00

The final invoices instead billed:

- 4–8 hours of search time per FOIA
- 1–3 hours of attorney review
- Total fees between \$221.64 and \$580.68

These increases lack factual justification and do not meet FOIA's requirement that fees reflect only labor "reasonably necessary" to fulfill a request.

The Township must provide a specific explanation for these drastic inflations or revise the fees accordingly.

2. The Township performed identical searches across multiple FOIAs but billed full labor each time.

All four FOIAs required searching the same accounts:

- Supervisor
- Treasurer/Administrator
- Clerk/Deputy Clerk
- Assessor
- Planning/Zoning
- FOIA inbox

Despite this overlap, the Township billed full search time separately for each request.

FOIA does not allow repetitive billing for the same search work.

I request a consolidated labor calculation and removal of all duplicate search time.

3. Improper use of higher-wage employees and extensive attorney labor.

The original estimates priced labor at \$28.72/hr (the lowest-paid capable employee).

The final invoices used:

- \$48.96/hr
- \$36/hr
- Attorney rate of \$74.88/hr

The Township justified this by claiming certain messages were “password protected,” which is not a FOIA exemption and does not justify bypassing clerical staff.

Attorney review must be limited to material requiring privilege determinations. The invoices reflect broad and unnecessary attorney involvement that contradicts the original estimates.

A recalculation using the lowest-paid capable employee, as required by MCL 15.234(1), is necessary.

4. Large discrepancies violate FOIA's requirement for good-faith estimates.

The Township's original estimates represented a fraction of the final costs.

Fee increases of 300–500 percent indicate that:

- Estimates were not prepared in good faith, or
- Final charges include unnecessary or duplicative labor

Either scenario violates FOIA's fee provisions.

5. Timing of the response effectively delays the FOIA by one month.

The Township issued these fee determinations after the December 8 Board meeting packet was released, preventing this appeal from appearing on the December agenda.

This procedural timing pushes Board review—and therefore FOIA fulfillment—into January.

FOIA does not allow a public body to delay access to records through agenda timing or procedural barriers.

Requested Actions

I request that the Township Board:

1. Consolidate overlapping searches across all four FOIAs
2. Recalculate fees using the lowest-paid capable employee
3. Remove duplicative and unnecessary attorney labor
4. Revise fees to reflect only work reasonably necessary under MCL 15.234
5. Provide a written response within the statutory timeline (10 business days, or one 10-day extension)
6. Confirm forwarding of this appeal to all Board members

Please confirm receipt of this appeal.

Under MCL 15.240a, this appeal must be transmitted to the Board immediately and processed regardless of agenda timing.

Sincerely,
Meg Marhofer

[REDACTED]
3363 Byron Rd

Howell, MI 48855

ENCLOSURE 2

From: [Personal](#)
To: [Sophia Youssif](#)
Cc: [Howell Township Clerk](#); [Township Supervisor Howell](#); [Howell Township Treasurer](#); [Howell Township Deputy Clerk](#); [Trent Cunningham](#); [Christopher Patterson](#)
Subject: Re: FOIA Fee Appeal – Excessive Fees, Discrepancies From Original Estimates, Duplicate Billing, and Statutory Violations
Date: Thursday, December 11, 2025 10:21:30 AM

You don't often get email from marhoferm@gmail.com. [Learn why this is important](#)

Mr. Cunningham,

For clarity as the Township prepares its appeal determination for the January 9 Board meeting, I want to specify the issues that are now part of my FOIA fee appeal.

My appeal challenges the fees for the following requests, including the original estimated fee, the deposit I actually paid, the final fee later quoted by the Township's attorney, and the remaining balance now being claimed:

- Assessor School-Finance Communications (11/13/25)
 - Deposit paid: \$189.96
 - Original estimated fee: \$379.92
 - Final fee quoted: \$468.30
 - Remaining balance claimed: \$278.34
- Support and Opposition Communications (11/11/25)
 - Deposit paid: \$201.04
 - Original estimated fee: \$402.08
 - Final fee quoted: \$580.68
 - Remaining balance claimed: \$379.64
- NDA-Related Communications (11/11/25)
 - Deposit paid: \$50.00
 - Original estimated fee: \$100.00
 - Final fee quoted: \$221.64
 - Remaining balance claimed: \$171.64

- Signed NDAs (11/12/25)
 - Deposit paid: \$57.44
 - Original estimated fee: \$84.80
 - Final fee quoted: \$231.36
 - Remaining balance claimed: \$173.92

In addition, I am formally amending my appeal for the Support and Opposition Communications request based on a material fact that was not known to me when I filed the original appeal:

The emails responsive to this request had already been compiled, reviewed, and organized for inclusion in the December 8 Board packet, which was publicly released the same day my appeal was submitted.

Because that compilation already existed, the labor charges billed to me for locating, reviewing, and separating those emails do not reflect the “actual incremental cost” permitted under MCL 15.234(1). FOIA does not allow a public body to charge a requester for work that was already completed for another purpose, nor for records that are already publicly available.

Accordingly, the issues that must be addressed in the Township’s January 9 appeal determination include:

1. Whether the labor charges for the Support and Opposition request are permissible under FOIA given that the records were already compiled for the December 8 packet.
2. Whether any portion of the charged labor reflects duplicative work.
3. Whether a reduction or refund is required to bring the fee into compliance with FOIA’s cost standards.
4. Whether the fees for the remaining requests comply with FOIA, including:
 - the allowable labor categories and rates,
 - reasonable time estimates, and
 - whether any tasks billed were clerical rather than skilled labor.

Please include this clarification as part of my pending FOIA fee appeal record.

Respectfully,

Meg Marhofer





Re: FOIA request - confidentiality records

From Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Date Fri 11/21/2025 12:54 PM

To Personal [REDACTED]; Howell Township Clerk <clerk@howelltownshipmi.org>

1 attachment (168 KB)

Extension Confidentiality Records.pdf;

Ms. Marhofer,

Your deposit has been received for your FOIA request that was submitted on November 13, 2025.

Please see attached for you extension letter.

Thank you,

Tanya Davidson

Deputy Clerk

deputyclerk@howelltownshipmi.org

517-546-2817 ext. 105

Office Hours -

Monday through Thursday - 8:00 am to 5:00 pm

CLOSED - FRIDAY and ALL Legal Holidays

From: Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Sent: Thursday, November 13, 2025 10:23 AM

To: Personal [REDACTED]; Howell Township Clerk <clerk@howelltownshipmi.org>

Subject: Re: FOIA request - confidentiality records

Ms Marhofer,

Are you withdrawing your previous FOIA request that included information regarding copies of any and all Nondisclosure Agreements (NDAs), confidentiality agreements, or similar documents signed or executed by any Howell Township official, employee, consultant, or contractor in connection with the proposed data center project (also referred to as Project Peninsula or Randee LLC) during the period January 1, 2025 through November 6, 2025.

If so, you will need you to state in writing that you are withdrawing that particular FOIA request.

Thank you,

Tanya Davidson

Deputy Clerk

deputyclerk@howelltownshipmi.org

517-546-2817 ext. 105

Office Hours -

Monday through Thursday - 8:00 am to 5:00 pm

CLOSED - FRIDAY and ALL Legal Holidays

From: Personal [REDACTED]

Sent: Wednesday, November 12, 2025 6:34 AM

To: Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>

Subject: FOIA request - confidentiality records

Dear Howell Township FOIA Coordinator,

This is a new request under the Michigan Freedom of Information Act, MCL 15.231 et seq.

This request is separate from my prior FOIA submitted on 11/11/2025, which sought copies of any signed or executed nondisclosure or confidentiality agreements related to the proposed data center project.

This new request does not seek the NDAs themselves or any agreements previously requested.

Records Requested:

Please provide electronic copies of all records, emails, attachments, notes, and correspondence that reference, discuss, or relate to any nondisclosure or confidentiality agreements concerning the proposed data center project (also referred to as Project Peninsula or Randee LLC) during the period January 1, 2024, through present.

This includes, but is not limited to:

1. Communications among or between any Township officials, employees, consultants, or contractors referencing an NDA, confidentiality clause, or the need to keep information "confidential" or "proprietary."
2. Communications with any outside entities (including DTE Energy, Stantec Consulting Michigan, Inc., Randee LLC, Project Peninsula, or property owners Ryan Van Gilder) referencing or discussing confidentiality or nondisclosure obligations.
3. Any correspondence with or from the Township Attorney, or other legal counsel, providing advice or guidance regarding NDAs or confidentiality related to the data center project.

4. Any internal discussions or notes reflecting how the existence or terms of an NDA might affect public disclosure, board discussion, or compliance with the Open Meetings Act or Freedom of Information Act.

Format & Delivery:

Please provide records electronically by email as searchable PDFs or native files (MSG, DOCX, XLSX, etc.) when available.

If any records are withheld, please identify the specific statutory exemption and release all reasonably segregable portions as required under MCL 15.244.

Sincerely,

Meg Marhofer

3363 Byron rd

Howell mi 48855

A solid black rectangular box used to redact a signature.



Re: FOIA Request - Emails in support or opposition

From Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Date Fri 11/21/2025 12:57 PM

To Meg Marhofer [REDACTED]; Howell Township Clerk <clerk@howelltownshipmi.org>

1 attachment (168 KB)

Extension Emails in Support or Opposition.pdf;

Ms. Marhofer,

Your deposit has been received for your FOIA request that was submitted on November 11, 2025.

Please see attached for you extension letter.

Thank you,

Tanya Davidson

Deputy Clerk

deputyclerk@howelltownshipmi.org

517-546-2817 ext. 105

Office Hours -

Monday through Thursday - 8:00 am to 5:00 pm

CLOSED - FRIDAY and ALL Legal Holidays

From: Meg Marhofer [REDACTED]

Sent: Tuesday, November 11, 2025 6:41 AM

To: Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Deputy Clerk

<deputyclerk@howelltownshipmi.org>

Subject: FOIA Request - Emails in support or opposition

Hello,

This is a request for public records under Michigan's Freedom of Information Act, MCL 15.231 et seq.

Requester:

Meg Marhofer

3363 Byron Rd, Howell, MI 48855

Records Requested

Please provide electronic copies of all emails that express support for or opposition to the proposed data center, sent to or from any Howell Township email account (elected officials, appointed officials, employees, and general inboxes), from September 23, 2025 through the date you run the search.

Include:

- Emails sent to the Township from members of the public or organizations showing support or opposition.
- Emails sent from Township accounts that discuss, characterize, forward, or summarize support or opposition.
- Any email attachments.
- Any internal emails among Township accounts that discuss the volume, nature, or handling of supportive or oppositional emails.

Custodians and Locations to Search

Search all Township email accounts for: Supervisor, Treasurer, Clerk, Trustees, Manager/Administrator, Planner and planning staff, Assessing, Building, Zoning, FOIA, and any shared or “info@” style inboxes used for public contact.

Search Instructions

Use reasonable search strings such as: “data center,” “datacenter,” “hyperscale,” “rezon*,” “R/T,” “RT,” “technology park,” the developer’s or property owner’s names if known, and subject line words like “support,” “oppose,” “against,” “for,” “in favor,” “petition,” “referendum,” “recall.” If the Township uses tags or rules to sort public comment emails, include those.

Format

Provide emails as searchable PDFs with full headers and metadata preserved. Include attachments in their native formats.

Fees and Delivery

Email delivery is preferred. If estimated fees exceed \$50, provide a written itemized estimate before proceeding. If any portion is denied or redacted, please cite the specific statutory exemption.

Please produce records on a rolling basis as they are ready.

Thank you,

Meg Marhofer

A solid black rectangular box used to redact a signature.



Re: FOIA Request - Assessor Tax Emails

From Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Date Fri 11/21/2025 1:00 PM

To Meg Marhofer [REDACTED]; Howell Township Clerk <clerk@howelltownshipmi.org>

1 attachment (168 KB)

Extension Assessor Tax Emails.pdf;

Ms. Marhofer,

Your deposit has been received for your FOIA request that was submitted on November 11, 2025.

Please see attached for you extension letter.

Thank you,

Tanya Davidson

Deputy Clerk

deputyclerk@howelltownshipmi.org

517-546-2817 ext. 105

Office Hours -

Monday through Thursday - 8:00 am to 5:00 pm

CLOSED - FRIDAY and ALL Legal Holidays

From: Meg Marhofer [REDACTED]

Sent: Tuesday, November 11, 2025 6:40 AM

To: Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Deputy Clerk

<deputyclerk@howelltownshipmi.org>

Subject: FOIA Request - Assessor Tax Emails

Hello,

This is a request for public records under Michigan's Freedom of Information Act, MCL 15.231 et seq.

Requester:

Meg Marhofer

3363 Byron Rd, Howell, MI 48855

Records Requested

Please provide electronic copies of all emails to or from the Howell Township Assessor or assessing staff that discuss school taxes or related school-finance topics, from August 1, 2025 through the date you run the search.

Scope

Include emails where any of the below appear in the subject, body, or attachments, or are reasonably reflected in the thread:

- “school taxes,” “School Aid Fund,” “foundation allowance,” “state foundation,” “per-pupil,” “18 mills,” “non-homestead,” “6 mill state education tax,” “SET,” “hold harmless,” “ISD,” “intermediate school district,” “community college millage”
- “off-formula,” “out of formula,” “in-formula,” “formula status,” “cup and saucer,” “saucer and cup,” “headlee,” “Proposal A,” “Prop A”
- “L-4029,” “millage rate,” “rollback,” “Truth in Taxation,” “SEV,” “TV,” “taxable value,” “ad valorem,” “Renaissance Zone”
- Development-linked tax tools: “PA 198,” “IFT,” “industrial facilities tax,” “abatement,” “TIF,” “tax increment financing,” “LDFA,” “DDA,” “Brownfield”
- Any instructions, requests, or talking points directing how the Assessor should describe school tax impacts to the public or boards

Custodians and Locations to Search

- Assessor and all assessing staff accounts
- Any supervisors or managers who corresponded with assessing on these topics
- Include communications to or from outside parties on these topics, such as school officials, MEDC, DTE, developers, consultants, attorneys, or residents

Include

- All email threads and all attachments in native format

- Drafts that were shared by email
- Any forwarding notes and metadata

Format

Provide emails as native MSG or PST if available, or as searchable PDFs with full headers and metadata preserved. Include attachments in native format.

Fees and Delivery

Email delivery is preferred. If estimated fees exceed \$50, provide a written itemized estimate before proceeding. If any portion is denied or redacted, please cite the specific statutory exemption.

Please produce records on a rolling basis as they are ready.

Thank you,

Meg Marhofer

[REDACTED]



Re: FOIA Request - NDA's

From Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Date Fri 11/21/2025 12:52 PM

To Meg Marhofer [REDACTED]

Cc Howell Township Clerk <clerk@howelltownshipmi.org>

1 attachment (168 KB)

Extension - NDA's.pdf;

Ms. Marhofer,

Your deposit has been received for your FOIA request that was submitted on November 11, 2025.

Please see attached for you extension letter.

Thank you,

Tanya Davidson

Deputy Clerk

deputyclerk@howelltownshipmi.org

517-546-2817 ext. 105

Office Hours

Monday through Thursday - 8:00 am to 5:00 pm

CLOSED - FRIDAY and ALL Legal Holidays

From: Meg Marhofer [REDACTED]

Sent: Tuesday, November 11, 2025 6:39 AM

To: Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>

Subject: FOIA Request - NDA's

Hello,

This is a request for public records under the Michigan Freedom of Information Act (MCL 15.231 et seq.).

Requester:

Meg Marhofer

Records Requested:

Please provide electronic copies of any and all Nondisclosure Agreements (NDAs), confidentiality agreements, or similar documents signed or executed by any Howell Township official, employee, consultant, or contractor in connection with the proposed data center project (also referred to as Project Peninsula or Randee LLC) during the period January 1, 2025 through November 6, 2025.

This request includes, but is not limited to:

- Agreements with or involving DTE Energy, Stantec Consulting Michigan, Inc., Randee LLC, Project Peninsula, or property owner Ryan Van Gilder.
- Any NDA or confidentiality agreement signed by or binding upon Supervisor Mike Coddington, Treasurer/Zoning Administrator Jonathan Hohenstein, Assessor Brent Kilpela, or any other Township representative.
- Any related correspondence or transmittal emails attaching or referencing such NDAs.

Format & Delivery:

Please provide records electronically by email as searchable PDFs or native files (DOCX, XLSX, MSG, etc.) when available.

If no responsive records exist, please confirm that in writing. If certain portions are exempt, please release all reasonably segregable portions of any record and identify the specific statutory exemption claimed for any redactions or withholdings, as required under MCL 15.244.

Thank you for your prompt attention to this request. Please confirm receipt and the date by which the Township expects to respond.

Fees and Delivery

Email delivery is preferred. If estimated fees exceed \$50, provide a written itemized estimate before proceeding. If any portion is denied or redacted, please cite the specific statutory exemption.

Thank you,
Meg Marhofer
[REDACTED]

9A

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-	22	300	003	Date	10-3-2025
Applicant Name					William McCririe	
					1015 E. Main, Brighton, MI 48116	
Phone		Fax		Email		
Property Owner Name						
Phone		Fax		Email		

Current Zoning Classification AR Proposed Zoning Classification IFZ
Existing Use Vacant house and outbuildings Proposed Use Flex Industrial

Requested change in Ordinance / Zoning Map:
Ag. Residential 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

Willie McNamee

Subscribed and sworn to before me

This 14th day of October, 2025

Julia Morga

Notary Public Juli 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.



County is 'LIV - Livingston County'
Found 5000 results in 0.08 seconds.

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-	22	300	042	Date	10-3-2025
Applicant Name	William McCirrie			Applicant Address	1015 E. Main, Brighton, MI 48116
Phone	[REDACTED]			Fax	[REDACTED]
Email	[REDACTED]				
Property Owner Name	William McCirrie				
Phone	[REDACTED]			Fax	[REDACTED]
Email	[REDACTED]				

Current Zoning Classification	RSC	Proposed Zoning Classification	IFZ
Existing Use	Vacant	Proposed Use	Flex Industrial
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 10/24/25

Printed Name William McCain

Subscribed and sworn to before me

This 14th day of October, 2025

Juli A. Morga
Notary Public

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.

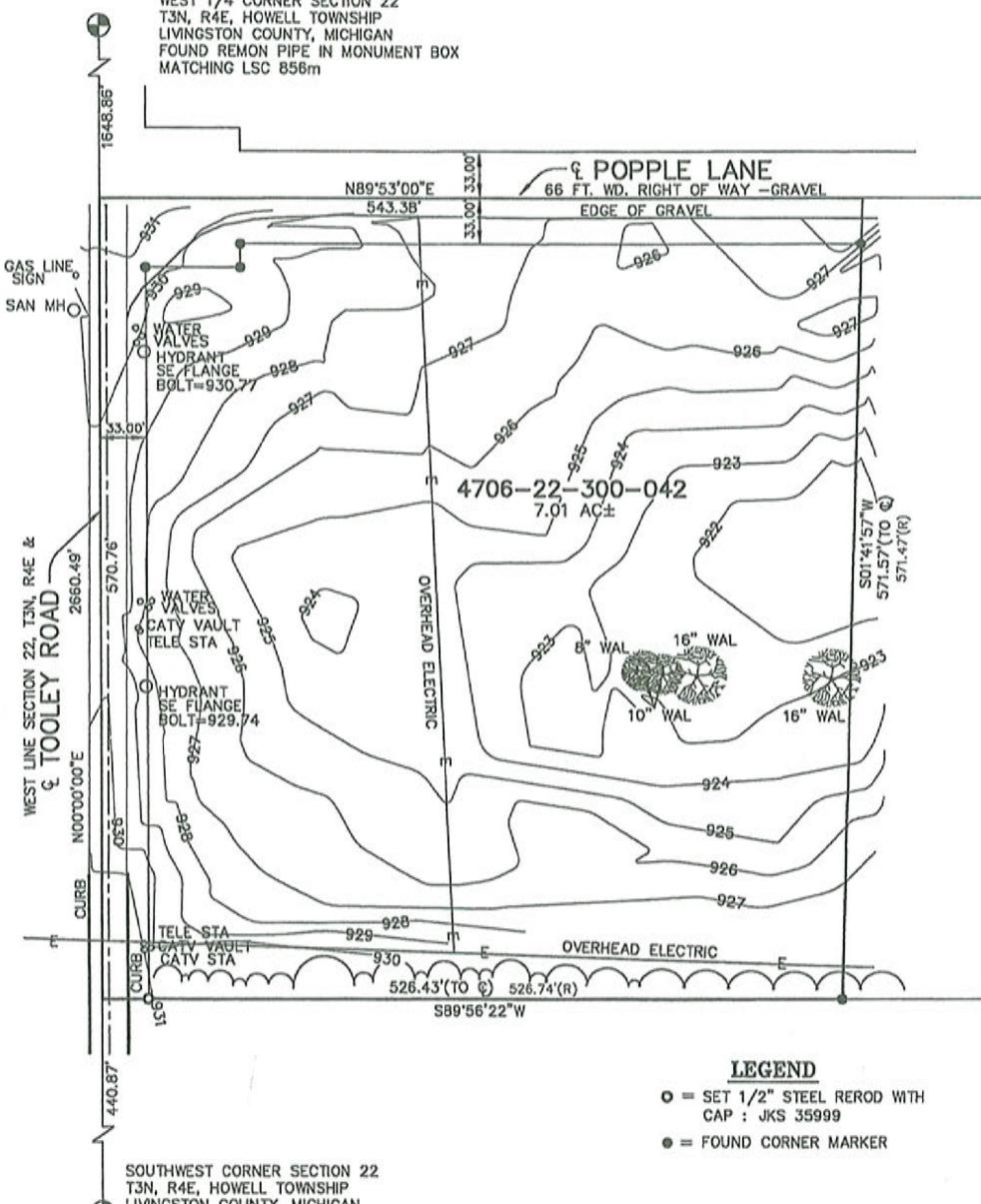
By enabling this transition, the Township can:

- 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

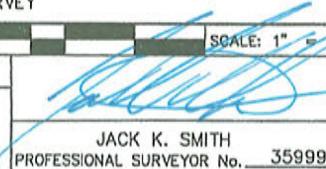
WEST 1/4 CORNER SECTION 22
T3N, R4E, HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
FOUND REMON PIPE IN MONUMENT BOX
MATCHING LSC 856m



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'	 JACK K. SMITH PROFESSIONAL SURVEYOR No. 35999
SECTION: 22	TOWN: 3 NORTH	RANGE: 4 EAST	
HOWELL TOWNSHIP LIVINGSTON COUNTY, MICHIGAN			 STATE OF MICHIGAN JACK K. SMITH PROFESSIONAL SURVEYOR No. 35999 LICENSED PROFESSIONAL SURVEYOR
DATE: 09-09-2020	CREW: JKS		
BOOK NO. 218 PG 74	COMP: JKS		
	DRAWN: JKS		
SHEET 1 OF 2	REV:		

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.

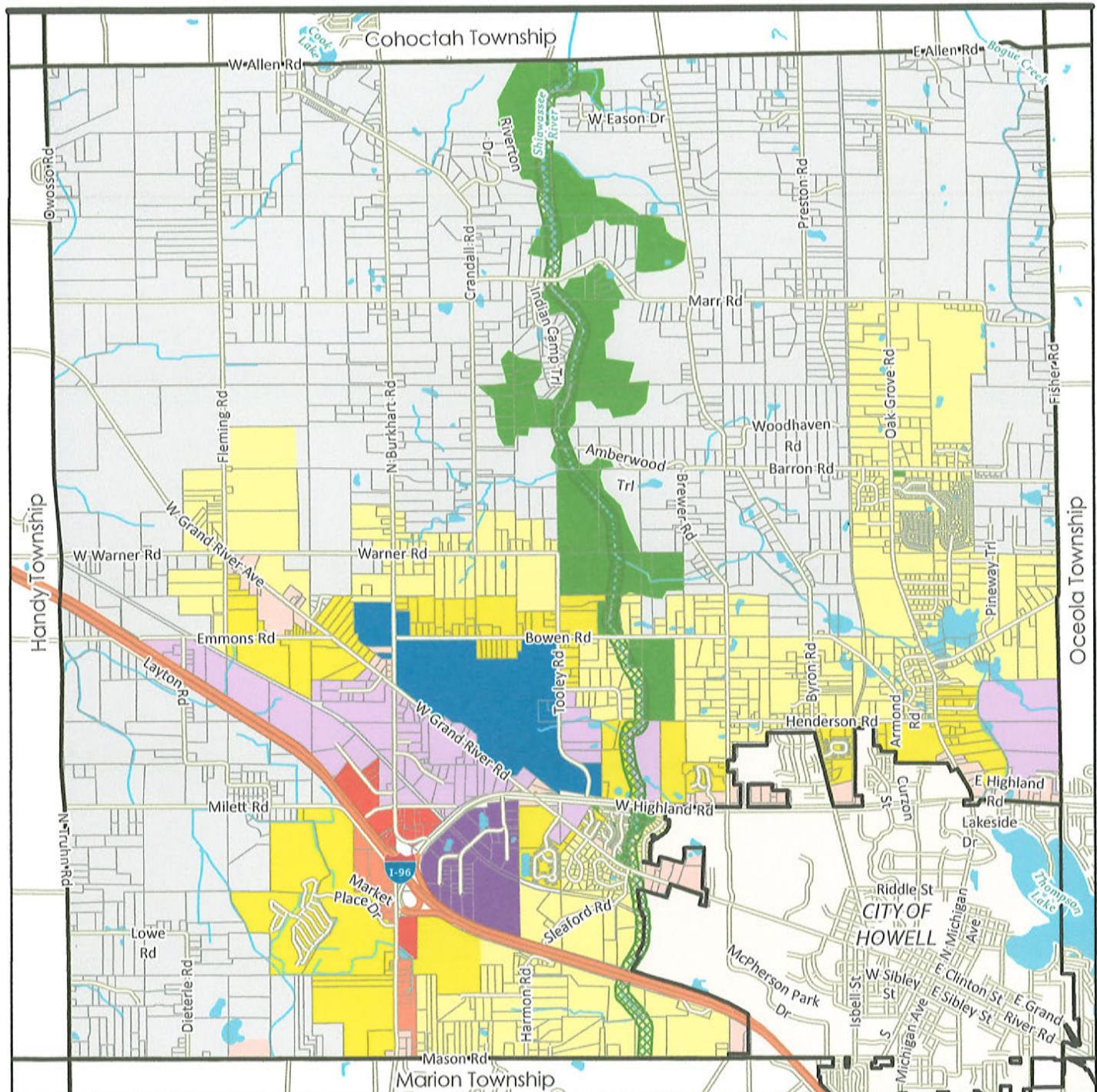
CLIENT: PRESTON TECHNOLOGY	
SECTION: 22 TOWN: 3 NORTH RANGE: 4 EAST	
HOWELL TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	
DATE: 09-09-2020	CREW: JKS
BOOK NO. 218 PG 74	COMP: JKS
SHEET 2 OF 2	DRAWN: JKS REV:

[Handwritten signature over the table]

JACK K. SMITH
PROFESSIONAL SURVEYOR No. 35999

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

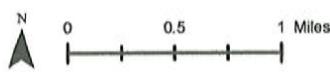
STATE OF MICHIGAN
LICENSED PROFESSIONAL SURVEYOR
No. 35999



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

Future Land Use

Howell Township
Livingston County, Michigan





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
	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

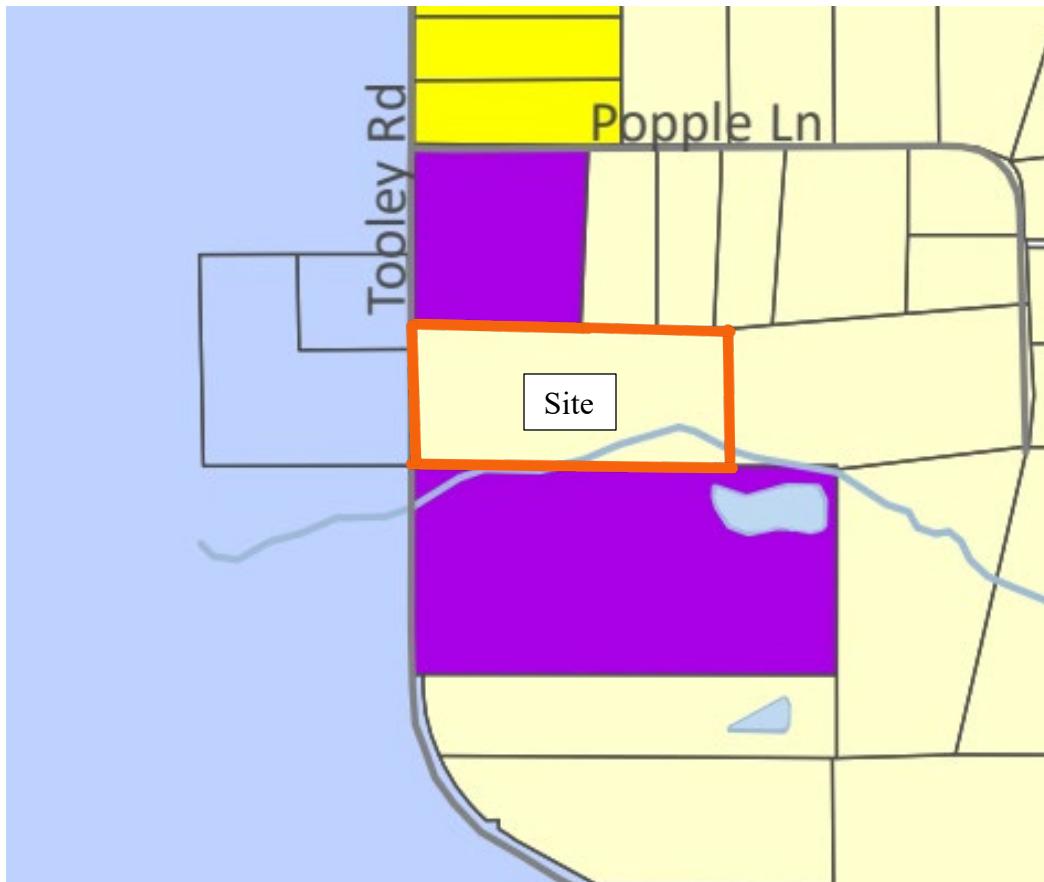


Figure 3. Future Land Use Map



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.

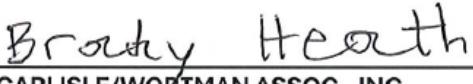
The proposed rezoning would be better suited for the area because it aligns with the policies and uses proposed in the Master Plan. Currently there is a vacant house with a few outbuildings on the site with industrial uses to the south and west. With the Livingston County Airport across the street from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

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
November 18, 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 Lolloi	Commissioner

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Township Planner Brady Heath, Applicant William McCirie 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 Spaulding, **Second** by Boal, **“To approve.”** Motion carried.

APPROVAL OF THE MEETING MINUTES:

October 28, 2025

Motion by Stanley, **Second** by Spaulding, **“To approve.”** Motion carried.

CALL TO THE PUBLIC

Lauren Prevenda, 930 Gulley Rd- Spoke on Data Center moratorium

Kristin Dennison, 7196 Manor Ln- Spoke on Data Center moratorium

Mary Motto, 780 Henderson Rd- Spoke on Data Center moratorium

Charles Smith, 5136 Fleming Rd- Spoke on opposition to Data Center and moratorium

Maryann Barker, 8849 Antcliff- Spoke on Data Center moratorium

Mark Mannisto, 2330 Tooley Rd- Spoke on opposition to rezoning on Tooley Rd and opposition to Data Center

Breanne Green, 240 Penobscot- Spoke on appreciation of the Planning Commission Board

Michael Markley, 6383 Birch Meadow Ln- Spoke on opposition to Data Center

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Township Board meeting was rescheduled to Thursday November 20th.

ORDINANCE VIOLATION REPORT:

Report in packet. Vice Chair Spaulding questioned appeal process of 4141 W. Grand River for removing the house but leaving the barn and when the project including Justice Fence would be on the agenda for Planning Commission to review.

SCHEDULED PUBLIC HEARINGS:

A. William McCririe, to Rezone vacant land on Tooley Rd, PC2025-24, Parcel # 4706-22-300-042 from Regional Service Commercial (RSC) to Industrial Flex Zone (IFZ). **Motion** by Newstead, **Second** by Boal, **“To open the public hearing.”** Motion carried. Applicant William McCririe spoke on rezoning both properties, preserving the house at 2050 Tooley if he is able to, as well as keeping some of the other stone structures on the property but eliminating the barn. He would like to do something with the property that would have less intense impactful use and lower traffic volume. Water retention, light pollution and buffers would be taken into consideration when applying for Site Plan approval. Vice Chair Spaulding spoke on conditional rezoning. Township Planner Heath gave an overview and answered questions on both properties and their potential rezoning is consistent with policies and uses of the Master Plan and Future Land Use Map. Chairman Williams questioned restrictions of what businesses can be put in Industrial Flex Zone with residents bordering those parcels. Planner Heath reviewed permitted uses for Industrial Flex Zone and Regional Service Residential. Discussion followed.

Matt Hall, 2071 Tooley Rd- Spoke on opposition to rezoning

Ray Noble, 2798 Popple Ln- Spoke on rezoning and concerns with the roads

Debbie Mannisto, 2330 Tooley Rd- Spoke on applicants lack of transparency

Ted Kempffer, 2634 Popple Ln- Spoke on opposition to rezoning

Tim Beaubien, 4408 Ellis Rd- Spoke on opposition to rezoning

Paul Johnson, 2750 Popple Ln- Spoke on opposition to rezoning

Chris Wetzel, 390 Natanna Dr- Spoke on opposition to rezoning

Maureen Heikkonen, 3356 Kneeland Circle- Spoke on living next to an Industrial Park and opposition to Rezoning

Connie Johnson, 2750 Popple Ln- Spoke on opposition to rezoning

Mike Williams, 2929 Popple Ln- Spoke on opposition to rezoning

Ellen Schwartz, 2071 Tooley Ln- Spoke on opposition to rezoning

Patty and George Londy, 2061 Tooley Rd- Spoke on opposition to rezoning

Kristin Dennison, 7196 Manor Ln- Spoke on opposition to rezoning

Charles Smith, 5136 Fleming Rd- Spoke on opposition to Data Center

Jennifer Kempffer, 2634 Popple Ln- Spoke on opposition to rezoning

Michelle Vecheta, 3252 Warner Rd- Spoke on opposition to rezoning

Dan Bonello, 3531 Warner Rd- Spoke on rezoning

Chairman Williams and Board Representative Boal abstained from voting due to conflicts of interest.

Motion by Spaulding, **Second** by Stanley, “**To close the public hearing.**” Motion carried.

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

B. William McCririe, to Rezone 2050 Tooley Rd, PC2025-25, Parcel # 4706-22-300-003 from Agricultural Residential (AR) to Industrial Flex Zone (IFZ)- **Motion** by Spaulding, **Second** by Newstead, “**To open the public hearing for agenda item 10B to rezone 2050 Tooley Rd parcel 2025-25, or parcel 4706-22-300-003 from (AR) Agricultural Residential to Industrial Flex Zone.**” Motion carried.

Mark Mannisto, 2330 Tooley Rd- Spoke on opposition to rezoning

Ray Noble- Spoke on the farmhouse, water flow and screening of private properties

Charles Smith, 5136 Fleming Rd- Questioned the height of buildings allowed

Tim Beaubien, 4408 Fleming Rd - Spoke on rezoning

Motion by Newstead, **Second** by Spaulding, “**To close the public hearing for 10B.**” Motion carried. **Motion** by Spaulding, **Second** by Lollo, “**To approve the rezoning request for the applicant for PC2025-24 on parcel # 4706-22-300-042 from Regional Service Commercial to Industrial Flex Zone as well as Planning Commission 2025-25 Parcel 4706-22-300-003 from Agricultural Residential to Industrial Flex Zone.**” Motion denied 2-2.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

Board Representative Boal requested discussion of the moratorium on Data Centers. Vice Chair Williams spoke on a six-month moratorium. Vice Chair Spaulding spoke regarding agenda procedures of the Planning Commission and Township Board. Discussion followed.

OLD BUSINESS:

None

NEW BUSINESS:

None

CALL TO THE PUBLIC:

Lauren Prebenda, 930 Gulley Rd- Spoke on moratorium for the Data Center

Charles Smith, 5136 Fleming Rd- Spoke on vacant 354-acre parcel on Fleming Rd. and opposition to Data Center

Alisa Recker, 7171 Manor Ln- Spoke on her letter of interest submitted to the Township to apply for the vacant Planning Commission seat

Maureen Heikkinen- Spoke on revision of the Township Master Plan

Cory Alchin, 800 Sleaford Rd - Spoke on opposition to Data Center and moratorium

ADJOURNMENT:

Motion by Newstead, **Second** by Stanley, **“To adjourn.”** Motion carried. The meeting was adjourned at 8:50 P.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary



Livingston County Department of Planning

December 18, 2025

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

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Re: Planning Commission Review of Rezonings Z-40-25 and Z-41-25

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, December 17, 2025, and reviewed the rezoning requests detailed above. The County Planning Commissioners made the following recommendations:

Z-40-25 **Approval.** The proposed rezoning from RSC (Regional Service Commercial) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Master Plan. Future development of the parcel should include mitigation efforts to protect the nearby residential land uses.

Z-41-25 **Approval.** The proposed rezoning from AR (Agricultural Residential) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Master Plan. Howell Township should mitigate any land use conflicts between the proposed rezoning and the nearby residential land uses through development regulations found in the Township Zoning Ordinance.

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

Sincerely,
Scott Barb

Scott Barb

sb

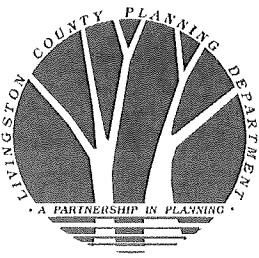
Enclosures

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

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
<http://www.livgov.com>

Meeting minutes and agendas are available at:
<https://milivcounty.gov/planning/commission/>



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, December 17, 2025 – 6:30 p.m.

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

Agenda

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP
Principal Planner

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – December 17, 2025
5. Approval of Meeting Minutes – November 19, 2025
6. Call to the Public
7. Zoning Reviews
 - A. PA-02-25 Handy Township PA 116 Agreement, R&D Hamlin LLC, Sections 19 & 28
 - B. PA-03-25 Handy Township PA 116 Agreement, Hamlin Farms LLC, Section 31
 - C. Z-40-25 Howell Township Rezoning, Section 22, RSC to IFZ
 - D. Z-41-25 Howell Township Rezoning, Section 22, AR to IFZ
 - E. Z-42-25 Brighton Township Rezoning, Section 18, R-2 to PUD Residential
 - F. Z-43-25 Tyrone Township Text Amendments, Section 21.55 Medical Marijuana Caregiver Operations
 - G. Z-44-25 Hamburg Township Rezoning, Section 26 RA to PPRF
 - H. Z-45-25 Conway Township Text Amendments, Section 6.23 Airports, Camping as Accessory Use
 - I. Z-46-25 Marion Township Text Amendments, Various Sections, Assorted Private Road Amendments
8. Old Business:
9. New Business:
 - A. Department presentation
10. Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

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



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



Web Site
<https://milivecounty.gov/planning/>

DRAFT
LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES
County Administration Building
304 E. Grand River Avenue
Howell, Michigan
DECEMBER 17, 2025
6:30 p.m.

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	Matt Ikle Bill Call Paul Funk	Margaret Burkholder Kevin Galbraith Chuck Wright
COMMISSIONERS ABSENT:	Dennis Bowdoin	
STAFF PRESENT:	Scott Barb Rob Stanford Martha Haglund Abby Carrigan	
OTHERS PRESENT:	Various members of the public spoke, and names have been attached on the sign in sheet.	

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

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO APPROVE THE AMENDED
AGENDA, DATED DECEMBER 17, 2026, SECONDED BY COMMISSIONER GALBRAITH.**

All in favor, motion passed 6-0

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

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES
DATED NOVEMBER 19, 2025, SECONDED BY COMMISSIONER BURKHOLDER.**

All in favor, Motion passed 6-0

6. **CALL TO THE PUBLIC:**

Kristen Dennison, Cohoctah Township: Commented on the Draft County Master Plan though the plan contradicts between its goals and projected growth. Stated the data center section needs revisions.

Dan Bonello, Howell Township: Commented on the Draft County Master Plan, had concerns about the secondary growth area on the proposed Future Land Use Map.

Lauren Prebenda, Oceola Township: Commented on the County Draft Master Plan, concerned about secondary growth area along Grand River and Fleming. Stated there should be an Agriculture Preservation Area on the proposed Future Land Use Map.

Breanne Green, Marion Township: Commented on the County Draft Master Plan, thanked the commission on their hard work on the plan. She had concerns about the high-impact data centers use on resources and there needs to be stronger language in the data center section of the draft plan.

Charles Smith, Howell Township: Commented on the County Draft Master Plan, had concerns about the loss of farmland and diminishing of quality of life.

Patricia Murphy, Howell Township: Commented on the County Draft Master Plan, had concerns about the data center in the draft plan, does not think the data center section belongs in the infrastructure categorization.

7. ZONING REVIEWS:

A. PA-02-25: HANDY TOWNSHIP

PA 116 FARMLAND AND OPEN SPACE AGREEMENT

SECTIONS 19 AND 28

R&D HAMLIN LLC.

Section: Handy Township: Sections 19 & 28

Acreage: 148 Acres

Applicant: R&D Hamlin

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

Public Comment: None

Commissioner Discussion: None.

Commission Action:

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

Motion passed: 6-0

B. PA-03-25: HANDY TOWNSHIP

PA 116 FARMLAND AND OPEN SPACE AGREEMENT

SECTION 31

HAMLIN FARMS LLC

Section: Handy Township: Section 31

Acreage: 51 Acres

Applicant: Hamlin Farms LLC.

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

Public Comment: None

Commissioner Discussion: None.

Commission Action:

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

Motion passed: 6-0

**C. Z-40-25: HOWELL TOWNSHIP REZONING
RSC REGIONAL SERVICE COMMERCIAL TO (IFZ) INDUSTRIAL FLEX ZONE
SECTION 22.**

Current Zoning: Regional Service Commercial (RSC)

Proposed Zoning: Industrial Flex Zone (IFZ)

Section: 22

Township Recommendation: Action on the proposed rezoning failed at the November 18, 2025, public hearing after a 2-2 tie, with 2 township commissioners abstaining from the vote. Comments for and against the proposed rezoning were heard at the public hearing.

Staff Recommendation: The proposed rezoning from RSC (Regional Service Commercial) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Comprehensive Plan. Future development of the parcel should include mitigation efforts due to the nearby residential land uses.

Commissioner Discussion: Commissioner Funk asked about the township planning commission vote.

Public Comments:

Bill McCirrie (applicant) spoke on behalf of the proposed rezoning.

Raymond Randall, Howell Township: An adjacent landowner, and is concerned about water management and road maintenance.

Tonya Johnson, Howell Township: An adjacent landowner, concerned about increased cost with road maintenance and increase in impervious surfaces.

Paul Johnson, Howell Township: An adjacent landowner, concerned the project will decrease property values, safety and traffic issues should be considered, also concerned with environmental pollution in the area.

Debbie Mannisto, Howell Township: An adjacent landowner, concerned about lack of transparency from applicants, past traffic issues, road maintenance, and concerned for surrounding landowners.

Matt Hall, Howell Township: An adjacent landowner, concerned about property values, he is opposed to rezoning, concerned about water management.

Charles Smith, Howell Township: Concerned about emergency services and navigation of private road in the development.

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

Motion passed: 4-2

COMMISSIONERS FUNK AND GALBRAITH OPPOSED

D. Z-41-25: HOWELL TOWNSHIP REZONING
AR AGRICULTURAL RESIDENTIAL TO (IFZ) INDUSTRIAL FLEX ZONE
SECTION 22.

Current Zoning: Agricultural Residential (AR)

Proposed Zoning: Industrial Flex Zone (IFZ)

Section: 22

Township Recommendation: Action on the proposed rezoning failed at the November 18, 2025, public hearing after a 2-2 tie, with 2 township commissioners abstaining from the vote. Comments for and against the proposed rezoning were heard at the public hearing.

Staff Recommendation: The proposed rezoning from AR (Agricultural Residential) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Comprehensive Plan. Howell Township should consider mitigating any potential land use conflicts of the proposed rezoning with the nearby residential land uses when development of the parcel is implemented.

Commissioner Discussion: Commissioner Funk asked about uses in the Agricultural district and Industrial Flex Zone.

Public Comments:

Mark Mastisto, Howell Township: An adjacent landowner, concerned about water management, concerned about the intended use of the property. He would prefer houses on the lot and is opposed to the rezoning.

Charles Smith, Howell Township: Had a question about the rezoning process.

Debbie Mannisto, Howell Township: An adjacent landowner, concerned about property values and transparency of the project, homeowners should be involved in rezoning process. She is opposed to the rezoning.

Ellen Swartz, Howell Township: An adjacent landowner, concerned about neighbor investment and their property values, light pollution and size of development.

Matt Hall, Howell Township: An adjacent landowner, concerned about destruction of rural neighborhood character, Does not believe this area is suited for industrial or residential buildings.

Kristen Dennison, Conway Township: Surrounding uses should be evaluated in the rezonings, concerned about neighborhood character and spot zoning, questioned the intended use.

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

Motion passed: 4-2

COMMISSIONERS FUNK AND GALBRAITH OPPOSED

E. Z-42-25: BRIGHTON CHARTER TOWNSHIP REZONING
R-2 RESIDENTIAL SINGLE FAMILY TO (RPUD) RESIDENTIAL PLANNED UNIT
DEVELOPMENT
SECTION 12.

Current Zoning: Residential Single Family (R-2)

Proposed Zoning: Residential Planned Unit Development (RPUD)

Section: 12

Township Recommendation: Approval. The Brighton Charter Township Planning Commission recommended Approval of this rezoning at its November 10, 2025, Regular Planning Commission Meeting. From the draft PC minutes provided for the November 10th PC meeting, there were a number of public comments noted regarding this proposed rezoning.

Staff Recommendation: Disapproval/ Denial As proposed, this rezoning to PUD does not enhance the quality of development to a satisfactory level of difference as compared to the current zoning designation, which should always be the result when utilizing this planning tool, as intended by the township PUD Ordinance.

Several deficiencies have been identified as to the areas of concern with the proposed rezoning, mainly focusing on the long-term viability and protection of the key existing natural feature associated with this development, that being the quality of the waters of Woodland Lake.

It is suggested and encouraged that the township reconsider the approval of this rezoning as proposed, and in turn, continue to work with the applicant to revise the proposed development plan in a manner that both satisfies both the intended nature of the underlying zoning district (R-2) which is intended to provide predominantly for low-density, single family detached dwellings along with better alignment with the Charter Township's Future Land Use designation of Low-Density Residential development, while incorporating an improved site plan design which allows for more shoreline protection along Woodland Lake (greater buffering) and which significantly reduces impervious surface areas within the development to a level that does not contribute further to the degradation of Woodland Lake. As proposed, the level of planned impervious surface associated with the development counterbalances and nearly completely nullifies the expected beneficial result of any planned open space/natural feature set asides.

Commissioner Discussion: Commissioner Funk questioned the turnaround for emergency access that must service the neighborhood and requests fewer houses due to it being too intense.

Public Comments: Brent Lavanway and Mitch Harris (applicants) presented on the project.

Residents of Woodland Lake spoke in opposition to the project.

Katie Tierney: Concerned about wetlands and density of the project. Also, talked about declining water quality and lack of transparency from applicant.

Dean Guard: Has been HOA president for 31 years. Spoke about declining water quality and that he is not opposed to development but wants it limited to 16 houses like the 1990s plot

Kevin Holloway: Similar projects have been denied in the past. Concerned with traffic and lot sizes.

Kenneth Waite: Spoke about the woodland lake petition against the project-86% of residents opposed. Concerned about traffic and road conditions.

Jane Waite: Concerned about the changing character of the area.

Cheryl Wasilesnki: Concerned about the compliance with the land division act and density of the project. Questioned the water quality reports and she would like to see more drainage studies performed.

Tim Fuller: Concerned about buildability of the project and compatibility with neighborhood.

Russ Hartman: Concerned about storm water discharge.

Cheryl Guard: Concerned about density; there should only be 16 REUs on the site (Residential Equivalent Units)

Lori Hayden: Concerned with water quality, emphasized regional environmental significance, also concerned with impervious surface drainage.

Doug Taylor: Project needs to be compliant with Land Division Act. He is concerned about water quality and storm water management. Environmental concerns with density of project.

Gary Miller: Concerned about water quality especially during the construction process. How will they mitigate wetland disturbance and runoff?

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND DISAPPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.

Motion passed: 5-1,

COMMISSIONER IKLE OPPOSED

**F. Z-43-25: TYRONE TOWNSHIP TEXT AMENDMENTS
SECTION 21.55 MEDICAL MARIJUANA CAREGIVER OPERATIONS**

The Tyrone Township Planning Commission proposes to revise Section 21.55 Medical Marijuana Caregiver Operations of the township zoning ordinance.

Township Recommendation: Approval. The Tyrone Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 11, 2025, Planning Commission Public Hearing.

Staff Recommendation: Disapproval. As noted, the proposed amendments have been thoroughly vetted by township special legal counsel. However, as highlighted in Staff's review, there are several provisions that warrant serious reexamination by the township before any formal approval by the Township Board. There are many questionable provisions that have been found to be largely inconsistent with the guidelines for regulating Medical Marijuana Caregiver Operations as set forth in the State of Michigan Cannabis Regulatory Agency (CRA) Municipal Guide and the Michigan Medical Marijuana Act, Initiated Law 1 of 2008, MCL 333.26421 et seq., as amended, as well as foundational State of Michigan case law as cited in the review, including DeRuiter v. Byron Twp (2020) and Ter Beek v. Wyoming (2014).

Commissioner Discussion: Commissioner Burkholder praised staff work on the ordinance review.

Public Comments: None.

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

Motion passed: 6-0

**G. Z-44-25: HAMBURG TOWNSHIP REZONING
(RA) MEDIUM DENSITY RESIDENTIAL TO (PPRF) PUBLIC & PRIVATE RECREATIONAL
FACILITIES DISTRICT
SECTION 22.**

Current Zoning: Medium Density Residential (RA)

Proposed Zoning: Public & Private Recreational Facilities District (PPRF)

Section: 26

Township Recommendation: Approval. The Hamburg Township Planning Commission recommended approval at their November 19, 2025, meeting. There were no public comments.

Staff Recommendation: Approval. The rezoning has been thoroughly reviewed. The proposed rezoning from Single Family Medium-Density Residential to Public & Private Recreational Facilities District is consistent with Hamburg Township Master Plan.

Commissioner Discussion: Commissioner Funk asked if we were part of the Township's grant process for these parcels.

Public Comments: None.

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

Motion passed 6-0

**H. Z-45-25: CONWAY TOWNSHIP TEXT AMENDMENTS
SECTION 6.23 AIRPORTS: CAMPING AS AN ACCESSORY USE**

The Conway Township Planning Commission proposes to add a new subsection to **Article 6 General and Supplementary Regulations, Section 6.23 Airport, Heliports and Related Uses, as Subsection (E) Accessory Uses**, which pertains to the regulation of short-term airport camping of the township zoning ordinance.

Township Recommendation: Approval. The Tyrone Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 11, 2025, Planning Commission Public Hearing.

Staff Recommendation: Approval with Conditions. regulatory control over aviation-related camping activities. It checks the necessary boxes related to ensuring public health, welfare and safety concerns.

However, as an alternative and for sake of consistency with the current organizational format of the township ordinance, it would be recommended that the township:

1) Allow “Aviation-Related Camping” as an accessory use in the Industrial District, to the permitted use of Airports, heliports, and related uses in this district (refer to Section 6.23), as well as a special use as proposed.

In addition, as a condition for County Planning Commission approval, and directly related to the special use aspect specifically:

2) Relocate this language within Article 13, “Special Land Uses”, Section 13.10 “Site Design Conditions” as a newly added use within this Section (Listed as Subitem “U” in this section).

Thus, not only does this require the potential applicant (in this case the airport/heliport owner/operator, rather than an individual pilot and their associates, as this text could be misinterpreted to mean as proposed) to comply with all provisions of Article 13 (most specifically Section 13.05 “Required Planning Standards and Findings” and Site Plan Review Standards of Article 14, which is required of all special uses), as well as providing the township the opportunity to regulate this unique and special land use activity with consistency as it does so with other unique and special land use activities currently listed in this section, such as “Ag Service Establishments”, “Bed and Breakfast Homestays”, “Home Occupations”, “Child Care Centers”, and “Commercial Recreation”, among others.

This would be a much more logical location for this language and would be more consistent with the process of special use application, review, and decision making in accordance with the current organizational format of the entire township zoning ordinance.

Commissioner Discussion: None.

Public Comments: None.

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER BURKHOLDER.

Motion passed: 6-0

I. Z-46-25: MARION TOWNSHIP TEXT AMENDMENTS VARIOUS SECTIONS PRIVATE ROADS

The Tyrone Township Planning Commission proposes to revise the above referenced sections of the township zoning ordinance, regarding private roads, special use permits and special land uses.

Township Recommendation: Approval. The Marion Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 25, 2025, Planning Commission Public Hearing.

Staff Recommendation: Approval with Conditions.

There are a number of key elements highlighted in the review that need to be fully addressed before the township Board considers final approval. In general, the proposed amendments appear to be reasonable and appropriate. Staff has reviewed the draft standards and confirms the following:

- Requirements align with LCRC and AASHTO best practices.
- The section provides clear applicability rules, reducing interpretation disputes.
- Emergency access requirements are strengthened.
- Drainage, slope, and structural requirements reflect current engineering practice.

In particular, it appears that the newly proposed Section 6.20 Private Roads amendments are consistent with the Livingston County Road Commission (LCRC) private road standards, where applicable. Livingston County Road Commission (LCRC) private road standards focus on safety, emergency access, and proper identification, requiring specific sign posts at intersections with public roads, reflective lettering, and adherence to county-wide address/naming policies. While LCRC sets rules for signs and intersections, local townships (are permitted to develop their own individual specific construction standards (width, drainage, etc.) and maintenance agreements, as private roads usually aren't accepted into public maintenance. Staff would encourage the township to consider implementing all suggested recommendations prior to final approval by the Township Board. Additionally, if this hasn't occurred already, Staff would encourage and recommend that the township provide these amendments to the Township Engineer for their review and recommendation prior to final approval by the Township Board.

Commissioner Discussion: None.

Public Comments: Jim Anderson Marion Twp Planning Commission: Spoke on the background of the proposed amendments and commended staff on the thorough review.

Public Comments: None.

Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed: 6-0

8. OLD BUSINESS:

9. NEW BUSINESS:

A. Department Presentation: Recognition of Principal Planner, Rob Stanford for 25 years working with at Livingston County and has been instrumental numerous planning initiatives and is an outstanding Planning Professional.

10. REPORTS:

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: Laura Prebenda and Breanne Green spoke about data centers and would like to meet with staff regarding the Draft 2026 Master Plan.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 10:02 PM, SECONDED BY COMMISSIONER BURKOLDER.

Motion passed: 6-0

Livingston County Planning Commission: SIGN-IN

Please note that signing this attendance sheet is strictly voluntary, but you may be asked to identify yourself should you desire to speak at the meeting.



Name	Township/City/Village	Agenda Item of Interest
Auby Harvey	Howell	
Lin Arezzo	Brighton Twp.	
GARY MITTER SR	Brighton Twp.	
Breanne Green	Marion Twp	
Tim Anderson	Marion Twp	
Rodney Bouse	Howell Twp	
Andre Jon-fel	Brighton Twp	
Donna McGill	Howell Twp	
Sandra Martwick	Howell Twp	
Denie Perksola	Howell Twp	
Paul Johnson	Howell Twp	
Connie Johnson	Howell Twp	
Tony Laabach	Brighton Twp	
Vaylene Laabach	Brighton Twp	
Tim Fuller	" "	
CHARLES SMITH	Howell Twp	
Lonie Haydn	Bright Twp	
Ray Miller	Marion Twp	

Livingston County Planning Commission: SIGN-IN

Please note that signing this attendance sheet is strictly voluntary, but you may be asked to identify yourself should you desire to speak at the meeting.



Name	Township/City/Village	Agenda Item of Interest
DARLENE ADAMS	HOWELL/HOWELL	
PAM ADAMS	HOWELL	NO DATA centers
BILL MCGARRY	BRIGHTON	
KENNETH WHITE	BRIGHTON	REZONING OF R-2 TO PUD -
Kristin Dennison	Cohocton	public comment
KATIE KERBY	BRIGHTON	REZONING OF R-2 TO PUD
SARAH KERBY	BRIGHTON	"
CHARLES JENSKI	BRIGHTON	"
DAN BONELLO	HOWELL	REZONING MASTER PLAN
JANICE BONELLO	HOWELL	proposed rezoning of MASTER plan
CHRIS WATSON	HOWELL	MASTER PLAN
Tim Banc	HOWELL Twp	-
Eric Horn	BRIGHTON Twp	PUD WOODLAND LAKE
Dean Guard	BRIGHTON Twp	PUD woodland lake
Cheryl Guard	"	"
Brent L. Vanway	Boss Eng.	Woodland Lk PUD
Kevin Holloway	BRIGHTON TWP	PUD
Bruce Pawelko	MARION	NO
Lauren Prebenda	OCOKA TOWNSHIP	Master Plan Feedback

Livingston County Planning Commission: SIGN-IN

Please note that signing this attendance sheet is strictly voluntary, but you may be asked to identify yourself should you desire to speak at the meeting.



Name	Township/City/Village	Agenda Item of Interest
Miss Harmon	Brighton	Z-42-25
Lynn Romain	Howell Twp	Howell Twp Master Plan
Beth O'Neil	Brighton Twp	development near Woodland Lake
Allen Romain	Howell Twp	MASTER PLAN
Dawn Brackham	Coopersburg Twp	Master plan rezoning
Edmund Brackham	" "	Master plan
Lisa Kozakiewicz	Concord	rezoning
Patricia Murphy	OCEOLA	Rezoning
Melinda Kent Fausch	BRIGHTON	Rezone - Harris
Reginald Pulsen	BRIGHTON	REZONE
Noelle Vian	BRIGHTON	Woodland LK Development
Pam Pratt	Brighton	Woodland Lake

Livingston County Planning Commission: SIGN-IN

Please note that signing this attendance sheet is strictly voluntary, but you may be asked to identify yourself should you desire to speak at the meeting.



Name	Township/City/Village	Agenda Item of Interest
Debbie mannist	Howey Township	Tooley Rd
Mark mannist	" " "	"



LIVINGSTON COUNTY PLANNING DEPARTMENT REZONING REQUEST

CASE NUMBER:

Z-40-25

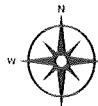
COUNTY CASE NUMBER:	Z-40-25	TOWNSHIP:	Howell Township
REPORT DATE:	December 10, 2025	SECTION NUMBER:	Section 22
STAFF ANALYSIS BY:	Scott Barb	TOTAL ACREAGE:	7.03 acres

APPLICANT / OWNER:	William McCririe
LOCATION:	Vacant lot on Tooley Road
LAND USE:	Current site is vacant

CURRENT ZONING:	REQUESTED ZONING:
RSC – Regional Service Commercial	IFZ - Industrial Flex Zone
PERMITTED/SPECIAL USES (Not all inclusive):	PERMITTED/SPECIAL USES (Not all inclusive):
<u>Permitted:</u> RSC: Retail and service establishments such as supermarkets, department stores, home appliances, real estate, medical clinics, clubs, fraternal organizations, vehicle sales, assembly halls, clothing stores, drug stores, indoor recreation facilities, restaurants, churches, hotels; mini warehouses.	<u>Permitted:</u> IFZ: General office buildings; Educational and training facilities; Warehouses; Retail sales; Car dealerships; Product development; Testing laboratories; Service establishments; Tool & die shops; Machine shops; Light assembly; Other similar uses.
<u>Special:</u> RSC: Automotive gasoline and service stations; drive-in retail; regional shopping centers; commercial kennels.	<u>Special:</u> IFZ: Indoor/outdoor recreation facilities; Water parks; Commercial kennels; Veterinary clinics; Open air businesses; Storage of RV's; Metal products; Professional and scientific instruments and goods; Electrical machinery and components; Supplies for such uses.
Minimum Lot Areas: RSC: 2 acres, 40,000 sq. ft. with water and sewer; IFZ: 2 acres or 40,000 sq. ft with water and sewer.	

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:	ESSENTIAL FACILITIES AND ACCESS:
Action on the proposed rezoning failed at the November 18, 2025, public hearing after a 2-2 tie, with 2 township commissioners abstaining from the vote. Comments for and against the proposed rezoning were heard at the public hearing.	Water: Well Sewer: Septic Access: Property will be accessed via Tooley Road

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:

		Land Use:	Zoning:	Master Plan:
	Subject Site:	Vacant Land	Regional Service Com.	Industrial Flex
	To the North:	Residential	Single Family Residential	Medium Density Residential
	To the East:	Residential	Agricultural Residential	Low Density Residential
	To the South:	Vacant	Agricultural Residential	Industrial Flex
	To the West:	Industrial	Research & Technology	Airport

ENVIRONMENTAL CONDITIONS:

Soils / Topography:	The site is composed of Conover loams with 0 – 2% slopes and Miami loams with 2 – 6% slopes. These soils are considered prime farmland type soils with stability and are not highly erodible.
Wetlands:	The MIDEQ map tool shows no wetlands on the site.
Vegetation:	The parcel is in its natural, undeveloped state.
County Priority Natural Areas:	There are no priority natural areas on the site of the proposed rezoning.

TOWNSHIP MASTER PLAN DESIGNATION:

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

'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. The flexibility of the district is intended to foster economic development, create employment opportunities, and increase tax base by promoting development or redevelopment of land that is adjacent to existing industrial and commercial uses....'

The property is located on Tooley Road, east of the Livingston County Public Safety complex and County Airport. This area of the township is varied with residential to the north and east of the subject site with airport related uses to the west and office/retail located to the south of the proposed rezoning. While existing RSC zoning would provide retail and potential commercial to the area, the township master plan designation of industrial flex would provide a broader range of uses while still complimenting some uses that are prevalent in the RSC District. The Township Master Plan has indicated that industrial flex is the prevalent land use choice for the parcels that lie near the airport related properties to the west. We would concur with the Township's Master Plan designation of Industrial Flex as it complies with the goals and objectives stated in the Howell Township Master Plan and the Howell Township Future Land Use Map.

COUNTY COMPREHENSIVE PLAN:

The 2026 Livingston County Master Plan is currently being drafted. While the document will not direct parcel specific land use decisions, it will define policies that Townships should consider when amending their own future land use maps and plans. An overwhelming theme as the 2026 plan is being drafted was the concern over rural character and how to maintain that character for generations to come. We encourage local governments to make wise land use decisions that will mitigate potential land use conflicts while promoting good governance and land management.

COUNTY PLANNING STAFF COMMENTS:

The applicant is proposing a rezoning from RSC (Regional Service Commercial) to IFZ (Industrial Flex Zone) for the purpose of master plan alignment, and due to the proximity of the parcel, to make it more accommodating for uses found in the IFZ District.

Article 23 of the Howell Township Zoning Ordinance establishes the criteria and factors that are to be considered by the Planning Commission and Township Board when consideration is given to a potential rezoning of land. These four factors are the following (Section 23.02 (D) (5):

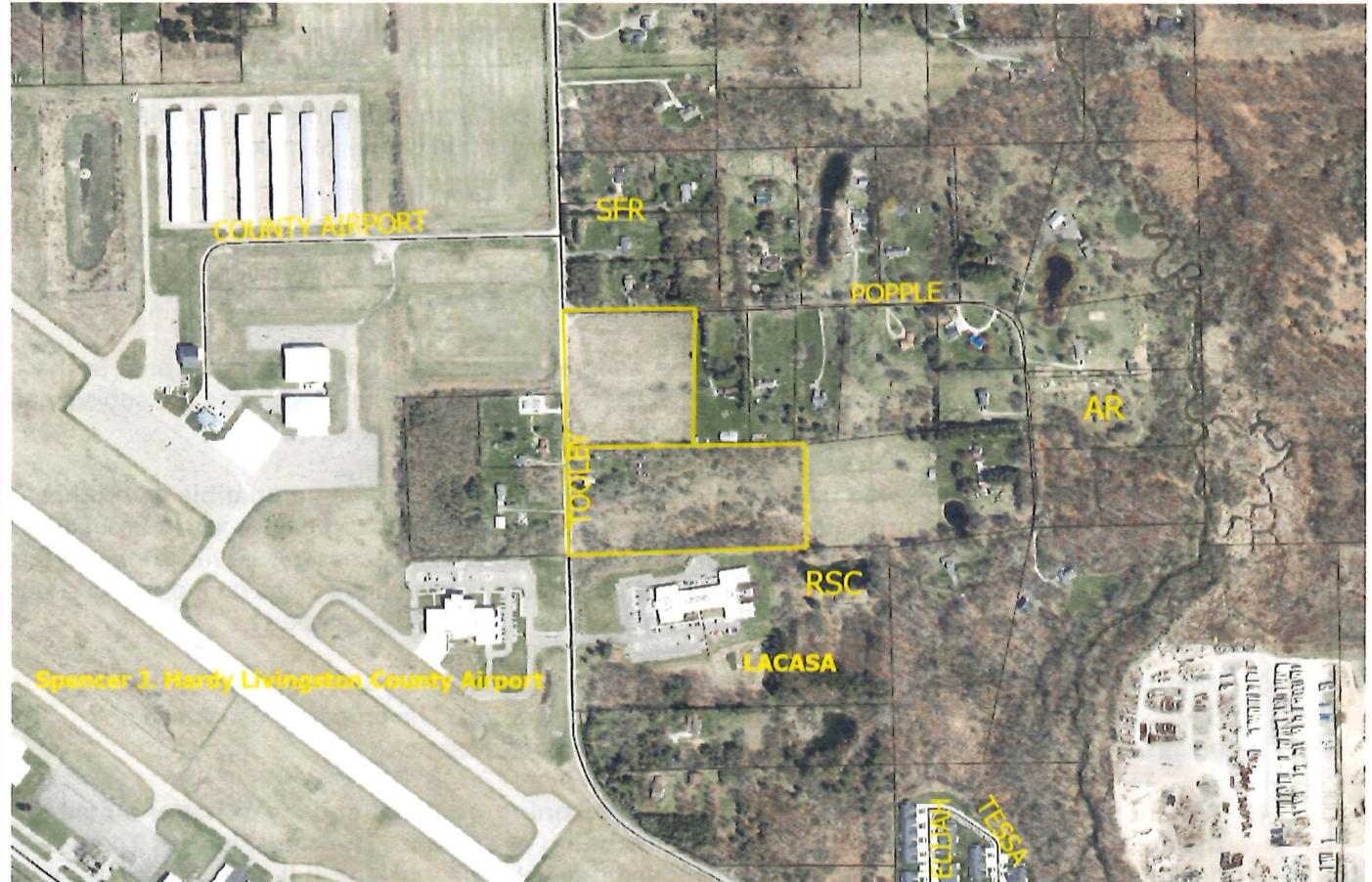
1. **Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.** The Howell Township Master Plan designates the subject parcel as Industrial Flex and is consistent with the Future Land Use map for the Township.
2. **Whether all the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.** The proposed rezoning is compatible with surrounding uses in the area. Uses allowed in the industrial flex zone would not necessarily be more intense than those uses found in regional service commercial. Any future development plans on the parcel should be cognizant of the residential uses to the north and east of the subject property.
3. **Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning.** The proposed use would not adversely affect any public services or facilities that we are aware of.
4. **Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.** The Industrial Flex Zone designation is intended to foster development and redevelopment of land that considers similar uses that would be found in both industrial and commercial zoning designations. As such, we believe the request is equally or better suited as industrial flex rather than regional service commercial.

The subject parcel is master planned as Industrial Flex and shares many of the same development characteristics as other more intense uses found in an RSC zoning district. The Industrial Flex Zone is intended to be compatible with a wide range of uses that include general office, educational facilities, retail and service-related sales, and other lighter industrial uses. We believe the request to rezone to IFZ is appropriate given the proximity to the existing airport related uses and current development trends throughout Howell Township. The proposed rezoning also aligns with the intentions of the Howell Township Master Plan and the Livingston County Master Plan.

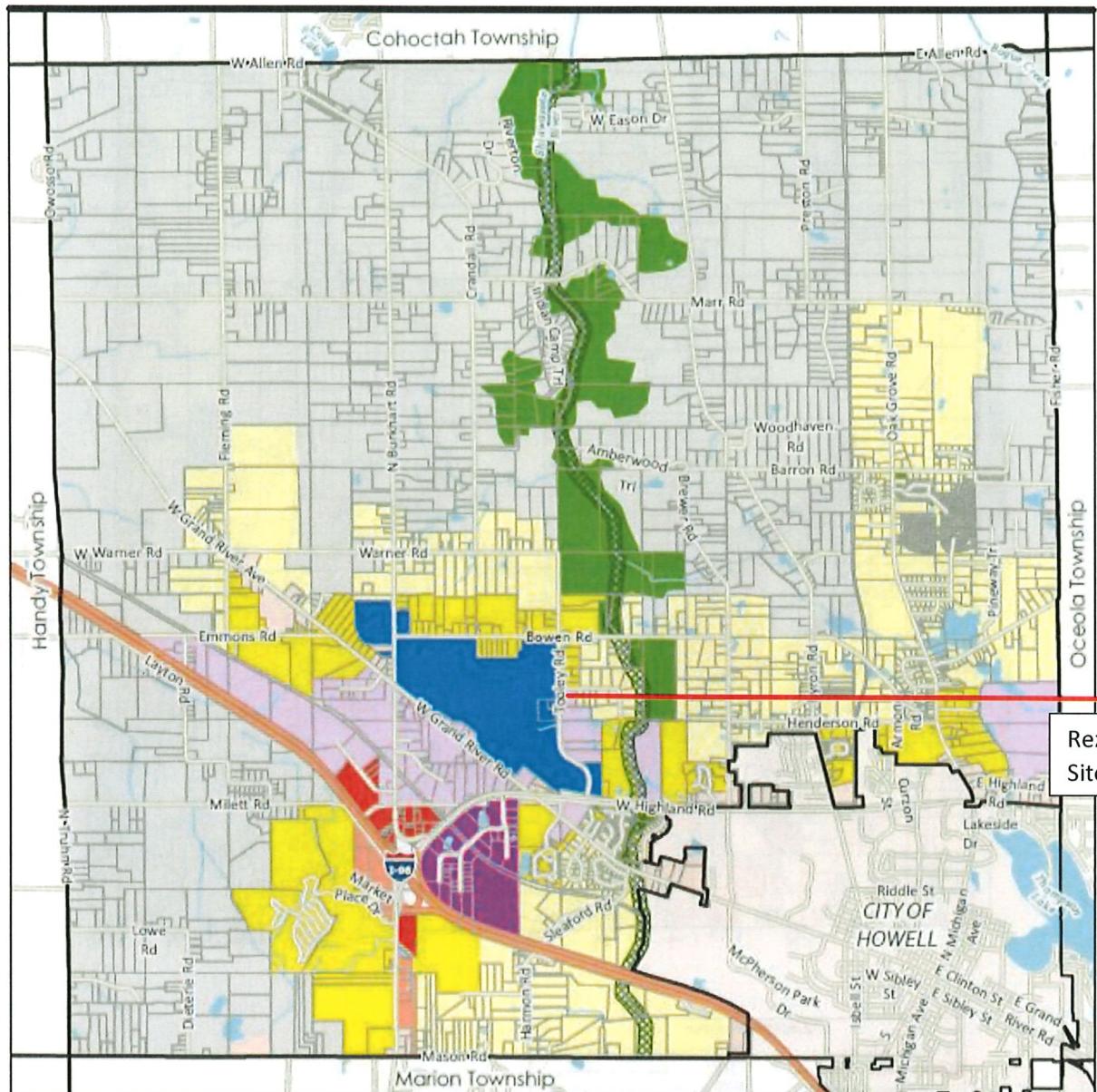
We do recognize the current residential properties to the north and east of the subject sites and recognize that any development of the sites should be carefully evaluated to mitigate any negative effects to nearby homeowners. The Township should consider this factor when evaluating future site plans for the properties.

COUNTY PLANNING STAFF RECOMMENDATION:

The proposed rezoning from RSC (Regional Service Commercial) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Comprehensive Plan. Future development of the parcel should include mitigation efforts due to the nearby residential land uses.

SUBJECT PARCEL AND SURROUNDING AREA

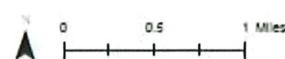
TOWNSHIP FUTURE LAND USE MAP



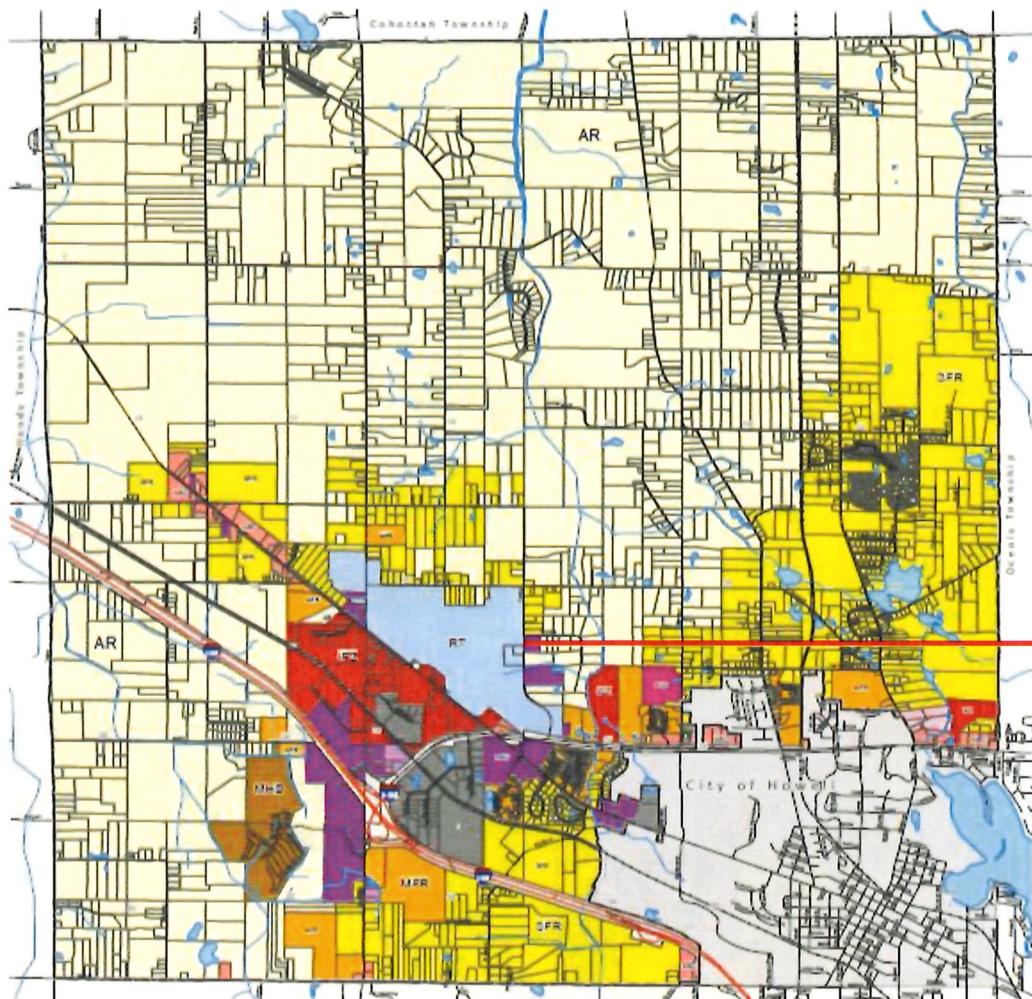
- Agricultural Preservation
- Airport
- Commercial - Local
- Commercial - General
- Commercial - Highway
- Residential - Low Density
- Residential - Medium Density
- Industrial Flex
- Industrial
- Recreation and Preservation
- Shiawassee River 200 foot Overlay

Future Land Use

Howell Township
Livingston County, Michigan



TOWNSHIP ZONING MAP



Zoning Designation

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

CERTIFICATION
 This is to certify that this is the official Zoning Map referred to in the Zoning Ordinance of Howell
 Township, Livingston County, Michigan.
 Township Supervisor Tom Cate Date 12/10/2025
 Township Clerk Tom Cate Date 12/10/2025

ZONING DISTRICTS MAP

Howell Township
 Livingston County

0 0.5 1 2 Miles



UNIVERSITY
 Center Howell Associates, Inc.
 Howell, Michigan



LIVINGSTON COUNTY PLANNING DEPARTMENT REZONING REQUEST

CASE NUMBER:

Z-41-25

COUNTY CASE NUMBER:	Z-41-25	TOWNSHIP:	Howell Township
REPORT DATE:	December 10, 2025	SECTION NUMBER:	Section 22
STAFF ANALYSIS BY:	Scott Barb	TOTAL ACREAGE:	10 acres

APPLICANT / OWNER:	William McCririe/Irene Bailey
LOCATION:	Vacant lot on Tooley Road
LAND USE:	Current site is vacant

CURRENT ZONING:	REQUESTED ZONING:
AR – Agricultural Residential	IFZ - Industrial Flex Zone
PERMITTED/SPECIAL USES (Not all inclusive):	PERMITTED/SPECIAL USES (Not all inclusive):
<u>Permitted:</u> AR: General agriculture; Field crops and livestock production; Greenhouse production; State licensed day care and foster care; Single family farms; Churches; Stables; Other similar uses.	<u>Permitted:</u> IFZ: General office buildings; Educational and training facilities; Warehouses; Retail sales; Car dealerships; Product development; Testing laboratories; Service establishments; Tool & die shops; Machine shops; Light assembly; Other similar uses.
<u>Special:</u> AR: Confined animal feedlots on a minimum of 40 acres; Airports and landing fields; Campgrounds and day camps; Agribusiness; Public and private cemeteries; Other similar special uses.	<u>Special:</u> IFZ: Indoor/outdoor recreation facilities; Water parks; Commercial kennels; Veterinary clinics; Open air businesses; Storage of RV's; Metal products; Professional and scientific instruments and goods; Electrical machinery and components; Supplies for such uses.

Minimum Lot Areas: AR:1 acre; IFZ: 2 acres or 40,000 sq. ft with water and sewer.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:	ESSENTIAL FACILITIES AND ACCESS:
Action on the proposed rezoning failed at the November 18, 2025, public hearing due to a 2-2 tie, with 2 township commissioners abstaining to vote. Public comments for and against the proposed rezoning are noted in the township meeting minutes.	Water: Well Sewer: Septic Access: Property will be accessed via Tooley Road

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:

	Land Use:	Zoning:	Master Plan:
Subject Site:	Vacant Land	Agricultural Residential	Industrial Flex
	To the North: Vacant/Agriculture	Regional Service Commercial	Industrial Flex
	To the East: Agriculture	Agricultural Residential	Low Density Residential
	To the South: LACASA	Regional Service Commercial	Industrial Flex
	To the West: Livingston County Airport	Research & Technology	Airport

ENVIRONMENTAL CONDITIONS:

Soils / Topography:	The site is composed of Conover loams with 0 – 2% slopes and Miami loams with 2 – 6% slopes. These soils are considered prime farmland type soils with stability and are not highly erodible.
Wetlands:	The MIDEQ map tool illustrates no significant wetlands on the site.
Vegetation:	The parcel is in its natural, undeveloped state.
County Priority Natural Areas:	There are no priority natural areas on the site of the proposed rezoning.

TOWNSHIP MASTER PLAN DESIGNATION:

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

'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. The flexibility of the district is intended to foster economic development, create employment opportunities, and increase tax base by promoting development or redevelopment of land that is adjacent to existing industrial and commercial uses....'

This second parcel for rezoning is also located on Tooley Road, east of the Livingston County Airport and Public Safety Complex properties. As mentioned previously with Z-40-25, this is an area that is poised for development of potential industrial flex and service-related uses that could be both regional service and lighter industrial in nature. The Township's Future Land Use Map designates the area as Industrial Flex and the proposed rezoning application mirrors the township master plan's intended goals for this parcel to be rezoned as such. As mentioned during review of Z-40-25, we are cognizant of nearby residential land uses and hope that the Township considers this when future development plans are brought forward in the form of site plan reviews for any proposed developments on the parcel(s).

COUNTY COMPREHENSIVE PLAN:

The 2026 Livingston County Master Plan is currently being drafted. While the document will not direct parcel specific land use decisions, it will define policies that Townships should consider when amending their own future land use maps and plans. An overwhelming theme as the 2026 plan is being drafted was the concern over rural character and how to maintain that character for generations to come. We encourage local governments to make wise land use decisions that will mitigate potential land use conflicts while promoting good governance and land management.

COUNTY PLANNING STAFF COMMENTS:

The applicant is proposing a rezoning from AR (Agricultural Residential) to IFZ (Industrial Flex Zone) for the purpose of aligning the parcel with the future land use intentions of the township. Industrial Flex zoning allows for a broader range of uses for the parcel and provides compatibility with the Future Land Use Map.

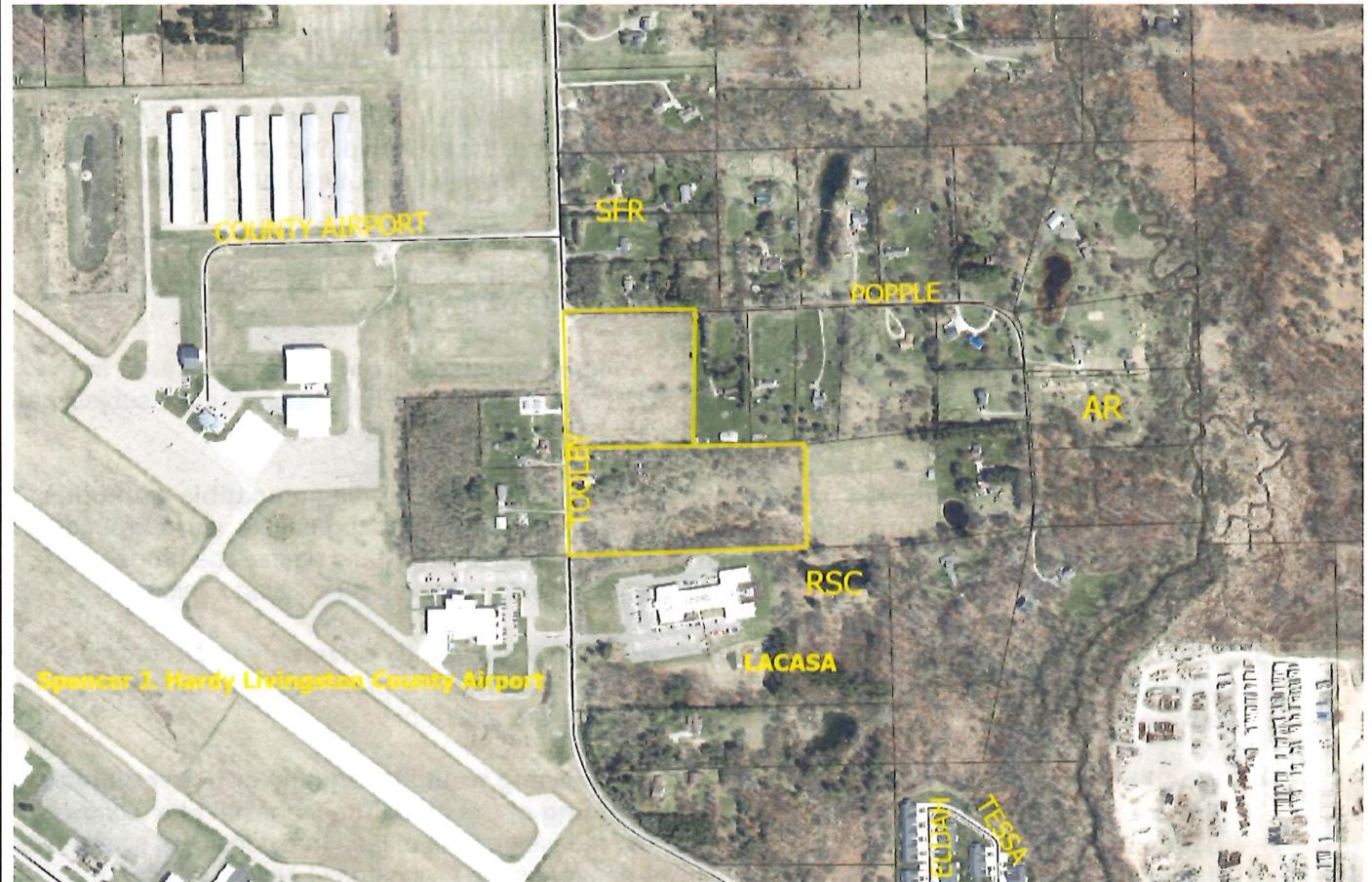
Article 23 of the Howell Township Zoning Ordinance establishes the criteria and factors that are to be considered by the Planning Commission and Township Board when consideration is given to a potential rezoning of land. These four factors are the following (Section 23.02 (D) (5)):

1. **Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.** The Howell Township Master Plan designates the subject parcel as Industrial Flex and is consistent with the Future Land Use map for the Township.
2. **Whether all the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.** The proposed rezoning is compatible with surrounding uses in the area. The uses that are allowed in industrial flex zoning would encourage proper development with a wider range of potential uses that would complement existing zoning.
3. **Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning.** The proposed use would not adversely affect any public services or facilities that we are aware of.
4. **Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.** The Industrial Flex Zone designation is intended to foster development and redevelopment of land that considers similar uses that would be found in areas that are influenced heavily by the Livingston County Airport.

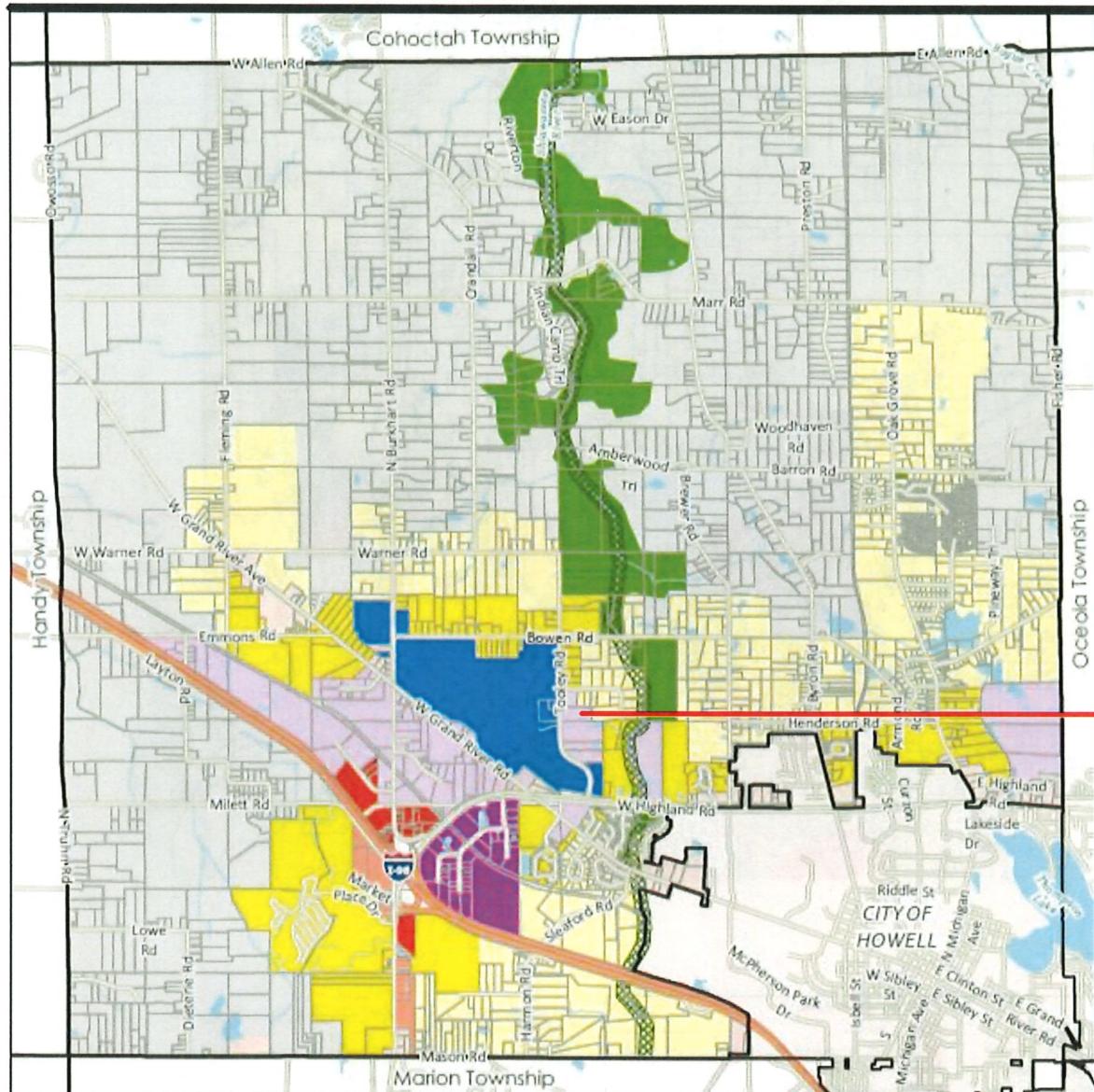
The subject parcel is master planned as Industrial Flex and shares many of the same development characteristics as other more intense uses found in the general area. The Industrial Flex Zone is designed to be compatible for a wide range of uses including outdoor storage, general office, educational, outdoor sales and display, warehousing, contractor buildings and associated storage. The requested rezoning from Agricultural Residential to Industrial Flex is compatible with both the Howell Township Master Plan and the Livingston County Comprehensive Plan. As we mentioned with Z-40-25, it is imperative that the Township carefully evaluate any future development on the parcel and ensure compatibility with nearby residential homes and uses.

COUNTY PLANNING STAFF RECOMMENDATION:

The proposed rezoning from AR (Agricultural Residential) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Comprehensive Plan. Howell Township should consider mitigating any potential land use conflicts of the proposed rezoning with the nearby residential land uses when development of the parcel is implemented.

SUBJECT PARCEL AND SURROUNDING AREA

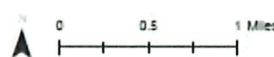
TOWNSHIP FUTURE LAND USE MAP



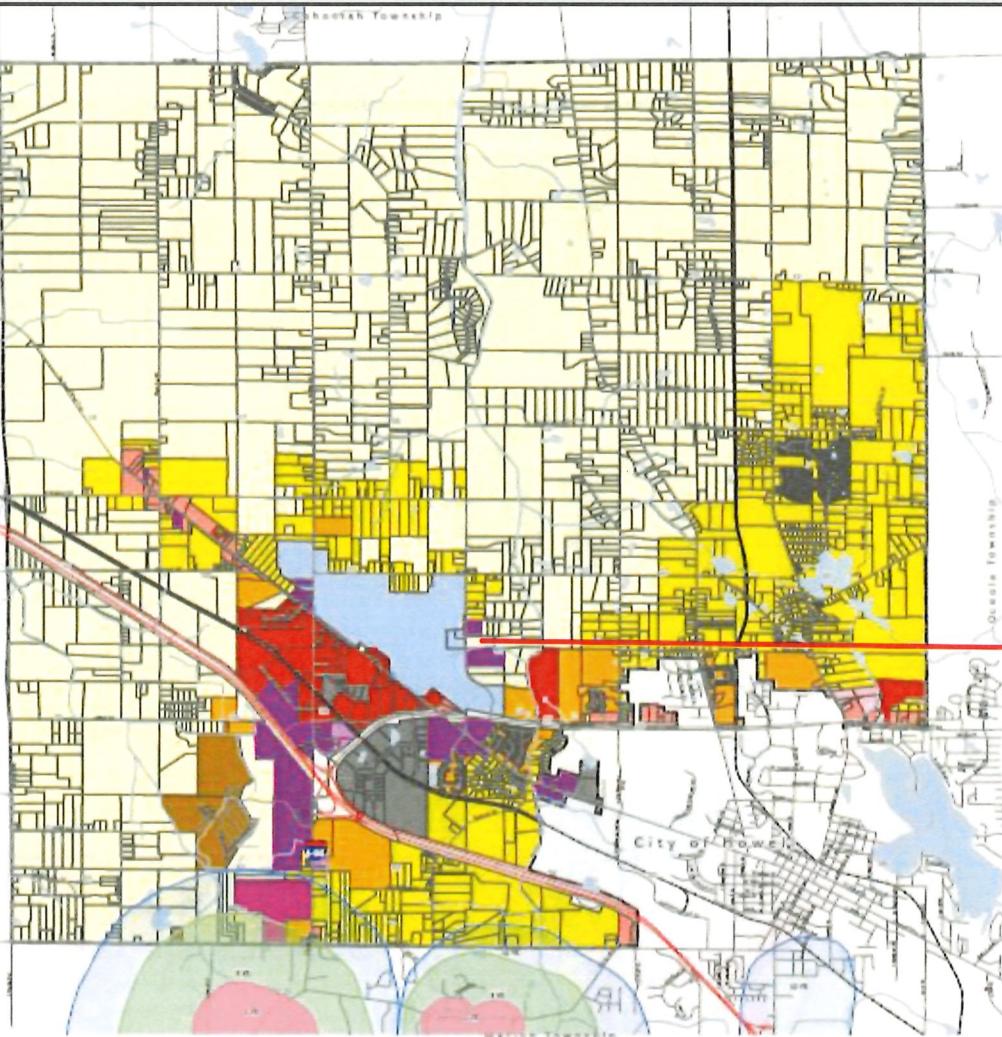
Agricultural Preservation	Residential - Medium Density
Airport	Industrial Flex
Commercial - Local	Industrial
Commercial - General	Recreation and Preservation
Commercial - Highway	Shiawassee River 200 foot Overlay
Residential - Low Density	

Future Land Use

Howell Township
Livingston County, Michigan



TOWNSHIP ZONING MAP



Zoning Designation

Conditional Zoning	Office Service	RF - Research & Technology
RCD - Planned Residential	HO - Neighborhood Service Commercial	Wetland Protection Areas
AR - Agricultural Residential	HSC - Highway Service Commercial	1R
SH - Single Family Residential	HS - Highway Service Residential	2R
MHD - Multiple Family Residential	IR - Industrial Residential	IR
MHD - Residential Housing District	Industrial	Commercial

CERTIFICATION

This is to certify that this is the official Zoning Map referred to in the Zoning Ordinance of Howell Township, Livingston, Michigan.

Township Supervisor *John Furt* Date *6/6/25*

Township Clerk *Leah Adam* Date *6/6/25*

ZONING DISTRICTS MAP

Howell Township
Livingston County

0 0.5 1 2 Miles



Cartographic Associates, Inc.
An Aerial Mapping Company
Since 1984

FW: Rezoning Parcel Nos. 4706-22-300-003 and 4706-22-300-042 (2050 Tooley Road and vacant land off Tooley Road and Popple Lane)

From Howell Township Clerk <clerk@howelltownshipmi.org>
Date Mon 1/5/2026 8:42 AM
To Howell Township Treasurer <treasurer@howelltownshipmi.org>

FYI

From: Vivian Williams [REDACTED]
Sent: Sunday, January 4, 2026 2:43 PM
To: Howell Township Clerk <clerk@howelltownshipmi.org>
Subject: Rezoning Parcel Nos. 4706-22-300-003 and 4706-22-300-042 (2050 Tooley Road and vacant land off Tooley Road and Popple Lane)

Dear Ms. Daus,

I am writing to express concern over rezoning the parcels noted above.

The agricultural residential (AR) property abuts the length of our property to the south and the vacant field abuts the length of our property to the west.

The vacant farmhouse on the AR parcel faces Tooley and has a narrow 10-acre property that stretches behind our home, barn and adjacent properties.

The buffer needed to separate our property from the industrial development behind it would not leave much land for any intended purpose. Currently there are woods blocking our view of Lacasa.

The 7-acre vacant field is directly to our west and across the street to the north is the airport. Rezoning this land for combined use with the land behind our home would create a situation where our home and the other homes on Popple Lane would be pinned in by industry.

The proposed IFZ is being proposed in a residential area that is already saturated by non-residential use. Surrounding residential homes and trees have recently been replaced by luxury apartments off M-59 and Tooley Road and the Lacasa development. Airport expansion (with increased air traffic, including some jets) is also occurring in this residential neighborhood. Let's not forget the EMS across the street off Tooley.

The vacant lot runs along Popple Lane where schoolchildren are picked up and dropped off. This is obviously not ideal for safety reasons.

Howell is expanding its downtown area for the enjoyment of residents and non-residents as well. We still have a small-town feel. People do not come to Howell to visit or live near the beautiful industrial buildings, but the nature, abundant wildlife and family-friendly festivals and culture. Without the trees and fields, wildlife will die and be replaced by industry and its accompanying noise, light and sound pollution.

We need to protect what makes Howell Township special. The proposed rezoning of approximately 17 acres for a non-disclosed industrial use is not suitable for this residential area.

Thank you for your kind consideration.

Vivian and Michael Williams
2929 Popple Lane



Outlook

Fw: Tooley rd meeting

From Howell Township Inspector <inspector@howelltownshipmi.org>

Date Wed 1/7/2026 1:36 PM

To Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

From: Ray Noble [REDACTED]

Sent: Wednesday, January 7, 2026 1:34 PM

To: Howell Township Inspector <inspector@howelltownshipmi.org>

Subject: Tooley rd meeting

I can not show up to the 01/12/26 meeting however I am in favor of the reduction from RSC to the proposed 2 properties being rezoned Thank You Raymond Noble 2798 P0pple Lane

11B

Park and Rec Investments

Vehicle	Amount	Start Date	End Date	Rate	Interest Earned
90 day CD	\$100,000.00	8/27/2024	11/25/2024	1.60%	\$394.52
120 day CD	\$200,000.00	8/27/2024	12/25/2024	1.80%	\$1,183.56
180 Day CD	\$400,000.00	8/27/2024	2/23/2025	4.65%	\$9,172.60
365 Day CD	\$500,000.00	8/27/2024	8/27/2025	4.45%	\$22,250.00
90 Day CD	\$100,000.00	11/25/2024	2/23/2025	4.40%	\$1,084.93
119 Day CD	\$200,000.00	12/30/2024	4/28/2025	4.20%	\$2,738.63
90 Day CD	\$100,000.00	2/25/2025	5/25/2025	4.20%	\$1,058.87
119 Day CD	\$400,000.00	2/25/2025	6/23/2025	4.20%	\$5,477.26
2024-2025 FY Interest Total:					\$43,360.37
119 Day CD	\$200,000.00	4/28/2025	8/25/2025	4.20%	\$2,738.63
119 Day CD	\$100,000.00	5/27/2025	9/23/2025	4.00%	\$1,315.29
119 Day CD	\$400,000.00	6/23/2025	10/20/2025	4.00%	\$5,216.44
119 Day CD	\$200,000.00	8/25/2025	12/22/2025	4.00%	\$2,608.22
119 Day CD	\$500,000.00	8/27/2025	12/24/2025	4.00%	\$6,520.55
119 Day CD	\$100,000.00	9/23/2025	1/20/2026	3.90%	
119 Day CD	\$400,000.00	10/21/2025	2/17/2026	3.90%	
119 Day CD	\$200,000.00	12/22/2025	4/20/2026	3.75%	
119 Day CD	\$500,000.00	12/24/2025	4/22/2026	3.75%	

General Fund Investments

Vehicle	Amount	Start Date	End Date	Rate	Interest Earned
90 Day CD	\$100,000.00	8/27/2024	11/25/2024	1.60%	\$394.52
120 Day CD	\$300,000.00	8/27/2024	12/25/2024	1.80%	\$1,775.34
180 Day CD	\$700,000.00	8/27/2024	2/23/2025	4.65%	\$16,052.05
365 Day CD	\$1,900,000.00	8/27/2024	8/27/2025	4.45%	\$84,550.00
90 Day CD	\$100,000.00	11/25/2024	2/23/2025	4.40%	\$1,084.93
119 Day CD	\$300,000.00	12/30/2024	4/28/2025	4.20%	\$4,107.95
90 Day CD	\$100,000.00	2/25/2025	5/25/2025	4.20%	\$1,058.87
119 Day CD	\$700,000.00	2/25/2025	6/23/2025	4.20%	\$9,585.21
2024-2025 FY Interest Total:					\$118,608.87
119 Day CD	\$300,000.00	4/28/2025	8/25/2025	4.20%	\$4,107.95
119 Day CD	\$100,000.00	5/27/2025	9/23/2025	4.00%	\$1,315.29
119 Day CD	\$700,000.00	6/23/2025	10/20/2025	4.00%	\$9,128.77
119 Day CD	\$300,000.00	8/25/2025	12/22/2025	4.00%	\$3,912.33
119 Day CD	\$900,000.00	8/27/2025	12/24/2025	4.00%	\$11,736.99
119 Day CD	\$100,000.00	9/23/2025	1/20/2026	3.90%	
119 Day CD	\$700,000.00	10/21/2025	2/17/2026	3.90%	
119 Day CD	\$300,000.00	12/22/2025	4/20/2026	3.75%	
119 Day CD	\$900,000.00	12/24/2025	4/22/2026	3.75%	
365 Day CD	\$1,000,000.00	8/27/2025	8/27/2026	3.50%	

11C

Howell Township

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



Howell Township Board

Dec 22, 2025

I would like to get approval for year 3 of the Municipal Clerks conference for the cost of \$800.00 for the Week of March 15-20th.

And approval of lodging of \$582.75 for the week.

Please see attached.

Susan Daus

Howell Township Clerk

From: Michigan Association of Municipal Clerks <michiganclerks@membershipworks.org>
Sent: Monday, December 8, 2025 4:31 PM
To: Howell Township Clerk
Subject: Invoice for 2026 Clerk's Institute



Michigan Association of Municipal Clerks

Michigan Association of Municipal Clerks

Invoice

Bill to:
Susan Daus

Date: Dec 8, 2025
Invoice #

clerk@howelltownshipmi.org

Item	Qty	Price	Subtotal
MAMC Member	1	\$800.00	\$800.00

Subtotal \$800.00
Tax \$0.00
Total \$800.00
Due \$800.00

Mail a copy of this invoice with your check to:
Michigan Association of Municipal Clerks
120 N. Washington Square, Suite 110A
Lansing, MI 48933

Howell Township Clerk

From: Michigan Association of Municipal Clerks <michiganclerks@membershipworks.org>
Sent: Monday, December 8, 2025 4:31 PM
To: Howell Township Clerk
Subject: Event Registration: 2026 Clerk's Institute
Attachments: ical.ics

Thank you for registering for the 2026 Clerk's Institute.

Questions can be sent to the program facilitator, Steve Ludwig.

ACCOMMODATIONS

MAMC has set up a block of rooms at the Comfort Inn Hotel & Suites for \$105. Lodging is separate. To make reservations, please call (989) 772-4000 and state you're with MAMC and which week you'll be attending. Or you can make reservations online by clicking the links below.

[Week 1](#)

[Week 2](#)

ATTIRE

Casual business attire is appropriate. The classrooms will be on the cool side, so plan accordingly.

DINING

Breakfast is provided compliments of Comfort Inn & Suites for hotel guests. Lunches are served between all classes. Receptions are hosted from 5PM to 6PM with light hors d'oeuvres and cash bar on Tuesday and Wednesday evenings. Dinners are not provided at this event.

CANCELLATION POLICY

The cancellation fee is \$100.00 (per SR 17), and requests must be submitted 14 days prior to the event. Cancellation requests must be made in writing and emailed to info@michiganclerks.org or faxed to MAMC at 517-371-1170. Cancellation requests received after 14

- o **Please indicate which week you will be attending**
Week 2 (March 15-20)

All ticket questions/answers, in list format

- **Full name (first and last)**
Susan Daus
- **Preferred name (first name for name tag)**
Sue
- **Municipality/Organization**
Howell Township
- **Title**
Clerk
- **Email**
clerk@howelltownshipmi.org
- **Phone**
517-546-2817
- **Previous years you have attended Institute**
2
- **Special needs such as a disability, hearing, visual, diet, etc**
- **Please indicate which year you will be attending**
Year 3
- **Please indicate which week you will be attending**
Week 2 (March 15-20)

Ticket questions/answers specific to sub-registrant (blank if there are no questions are associated with ticket)

- **I have read and accept the cancelation and return policy**
1

Event registration questions (on the event's Registration tab), in list format

Michigan Association of Municipal Clerks
120 N. Washington Square, Suite 110A | Lansing, MI 48933
517-372-6262 (MAMC) | info@michiganclerks.org
www.michiganclerks.org

Powered by MembershipWorks

11D

Monthly Permit List

12/02/2025

1/2

Commercial Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-242	CARLOS JIMENEZ	1475 N BURKHART RD # G-165	\$50.00	\$0.00

Total Permits For Type: 1
Total Fees For Type: \$50.00
Total Const. Value For Type: \$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-247	GREEN SHIELD HOME LLC	3700 AMBER OAKS DR	\$50.00	\$0.00
	Work Description:	Install 29.5' x 18' ledgered composite deck at 2'6 above grade (434sf) with prefab 12X16 gazebo		
P25-241	PENNALA TIGE AND MARAH	5788 BYRON RD	\$75.00	\$0.00
	Work Description:	30' x 40' Pole Barn- Cold storage, no power or water. Gravel floor.		
P25-246	JASON OCHA	2740 FISHER RD	\$10.00	\$0.00
	Work Description:	Cleaning edge of pond		
P25-245	FOX JEFFREY	5235 FISHER RD	\$75.00	\$0.00
	Work Description:	30' x 50' pole barn/garage		
P25-240	COMFORT LIVING HOMES	1031 RIVER LINE DR	\$75.00	\$0.00
	Work Description:	Cosmetically attached 24' x 24' garage to existing manufactured home		
P25-239	COMFORT LIVING HOMES	1035 RIVER LINE DR	\$75.00	\$0.00
	Work Description:	Cosmetically attached 24' x 24' garage to existing manufactured home		
P25-244	TRADEMARK BUILDING SOLUTIONS	4471 WYNWOOD DR	\$10.00	\$0.00
	Work Description:	Fiberglass shingle removal and replacement		

Total Permits For Type: 7
Total Fees For Type: \$370.00
Total Const. Value For Type: \$0.00

Sign

Permit #	Applicant	Address	Fee Total	Const. Value
P25-243	FASTSIGNS OF BRIGHTON	1194 AUSTIN CT	\$175.00	\$0.00

Work Description: Double sided post and panel sign, 6' x 4' face to be buried 24" below ground with cement.

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

Grand Total Fees:	\$595.00
Grand Total Permits:	9.00

Code Enforcement List

12/02/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5704 CRANDALL RD Complaint A person is living in an RV in the back of the property against Township Ordinance.	JEWETT RICHARD L &	4706-05-200-004	11/25/2024	PUBLIC - EMAIL	OPEN - COMPLAINT RECEIVE

Comments

12.10.24 - Site visit completed. RV is located in the back of the property. Letter sent to owner.
 1.27.25 - Site visit completed. No visible change. Letter sent to owner.
 2.11.25 - Requested additional information from complainant
 3.10.25 - January letter returned unclaimed.
 3.11.25 - December letter returned unclaimed.
 3.31.25 - Site visit completed. New letter mailed out.
 4.7.25 - Copy of letter given to homeowner. Spoke to homeowner - admitted that someone is living in the RV. Follow up letter sent to owner.
 4.14.25 - Spoke to homeowner on the phone. Spoke to Jake at LCHD on the phone, they received a complaint about sewage being discharged onto the ground from one of the 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.
 11.6.25 - Wes Gray signed agreement for consent judgment. Case has been closed.

Code Enforcement List

12/02/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIVER A Complaint House is neglected, building unsafe, junk in yard.	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE

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

12/02/2025

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
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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

12/02/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
<p>4.23.24 - Site visit. Violation still present. Scheduled reinspection.</p> <p>5.20.24 - Site visit. Work has been started. Violation still present. Scheduled reinspection.</p> <p>6.18.24 - Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.</p> <p>6.25.24 - Site visit. Minimal changes to site, violation still present. Letter sent to owner.</p> <p>8.1.24 - Site visit completed. Owner still working on clean-up.</p> <p>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.</p> <p>10.8.24 - Site visit completed. No evidence of activity. Final violation letter sent to owner.</p> <p>11.6.24 - Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.</p> <p>11.14.24 - Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.</p> <p>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.</p> <p>12.10.24 - Schedule has not been provided to Township. Site visit completed, no change.</p> <p>1.27.25 - Site visit completed, no change. Schedule has not been provided to Township. Final violation letter sent to owner.</p> <p>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.</p> <p>2.24.25 - Spoke to owner's wife.</p> <p>2.28.25 - Spoke to owner's wife, came to agreement on clean up schedule. Letter on agreement sent to owner.</p> <p>3.17.25 - 2.28 letter returned. Mailed out letter again.</p> <p>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.</p> <p>3.31.25 - Site visit completed, violation still present</p> <p>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.</p> <p>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.</p> <p>5.19.25 - Received information from District Court setting formal hearing date. Contacted the court to switch to an informal hearing as originally requested.</p> <p>6.10.25 - Called Court RE informal hearing date, Court's system indicated that the ticket had been paid and closed.</p> <p>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.</p> <p>7.16.25 - Magistrate refused to hear the case, claimed he did not have the authority for injunctive relief, ticket dismissed.</p> <p>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.</p> <p>7.29.25 - Formal Court hearing scheduled.</p> <p>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.</p> <p>10.20.25 - Court status hearing held. Next hearing scheduled for November.</p> <p>11.10.25 - Site visit made, photos attached. Progress has been made, violations still exist. Court hearing held, Judge ordered follow up hearing in December.</p>					

Records: 4

Population: All Records

Monthly Permit List

01/05/2026

1/2

ADD REU

Permit #	Applicant	Address	Fee Total	Const. Value
PREU25-003	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$3877.82	\$0.00
	Work Description: Water REU			
PREU25-004	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$8830.65	\$0.00
	Work Description: Sewer REU			

Total Permits For Type: 2
Total Fees For Type: \$12708.47
Total Const. Value For Type: \$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-251	RENEWAL BY ANDERSEN	5015 N BURKHART RD	\$10.00	\$0.00
	Work Description: Patio door			
P25-250	RENEWAL BY ANDERSEN	2876 BYRON RD	\$10.00	\$0.00
	Work Description: New window			
P25-263	MARHOFER JOHN JR AND MARGARET	3363 BYRON RD	\$150.00	\$0.00
	Work Description: Tear down and rebuilt deck on rear of house, new concrete foundation and pad under deck, re-deck portion of deck that was not demolished.			
P25-252	Install Partners LLC	3155 CRANDALL RD	\$10.00	\$0.00
	Work Description: New front entry door			
P25-258	RENEWAL BY ANDERSEN - Store 92	4536 CRANDALL RD	\$10.00	\$0.00
	Work Description: Installation of 9 new windows			
P25-255	RENEWAL BY ANDERSEN - Store 92	78 FORDNEY PL	\$10.00	\$0.00
	Work Description: Three new entry doors			
P25-248	VANSICKLE SAMUEL P AND FELICIA J	2125 HICKORY ACRES DR	\$75.00	\$0.00
	Work Description: 2,730 sq ft house 840 sq ft garage 176 sq ft back porch 324 sq ft front porch			
P25-256	Install Partners LLC	3221 HILL HOLLOW LN	\$10.00	\$0.00
	Work Description: Installation of patio sliding door to the back patio			
P25-105	BECKETT MATTHEW AND JESSICA	1513 E MARR RD	\$10.00	\$0.00
	Work Description: Replace fire damaged areas in attic including: trusses, roof, insulation, plumbing, electrical, upper siding, all stone on chimney.			
	Received insurance claim check for property damage due to fire. Funds deposited into performance guarantee until proof of			

restoration is complete.

P25-257	RENEWAL BY ANDERSEN - Store 92	3335 W MARR RD	\$10.00	\$0.00
	Work Description: Installation of four new windows and patio door			
P25-249	DOWN HOME CONSTRUCTION	5916 MASON RD	\$50.00	\$0.00
	Work Description: 505 sq ft deck on rear of home with Trex decking			
P25-260	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4124 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New Single Family Home			
P25-254	RANGEL'S WATERPROOFING & CONSTRUCTION	565 SLEAFORD RD	\$10.00	\$0.00
	Work Description: Installing 126' interior foundation drains, 10 post jacks and footings per engineer report			

Total Permits For Type: 13

Total Fees For Type: \$440.00

Total Const. Value For Type: \$0.00

Sewer Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-140	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-143	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4124 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Sewer Connection			

Total Permits For Type: 2

Total Fees For Type: \$10000.00

Total Const. Value For Type: \$0.00

Water Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-141	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-144	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4124 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Water Connection			

Total Permits For Type: 2

Total Fees For Type: \$10000.00

Total Const. Value For Type: \$0.00

Grand Total Fees: \$33,148.47

Grand Total Permits: 19.00

Code Enforcement List

01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3363 BYRON RD Complaint Building and landscaping without a permit. Addition to rear of the house. Also filed in the county ditch along Byron Road.	MARHOFER JOHN JR A	4706-14-300-024	12/17/2025		OPEN - COMPLANT RECEIVE

Comments

12/15/25-Stopped and inspected area behind house. new deck and screened porch install. Mrs. Marhofer indicated that they had replaced a old deck that was in disrepair and was unaware that they needed a permit. She advised she was going to research that matter to confirm it was required. I advised that I would also research the matter.

12/16/25-Spoke with Mrs. Marhofer, she advised they were gettting the necessary items required for a permit and would be applying for the permit at the Township and the County.

Code Enforcement List

01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
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5704 CRANDALL RD JEWETT RICHARD L & 4706-05-200-004 11/25/2024 PUBLIC - EMAIL OPEN - COMPLAINT RECEIVE
Complaint

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.

11.6.25 - Wes Gray signed agreement for consent judgment. Case has been closed.

12.11.25 - Wes Gray reached out to Twp Attorney because Wes is now living in the house. We have submitted to the court a modified agreement to allow the storage of the RV as long as it conforms to the Ordinance and is not used for on-site human habitation and all other items are either removed from the property or permits are applied for and reviewed for conformance with the Ordinance.

Code Enforcement List

01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIVER A Complaint House is neglected, building unsafe, junk in yard.	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE

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.
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 9.9.25 - Email received, expect to get started with demolition at the end of September.
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 9/23/25 - Property has been mowed, debris from front of structure appears to be gone.
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 12.8.25 - Spoke to owners, they will not challenge the Zoning Administrator's determination. Owner will be sending along a demolition schedule.
 12.9.25 - Waiting on Consumer's Energy to shut off all service and Livingston County Building Department Inspector. Tentatively scheduled for January.

Code Enforcement List

01/05/2026

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.
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01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
<p>4.23.24 - Site visit. Violation still present. Scheduled reinspection.</p> <p>5.20.24 - Site visit. Work has been started. Violation still present. Scheduled reinspection.</p> <p>6.18.24 - Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.</p> <p>6.25.24 - Site visit. Minimal changes to site, violation still present. Letter sent to owner.</p> <p>8.1.24 - Site visit completed. Owner still working on clean-up.</p> <p>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.</p> <p>10.8.24 - Site visit completed. No evidence of activity. Final violation letter sent to owner.</p> <p>11.6.24 - Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.</p> <p>11.14.24 - Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.</p> <p>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.</p> <p>12.10.24 - Schedule has not been provided to Township. Site visit completed, no change.</p> <p>1.27.25 - Site visit completed, no change. Schedule has not been provided to Township. Final violation letter sent to owner.</p> <p>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.</p> <p>2.24.25 - Spoke to owner's wife.</p> <p>2.28.25 - Spoke to owner's wife, came to agreement on clean up schedule. Letter on agreement sent to owner.</p> <p>3.17.25 - 2.28 letter returned. Mailed out letter again.</p> <p>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.</p> <p>3.31.25 - Site visit completed, violation still present</p> <p>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.</p> <p>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.</p> <p>5.19.25 - Received information from District Court setting formal hearing date. Contacted the court to switch to an informal hearing as originally requested.</p> <p>6.10.25 - Called Court RE informal hearing date, Court's system indicated that the ticket had been paid and closed.</p> <p>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.</p> <p>7.16.25 - Magistrate refused to hear the case, claimed he did not have the authority for injunctive relief, ticket dismissed.</p> <p>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.</p> <p>7.29.25 - Formal Court hearing scheduled.</p> <p>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.</p> <p>10.20.25 - Court status hearing held. Next hearing scheduled for November.</p> <p>11.10.25 - Site visit made, photos attached. Progress has been made, violations still exist. Court hearing held, Judge ordered follow up hearing in December.</p> <p>12.7.25 - Site visit completed, photos attached.</p> <p>12.8.25 - Court hearing held. Final extension to owner granted by court. Rehearing scheduled.</p>					
Address	Owners Name	Parcel Number	Date Filed	Origin	Status

Records: 5

Population: All Records

11E

Monthly Activity Report for Nov/Dec 2025 – Assessing Dept/Brent Kilpela

MTT UPDATE:

No Open Appeals

SMALL CLAIMS TRIBUNAL:

No Open Appeals

ASSESSING OFFICE:

ASSESSOR: The December Board of Review was held on December 9th. The board rendered a decision on one petition. The end of the year Personal Property canvas has been completed. Personal Property Statements have been sent out to the Commercial and Industrial businesses in the Township. The partial construction inspections have also been completed. These inspections include permits for new houses, outbuildings, decks etc. In general, it seems that the construction process is much slower than it used to be. Permits are good for a year, and many projects seem to take longer than twelve months to finish.

The Michigan Assessor Association is a professional organization that offers both networking and continuing education. Being a member of this organization, I also am kept abreast of all potential changes to the profession. The latest update included the ballot initiative from the citizen group “AxMITax”. This effort aims to eliminate all real and personal property tax. Information on this initiative is available online. The goal for the group is to have this as part of the Gubernatorial election in November 2026. At a future meeting I will address this topic and its importance.

OTHER: I attended both the November and December Wastewater Treatment Plant meetings. Prepared the Financial Reports for period ending 12/31/2025. Wrapped up year-end payroll detail.

11H

DRAFT

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
November 18, 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, Applicant William McCirrie 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 Spaulding, **Second** by Boal, “**To approve.**” Motion carried.

APPROVAL OF THE MEETING MINUTES:

October 28, 2025

Motion by Stanley, **Second** by Spaulding, “**To approve.**” Motion carried.

CALL TO THE PUBLIC

Lauren Prevenda, 930 Gulley Rd- Spoke on Data Center moratorium

Kristin Dennison, 7196 Manor Ln- Spoke on Data Center moratorium

Mary Motto, 780 Henderson Rd- Spoke on Data Center moratorium

Charles Smith, 5136 Fleming Rd- Spoke on opposition to Data Center and moratorium

Maryann Barker, 8849 Antcliff- Spoke on Data Center moratorium

Mark Mannisto, 2330 Tooley Rd- Spoke on opposition to rezoning on Tooley Rd and opposition to Data Center

Breanne Green, 240 Penobscot- Spoke on appreciation of the Planning Commission Board

Michael Markley, 6383 Birch Meadow Ln- Spoke on opposition to Data Center

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Township Board meeting was rescheduled to Thursday November 20th.

ORDINANCE VIOLATION REPORT:

Report in packet. Vice Chair Spaulding questioned appeal process of 4141 W. Grand River for removing the house but leaving the barn and when the project including Justice Fence would be on the agenda for Planning Commission to review.

SCHEDULED PUBLIC HEARINGS:

A. William McCririe, to Rezone vacant land on Tooley Rd, PC2025-24, Parcel # 4706-22-300-042 from Regional Service Commercial (RSC) to Industrial Flex Zone (IFZ). **Motion** by Newstead, **Second** by Boal, “**To open the public hearing.**” Motion carried. Applicant William McCririe spoke on rezoning both properties, preserving the house at 2050 Tooley if he is able to, as well as keeping some of the other stone structures on the property but eliminating the barn. He would like to do something with the property that would have less intense impactful use and lower traffic volume. Water retention, light pollution and buffers would be taken into consideration when applying for Site Plan approval. Vice Chair Spaulding spoke on conditional rezoning. Township Planner Heath gave an overview and answered questions on both properties and their potential rezoning is consistent with policies and uses of the Master Plan and Future Land Use Map. Chairman Williams questioned restrictions of what businesses can be put in Industrial Flex Zone with residents bordering those parcels. Planner Heath reviewed permitted uses for Industrial Flex Zone and Regional Service Residential. Discussion followed.

Matt Hall, 2071 Tooley Rd- Spoke on opposition to rezoning

Ray Noble, 2798 Popple Ln- Spoke on rezoning and concerns with the roads

Debbie Mannisto, 2330 Tooley Rd- Spoke on applicants lack of transparency

Ted Kempffer, 2634 Popple Ln- Spoke on opposition to rezoning

Tim Beaubien, 4408 Ellis Rd- Spoke on opposition to rezoning

Paul Johnson, 2750 Popple Ln- Spoke on opposition to rezoning

Chris Wetzel, 390 Natanna Dr- Spoke on opposition to rezoning

Maureen Heikkonen, 3356 Kneeland Circle- Spoke on living next to an Industrial Park and opposition to Rezoning

Connie Johnson, 2750 Popple Ln- Spoke on opposition to rezoning

Mike Williams, 2929 Popple Ln- Spoke on opposition to rezoning

Ellen Schwartz, 2071 Tooley Ln- Spoke on opposition to rezoning

Patty and George Londy, 2061 Tooley Rd- Spoke on opposition to rezoning

Kristin Dennison, 7196 Manor Ln- Spoke on opposition to rezoning

Charles Smith, 5136 Fleming Rd- Spoke on opposition to Data Center

Jennifer Kempffer, 2634 Popple Ln- Spoke on opposition to rezoning

Michelle Vecheta, 3252 Warner Rd- Spoke on opposition to rezoning

Dan Bonello, 3531 Warner Rd- Spoke on rezoning

Chairman Williams and Board Representative Boal abstained from voting due to conflicts of interest.

Motion by Spaulding, **Second** by Stanley, “**To close the public hearing.**” Motion carried.

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

B. William McCirie, to Rezone 2050 Tooley Rd, PC2025-25, Parcel # 4706-22-300-003 from Agricultural Residential (AR) to Industrial Flex Zone (IFZ)- **Motion** by Spaulding, **Second** by Newstead, “**To open the public hearing for agenda item 10B to rezone 2050 Tooley Rd parcel 2025-25, or parcel 4706-22-300-003 from (AR) Agricultural Residential to Industrial Flex Zone.**” Motion carried.

Mark Mannisto, 2330 Tooley Rd- Spoke on opposition to rezoning

Ray Noble- Spoke on the farmhouse, water flow and screening of private properties

Charles Smith, 5136 Fleming Rd- Questioned the height of buildings allowed

Tim Beaubien, 4408 Fleming Rd - Spoke on rezoning

Motion by Newstead, **Second** by Spaulding, “**To close the public hearing for 10B.**” Motion carried. **Motion** by Spaulding, **Second** by Lollio, “**To approve the rezoning request for the applicant for PC2025-24 on parcel # 4706-22-300-042 from Regional Service Commercial to Industrial Flex Zone as well as Planning Commission 2025-25 Parcel 4706-22-300-003 from Agricultural Residential to Industrial Flex Zone.**” Motion denied 2-2.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

Board Representative Boal requested discussion of the moratorium on Data Centers. Vice Chair Williams spoke on a six-month moratorium. Vice Chair Spaulding spoke regarding agenda procedures of the Planning Commission and Township Board. Discussion followed.

OLD BUSINESS:

None

NEW BUSINESS:

None

CALL TO THE PUBLIC:

Lauren Prebenda, 930 Gulley Rd- Spoke on moratorium for the Data Center

Charles Smith, 5136 Fleming Rd- Spoke on vacant 354-acre parcel on Fleming Rd. and opposition to Data Center

Alisa Recker, 7171 Manor Ln- Spoke on her letter of interest submitted to the Township to apply for the vacant Planning Commission seat

Maureen Heikkinen- Spoke on revision of the Township Master Plan

Cory Alchin, 800 Sleaford Rd - Spoke on opposition to Data Center and moratorium

ADJOURNMENT:

Motion by Newstead, **Second** by Stanley, **“To adjourn.”** Motion carried. The meeting was adjourned at 8:50 P.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
December 16, 2025
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Tim Boal	Board Representative
Matt Stanley	Commissioner
Sharon Lollo	Commissioner
Trent Holman	Commissioner

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Township Planner Brady Heath, Pat Keough from ACE Civil Engineering, Applicant Dakota Haslock, Tyler Smith with Kimley Horn Civil Engineering and Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

Motion by Boal, **Second** by Stanley, “**To approve the agenda as presented.**” Motion carried.

APPROVAL OF THE MEETING MINUTES:

November 18, 2025

Motion by Spaulding, **Second** by Boal, “**For Approval.**” Motion carried.

CALL TO THE PUBLIC

Jeff Smith, 3774 Mason Rd.- Spoke on Data Center Ordinance

Chuck Smith, 5136 Fleming Rd- Spoke on opposition to Data Centers

Allen Romain, 5182 Owosso Rd- Spoke on opposition to Data Centers

Lauren Prebenda, 930 Gulley Rd- Spoke on Data Center Ordinance and opposition to Data Centers

John Ryan- 3457 Byron Rd- Spoke on water usage of Data Centers

Ty- Choctaw Township- Spoke on water usage and opposition to Data Centers

Cecelia DePeel, 999 E. Barron Rd- Spoke on Federal Protected Species

Debbie Mannisto, 2330 Tooley Rd- Spoke on Data Centers

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board Representative Boal gave an overview of November and December meetings. Moratorium and Renewable Energy Ordinances were passed on November 20th, and application for proposed Data Center was withdrawn on December 8th.

ORDINANCE VIOLATION REPORT:

Report in packet.

SCHEDULED PUBLIC HEARINGS:

None

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Draft Planning Commission Annual Report- 2025- Zoning Administrator Hohenstein discussed fee schedules for the Township
- B. County Planning Fall Summary- Report in packet
- C. County Master Plan- Report in packet. Vice Chair Spaulding would like to see the county report in the Planning Commission packet when the report is released quarterly.
- D. Resignation of Mike Newstead

OLD BUSINESS:

None

NEW BUSINESS:

1. Dakota Haslock, PC2025-22, 3590 W. Grand River Ave., Parcel # 4706-28-100-024, Preliminary Site Plan Review- Commissioner Stanley recused himself from voting due to conflict of interest, he has worked with the applicant before and may in the future. Pat Keough from Ace Civil Engineering gave an overview of the project. There are currently two buildings on site, Justice Fence and Dakota's trucking company. They would like to make improvements to the site, including storm water drainage with a detention pond, outside storage, screened fencing along Grand River Ave, gravel cleanup and asphalt paving for employee parking. He spoke on items mentioned by the Township Planner and answered questions. Commissioner Lollo questioned the type of trucking company and her concerns with appearance from the road. Board Representative Boal questioned height and placement of fence, if they have a report from the Drain Commissioner, where equipment will be stored and if retention pond can be moved to the front of the property. Vice Chair Spaulding has concerns regarding drainage with asphalt placement and screening of property. Township Planner Heath gave his review of the site and discussed the ordinance. Discussion followed. **Motion** by Boal, Second by Lollo, with a friendly amendment, **“To table PC2025-22 at 3590 W. Grand River Ave, Parcel # 4706-28-100-024 with Preliminary Site Plan review, pending additional landscaping, parking, screening and preliminary report from Drain Commissioner.”** Motion carried.
2. EV Go, PC2025-26, 1475 N. Burkhart Rd., Parcel #4706-28-100-024, Amendment to Approved Site Plan- Tyler Smith with Kimley Horn Civil Engineering and Township Planner both gave an overview of the project and answered questions. The applicant is requesting to convert 16 standard parking spaces into 10 standard electric vehicle charging stalls at Kensington Valley Outlets. Two would be ADA accessible but would create a loss of 6 parking spaces from the site. Commissioner Stanley questioned if there would be a loss of ADA spaces. Board Representative Boal questioned the screening around the equipment and if they were standard model charging units. Discussion followed. **Motion** by Spaulding, **Second** by Boal, **“Approval of PC application 2025-26 for EV Go located at 1475 N. Burkhart Rd. Parcel # 4706-29-400-008, which is an amendment to approved**

site plan with the condition that the amendment abides by landscaping standards section 28.02.D.2.”
Motion carried.

3. Data Center Ordinance- Discussion: Planner Heath spoke on the three drafts of an ordinance that were submitted to the packet by Township Planner and Township attorney, they can be modified by the Planning Commission with their own language. Jodi Fulton who is a member of the Research Committee, spoke about information that has been collected by the committee to help assist the Planning Commission in creating an ordinance for Data Centers. Kristen Dennison spoke on the history of Data Centers. Vice Chair Spaulding questioned the appropriate zoning for a data center and if it would require a Special Use Permit. Discussion followed. Zoning Administrator Hohenstein reviewed the process of creating an ordinance. Definition of Data Centers and Data Center zoning to be discussed at January meeting.

CALL TO THE PUBLIC:

Jeff Smith, 3774 Mason Rd.- Spoke on Data Centers and Haslock project

ADJOURNMENT:

Motion by Boal, **Second** by Stanley, “**To adjourn.**” Motion carried. The meeting was adjourned at 9:15 P.M.

Date

Planning Commission Secretary

Marnie Hebert
Recording Secretary

Howell Township Planning Commission

2025 Annual Report

Introduction

The Howell Township Planning Commission is the body responsible for providing planning and zoning recommendations to the Township Board. The Michigan Planning Enabling Act requires that "A Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

The annual report of the Planning Commission 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

Planning Commission	Term Expiration
Wayne Williams, Chair	12.31.2027
Robert Spaulding, Vice Chair	12.31.2026
Mike Newstead, Secretary – Resigned 12.3.25	12.31.2027
Open Seat	12.31.2027
Tim Boal, Board Rep.	11.20.2028
Sharon Lollo	12.31.2026
Matt Stanley	12.31.2026
Chuck Frantjeskos – Resigned 10.5.25	
Trent Holman	12.31.2027
Shane Fagan – Board Rep. Alternate – Appointed 12.9.24	11.20.2028

Planning Commission Meetings

The Michigan Planning Enabling Act requires that a Planning Commission meet at least 4 times annually. The Planning Commission met 14 times on the following dates, meeting the requirements of the MPEA.

January 28	February 11 – Special Meeting	February 25
March 25	April 22	May 27
June 24	July 22	August 12 - Special Meeting
August 26	September 23	October 28
November 18	December 16	

2025 Howell Township Planning Commission Annual Report

Zoning Ordinance Text Amendments and Rezoning Requests

Amendment Topic	Adoption date
Renewable Energy Ordinance/Overlay District. Discussed: 2024: April 2 2025: Jan. 28, Feb. 25, March 25, April 22, June 24, July 22, Aug. 26	November 20
ADU Ordinance. Discussed: 2024: April 2, May 28, June 25, Sept. 5, Oct. 22, Nov. 19, Dec. 17 2025: Jan. 28, March 25, April 22, June 24	July 14
Storage Container Ordinance. Discussed: April 2, April 23, May 28, June 25, Sept. 5, Oct. 22, Nov. 19, June 24, July 22, Aug. 26	November 19
Rezoning request from I to IFZ – Outside Storage	March 3
Modify approved PUD – Heritage Square	March 3
Rezoning request from SFR to AR - Seyburn	June 9
NSC Zoning District – Text Amendment – Bergman and Parks	July 14
Rezoning request from RSC to I – SC Develop LLC -Request withdrawn by applicant	
Rezoning request for various parcels from AR, SFR, NSC to RT – Stantec/Randee LLC -Request withdrawn by applicant	
Text Amendment – Define Data Processing – Stantec/Randee LLC – Request withdrawn by applicant	
Rezoning request from RSC to IFZ – William McCirrie	
Rezoning request from AR to IFZ – William McCirrie	

Development Reviews

Project type	Location	Description	Status	Date of action
PUD Modification	4706-32-400-013	Heritage Square – M/I Homes	Approved with conditions	February 11
Preliminary Site Plan	4640 W. Grand River Ave.	Leppek Landscaping Company	Approved with conditions	February 25
Preliminary Site Plan	4706-27-300-030 Vacant Land	Mitch Harris – Multi-Family Housing	Postponed	March 25
Final Site Plan	4640 W. Grand River Ave.	Leppek Landscaping Company	Approved with Conditions	April 22

2025 Howell Township Planning Commission Annual Report

Preliminary Site Plan	4706-28-400-012	Agape City Church	Approved with conditions	April 22
Preliminary Site Plan	4706-28-100-071	Outside Storage – Mark Juett	Postponed	April 22
Special Land Use Request and Preliminary Site Plan	4706-28-100-071	Outside Storage – Mark Juett: to allow storage of RVs onsite	Both approved with conditions	May 27
Final Site Plan	4706-28-400-012	Agape City Church	Approved	May 27
Preliminary Site Plan	4706-27-300-030	Mitch Harris – Multi-Family Housing	Approved with Conditions	May 27
Final Site Plan	4706-27-300-030	Mitch Harris – Multi-Family Housing	Approved with Conditions	July 22
Special Land Use Request	4706-07-400-005	Luke Bryan/Row Crop LLC outdoor concert	Approved with Conditions	August 12
Final Site Plan	4706-28-100-071	Outside Storage – Mark Juett	Approved with Conditions	August 26
Preliminary Site Plan	4706-21-100-050	Ghraib Real Estate Holdings	Approved with Conditions	August 26
Temporary Use Request	1800 N. Burkhardt Rd.	Guided Mission Investments – Castaway Café	Approved with Conditions	August 26
Amendment to Approved Site Plan	4706-25-100-028	Annex Group – Union at Oak Grove	Postponed	September 23

2025 Howell Township Planning Commission Annual Report

Amendment to Approved Site Plan	4706-25-100-028	Annex Group – Union at Oak Grove	Approved with Conditions	October 28
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Priorities and Moving Forward

The Zoning Department reviewed all of the fees charged as directed by the Township's fee schedule versus the costs associated with each request. The three categories that cost the Township more than was collected are: Temporary Uses, Special Uses, and Amendments to Approved Site Plans. The Planning Commission should review the table below and discuss if a recommendation to the Township Board to adjust the fee schedule is necessary.

Type	Current Fee	Cost to Township
Temporary Uses	\$300	\$347
Special Uses	\$750	\$2,217
Amendments to Site Plan	\$350	\$597

The Planning Commission did not make any recommendations to the Board regarding fees, but they did ask that the Township look into historical fee data. Below is the historical data provided by Brent.

FYE 6/30/2024

Zoning Fees Collected	\$21,820
Planner Expense	<u>\$13,424</u>
Surplus	\$8,396

FYE 6/30/2025

Zoning Fees Collected	\$28,743
Planner Expense	<u>\$25,975</u>
Surplus	\$2,768

Current YTD

Zoning Fees Collected	\$15,625
Planner Expense	<u>\$14,235</u>
Surplus	\$1,390

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American Planning Association **Michigan Chapter**

Creating Great Communities for All

Zoning Board of Appeals

This interactive, case study based workshop goes into depth on the issues of practical difficulty and unnecessary hardship. A summary of voting and membership requirements and other procedural requirements unique to ZBA operations are reviewed. Course includes a guidebook.

Date	Time	Location/Format	MAP Member Price	Non Member Price
March 31	12:30 PM to 3:30 PM	Washtenaw Community College	\$135	\$165

Advanced ZBA: Beyond the Fundamentals

A high level, interactive session for ZBA members, where recent court cases and statutes are reviewed and where participants will dig into four different case studies and discuss their findings. Basic ZBA knowledge is necessary to best participate. Course includes a guidebook.

Date	Time	Location/Format	MAP Member Price	Non Member Price
March 31	5:30 PM to 8:30 PM	Washtenaw Community College	\$135	\$165

11J

Howell Township Monthly Wastewater Operations Report



Pump Station 72 After New Tap Installation for Heritage Square

November 2025

Howell Township Wastewater System Operations Report
November 2025

Table of Contents

Section 1 – Plant Operation

Attachment 1.1 – Written Operations Summary
Attachment 1.2 - Plant Performance Summary
Attachment 1.3 – EGLE Discharge Monitoring Report for October 2025
Attachment 1.4 – Process Data
Attachment 1.5 – Brighton Analytical Data
Attachment 1.6 – Air Line Repair

Section 2 – Collection System Operation

Attachment 2.1 – Written Pump Station Maintenance Summary
Attachment 2.2 – Weekly Pump Station Inspection Data
Attachment 2.3 – Howell Frequent Sewer Cleaning Problem Area
Attachment 2.4 – Quality Care Site Plan & Review Letter
Attachment 2.5 – Monthly Miss Dig Log

Section 3 – Repairs and Capital Improvements

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

Section 1

Plant Operation

Howell Township Plant Operations

Summary for October Activities:

Wastewater Treatment: The Wastewater Treatment Plant (WWTP) processed a total of **10.47 million gallons (MG)** of wastewater in October with no permit violations (*See Attachments 1.1 – 1.5*).

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

WWTP Air Leak: An underground airline that supplies air to the sand filters and the administration building/sludge storage tanks developed a leak, preventing operation of the sand filters. The primary purpose of this line is to supply air to the sand filters, which are used daily as part of the treatment process.

D'Angelo Construction was brought onsite to investigate the broken underground airline. After reviewing the plans, excavation began at the tee connection that distributes air to both the administration building and the sand filters. No issues were found with the tee itself, so the line to the administration building was isolated to determine which line contained the leak. Testing confirmed that the leak was located on the administration building line.

Because the administration building and sludge storage tanks do not require air service, the most efficient and cost-effective solution was to remove the tee and repair the main line supplying air directly to the sand filters. (*See Attachment 1.6*)

Process Summary:

- EQ Tank
 - Operating North Tank
 - 5 broken gate valves
- Influent Sampler:
 - Normal Operation
- Headworks:
 - Normal Operation
- FeCl₂ Chemical Room
 - Normal Operation
- Aeration Basin:
 - Waiting on Blower Quote
- Junction Chamber:
 - Normal Operation
- RAS Building & Clarifier:
 - Waiting on Quotes from Contractors
- Sand Filters:

- Normal Operation
- Post Aeration:
 - Normal Operation
- UV System:
 - UIS is rebuilding the unit
- Recycle Pump Station:
 - Normal Operation

Plant Performance		Oct-25
HT WWTP Flows		
TOTAL MONTHLY EFF (MG)	9.61	
TOTAL MONTHLY INF (MG)	10.47	
Final Effluent Monitoring		
INF pH	6.97	
EFF pH	7.09	
INF NH3-mg/L	38.35	
EFF NH3-mg/L	0.13	
INF PO4-mg/L	6.24	
EFF PO4-mg/L	0.37	
INF TSS-mg/L	230.18	
EFF TSS-mg/L	2.25	
INF CBOD-mg/L	179.55	
EFF CBOD-mg/L	0.73	
<i>AVG.% NH3-N REMOVAL</i>	99.66%	
<i>AVG.% TOTAL P REMOVAL</i>	94.13%	
<i>AVG.% TSS REMOVAL</i>	99.02%	
<i>AVG.% CBOD REMOVAL</i>	99.59%	
<i>AVG.% OVERALL REMOVAL RATE</i>	98.10%	
Chemical Used		
Ferric Gallons	1,235	
Utilities		
Gas	14	
Power KWH	38,400	
Water Gallons	2,032	
Sludge Processing		
Gallons Wasted	241,993	
Gallons Hauled		
Weather Summary		
TOTAL PRECIPITATION	2.98	
AVG DAILY PRECIPITATION	0.33	
MAX DAILY	1.05	

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY:

PERMITTEE NAME: Howell Township WWTP
 MAILING ADDRESS: 3525 Byron Road
 Howell, MI 48855
 FACILITY: Howell Township WWTP
 LOCATION: 1222 Packard Drive

DAILY DISCHARGE MONITORING REPORT

Violations

NO.	Parameter	Limit
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Permit NO. MI0055727

PARAMETER	FLOW	SUSPENDED SOLIDS				CBOD ₅				AMMONIA NITROGEN				TOTAL PHOSPHORUS				TOTAL MERCURY				Chloride		Sulfate		FECAL COLIFORM		pH MIN	pH MAX	D.O.		
		Dates	MGD	7 DAY AVG	mg/l	lbs/day	mg/l	lbs/day	7 DAY	daily max	<0.01	7 DAY	daily max	mg/l	lbs/day	mg/l	lbs/day	ng/L	lbs/day	ng/L	ng/L	ng/L	mg/L	mg/L	GEO MEAN	7 DAY	0-1	6.5	9.0	Daily MIN		
		Wednesday, October 1, 2025	0.3220		2.2	6	0.6		1.6	0.02		0.0	0.38		1.0																	
		Thursday, October 2, 2025	0.2976		2.4	6	0.4		1.0	0.03		0.1	0.35		0.9																	
		Friday, October 3, 2025	0.2832																													
		Saturday, October 4, 2025	0.2872																													
		Sunday, October 5, 2025	0.2934		2.2	5	1.3		3.3	0.50		1.2	0.37		0.9																	
		Monday, October 6, 2025	0.2932		2.0	5	0.9		2.1	0.39		0.9	0.37		0.9																	
		Tuesday, October 7, 2025	0.3062	2.2	6	0.4		1.8	1.1	0.12	0.5	0.3	0.38		1.0																	
		Wednesday, October 8, 2025	0.2928	2.3	6	0.6		1.8	1.4	0.02	0.5	0.1	0.35		0.8																	
		Thursday, October 9, 2025	0.2992	2.4	6	3.2	8	0.5	1.8	1.3	0.01	0.5	0.0	0.33		0.8																
		Friday, October 10, 2025	0.2933	2.4	6				1.8			0.5																				
		Saturday, October 11, 2025	0.2923	2.4	6				1.8			0.5																				
		Sunday, October 12, 2025	0.3141	2.4	6	2.0	5	0.4	1.4	1.1	0.02	0.3	0.1	0.32		0.8																
		Monday, October 13, 2025	0.3066	2.5	6	2.4	6	0.7	1.3	1.7	0.04	0.1	0.1	0.34		0.9																
		Tuesday, October 14, 2025	0.2998	2.0	5	0.2	1	0.6	1.4	1.4	0.03	0.1	0.1	0.35		0.9																
		Wednesday, October 15, 2025	0.2929	1.9	5	1.8	4	0.8	1.5	1.8	0.01	0.1	0.0	0.35		0.8																
		Thursday, October 16, 2025	0.2997	1.7	4	2.2	5	0.6	1.5	1.4	0.01	0.1	0.0	0.34		0.8		0.50	0.0000012	0.50	0.50	0.20	0.20									
		Friday, October 17, 2025	0.3002	1.7	4				1.5			0.1																				
		Saturday, October 18, 2025	0.3158	1.7	4				1.5			0.1																				
		Sunday, October 19, 2025	0.4568	2.2	7	4.6	18	1.3	2.3	5.0	1.37	1.1	5.2	0.59		2.2																
		Monday, October 20, 2025	0.3291	3.0	9	6.0	16	0.7	2.3	1.9	0.09	1.1	0.2	0.45		1.2																
		Tuesday, October 21, 2025	0.3049	3.2	9	1.4	4	0.5	2.3	1.3	0.03	1.1	0.1	0.38		1.0																
		Wednesday, October 22, 2025	0.3297	3.3	10	2.2	6	1.1	2.5	3.0	0.03	1.1	0.1	0.39		1.1																
		Thursday, October 23, 2025	0.3271	3.2	10	1.8	5	0.9	2.7	2.4	0.02	1.1	0.0	0.33		0.9																
		Friday, October 24, 2025	0.2994	3.2	10				2.7			1.1																				
		Saturday, October 25, 2025	0.3130	3.2	10				2.7			1.1																				
		Sunday, October 26, 2025	0.3184	2.6	7	1.8	5	0.6	2.0	1.5	0.02	0.1	0.1	0.37		1.0																
		Monday, October 27, 2025	0.3072	1.7	5	1.4	4	0.7	2.0	1.9	0.03	0.1	0.1	0.34		0.9																
		Tuesday, October 28, 2025	0.3036	1.8	5	1.6	4	0.6	2.0	1.4	0.02	0.1	0.0	0.34		0.8																
		Wednesday, October 29, 2025	0.3245	1.6	4	1.4	4	1.0	2.0	2.8	0.03	0.1	0.1	0.34		0.9																
		Thursday, October 30, 2025	0.3046	1.6	4	1.8	5	1.0	2.0	2.6	0.02	0.1	0.1	0.32		0.8																
		Friday, October 31, 2025	0.3024	1.6	4				2.0			0.1																				
PARAMETER	FLOW	SUSPENDED SOLIDS	CBOD ₅	AMMONIA NITROGEN	Avg	0.37	0.69	PHOSPHORUS	TOTAL MERCURY				FECAL COLIFORM				pH MIN	pH MAX	D.O.													

Name/Title of Principal Executive Officer Or Authorized Agent

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

SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT

Deputy Director: James Aulette

FROM 10/1/2025
 TO 10/31/2025

When completed mail this report to: MDEQ-Data Entry, MDEQ-WB, P.O. Box 30273, Lansing MI, 48909-7733

Process Data Report

DATE	Process Testing					Ferric		Clarifier Sludge Blanket		Wastings	RAS	Sludge Tanks			UTILITIES			Generator	
	PO4 COMP	NH3 COMP	D.O.	Mixed Liquor	Settling	Daily Inches	Gallons	ft	ft			1	2	3	GAS METER	KWH * 160	WATER	Hours	
Wednesday, October 1, 2025	0.93		9.00			6	49	0.5		10,111		11.00	1.75	1.75	383	33307	1621202		1018
Thursday, October 2, 2025	0.92		9.17			6	49	1.0				11.00	2.50	2.50	383	33321	1621203		
Friday, October 3, 2025	0.74		9.11			6	49	0.5		10,142		11.00	3.00	3.00	383	33329	1621204		
Saturday, October 4, 2025	0.37	1.40	8.97			8.5	69	0.5		10,155		11.00	3.00	3.00	383	33338	1621547		
Sunday, October 5, 2025	0.44		8.67			3.5	28	1.0				11.00	3.00	3.00	383	33349	1621548		
Monday, October 6, 2025	0.49		8.93		5680	5	41	0.3		10,149		11.00	3.00	3.00	383	33358	1621548		
Tuesday, October 7, 2025	1.02		8.69			5.5	45	0.3		20,295		11.00	3.00	3.00	383	33367	1621549		
Wednesday, October 8, 2025	0.91		9.35			6	49	0.3		20,305		11.00	3.00	3.00	383	33376	1621550		1018.5
Thursday, October 9, 2025	0.85		9.50			4	32	0.8		10,154		11.00	2.75	2.75	383	33383	1622991		
Friday, October 10, 2025	0.89		9.50		4810	5	41	0.3		10,167		11.00	2.75	2.75	384	33393	1622991		
Saturday, October 11, 2025	0.83		9.52			4	32	0.3		10,169		11.00	2.75	2.75	384	33402	1623229		
Sunday, October 12, 2025	0.92		9.45			5	41	0.3		10,187		11.00	2.75	2.75	384	33410	1623229		
Monday, October 13, 2025	0.92		9.34	3320	4830	5	41	0.5		10,206		11.00	2.75	2.75	384	33419	1623229		
Tuesday, October 14, 2025	0.96		9.35			4	32	0.5		7,739		11.00	3.00	3.00	384	33427	1623230		
Wednesday, October 15, 2025	0.99		9.42			5	41	0.5		7,761		11.00	3.00	3.00	384	33435	1623230		1019
Thursday, October 16, 2025	1.08		9.60			3	24	0.5		7,767		11.00	3.00	3.00	384	33444	1623230		
Friday, October 17, 2025	1.04		9.42		4930	5	41	0.5				11.00	3.00	3.00	384	33452	1623231		
Saturday, October 18, 2025	1.15		9.23			6	49	0.3		10,259		11.00	3.00	3.00	384	33461	1623231		
Sunday, October 19, 2025	1.38	1.37	8.66			6	49	0.8		10,321		11.00	3.00	3.00	384	33470	1623231		
Monday, October 20, 2025	1.16		9.45		4680	6	49	0.5		7,809		11.00	3.00	3.00	384	33478	1623231		
Tuesday, October 21, 2025	1.06		9.45			4	32	0.5				11.00	3.00	3.00	384	33487	1623231		
Wednesday, October 22, 2025	1.12		9.50			2	16	1.0		10,518		5.50	5.50	5.50	384	33496	1623232		1019.5
Thursday, October 23, 2025	1.03		9.57			5	41	0.8				5.50	5.50	5.50	386	33506	1623232		
Friday, October 24, 2025	1.02		9.67		4720	4	32	1.0		10,472		5.50	5.50	5.50	386	33512	1623232		
Saturday, October 25, 2025	0.99		9.59			5	41	1.3		5,465		5.50	5.25	5.25	389	33523	1623233		
Sunday, October 26, 2025	0.99		9.86			3	24	0.8		5,427		5.50	5.25	5.25	397	33530	1623233		
Monday, October 27, 2025	0.95		9.71		5000	5	41	0.8		5,388		5.50	4.00	4.00	397	33538	1623233		
Tuesday, October 28, 2025	0.90		9.70			5	41	0.8		5,376		5.50	4.00	4.00	397	33547	1623234		
Wednesday, October 29, 2025	1.01		9.51			5	41	0.5		7,836		5.50	4.00	4.00	397	33556	1623264		1020
Thursday, October 30, 2025	0.99		9.20			5	41	0.5		7,815		5.50	4.00	4.00	397	33564	1624072		
Friday, October 31, 2025	1.02		9.56		4960	5	41	0.5				5.50	4.00	4.00	397	33573	1624072		
AVG	0.94	1.39	9.34	3320	4951	4.92	40			#DIV/0!	9,680				14	38400	2032		
Total						153	1,235				241,993								

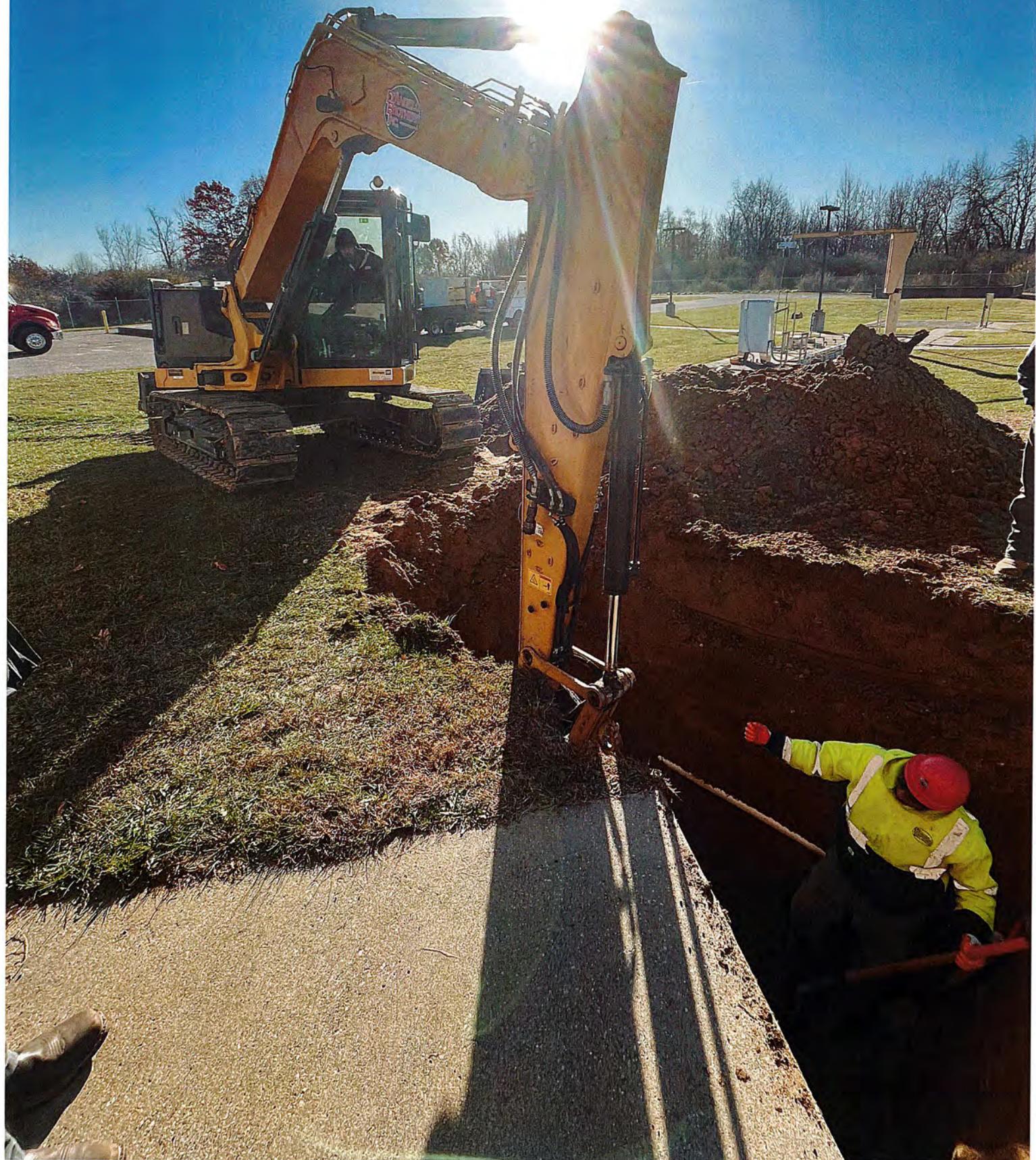
Monthly Influent Report

	WEATHER				RAW SEWAGE QUALITY								
	TEMP	PRECIP.	Meter Total	TEMP	pH	cBOD ₅		Sus. Solids		TOTAL - P		NH ₃ - N	
	AIR TEMP F°	Inches	INF MGD	C°	SU	mg/l	LBS	mg/l	LBS	mg/l	LBS	mg/l	LBS
Wednesday, October 1, 2025	55		0.324234	18.5	6.9	155	419	248	671	6.7	18.1	33.8	91.4
Thursday, October 2, 2025	48		0.325643	18.2	6.9	155	421	204	554	6.7	18.1	38.5	104.6
Friday, October 3, 2025	50		0.342180	18.6	7.0								
Saturday, October 4, 2025	60		0.316482	19.2	7.0								
Sunday, October 5, 2025	82		0.335340	19.7	6.9	258	722	148	414	5.8	16.1	36.7	102.6
Monday, October 6, 2025	59		0.319967	19.3	6.8	159	424	292	779	6.0	15.9	40.5	108.1
Tuesday, October 7, 2025	68	0.35	0.329490	18.9	6.8	196	539	312	857	6.3	17.4	41.1	112.9
Wednesday, October 8, 2025	51	0.25	0.327665	17.8	7.0	149	407	244	667	5.8	15.9	41.1	112.3
Thursday, October 9, 2025	40		0.334186	17.5	6.9	162	452	304	847	5.9	16.4	39.0	108.7
Friday, October 10, 2025	38		0.311019	17.1	7.0								
Saturday, October 11, 2025	54		0.326257	17.0	7.1								
Sunday, October 12, 2025	46		0.344468	17.4	7.0	197	566	204	586	6.1	17.4	38.4	110.3
Monday, October 13, 2025	57		0.311470	18.2	7.1	185	481	356	925	6.5	16.9	43.0	111.7
Tuesday, October 14, 2025	50		0.333862	17.5	7.1	149	415	284	791	5.9	16.4	33.5	93.3
Wednesday, October 15, 2025	52	0.02	0.312666	17.9	7.0	152	396	156	407	6.1	16.0	36.4	94.9
Thursday, October 16, 2025	39		0.314010	16.6	7.0	201	526	228	597	7.3	19.1	40.0	104.8
Friday, October 17, 2025	48	0.02	0.305674	16.9	6.9								
Saturday, October 18, 2025	56		0.321409	17.5	6.9								
Sunday, October 19, 2025	60	1.05	0.468797	17.5	6.8	228	891	264	1032	5.7	22.2	34.3	134.1
Monday, October 20, 2025	45	0.60	0.354521	16.8	6.8	189	559	236	698	5.7	16.9	40.2	118.9
Tuesday, October 21, 2025	49		0.318782	16.5	7.1	191	508	252	670	7.6	20.2	38.8	103.2
Wednesday, October 22, 2025	44	0.25	0.378011	16.4	7.1	210	662	344	1084	6.6	20.7	35.2	111.0
Thursday, October 23, 2025	41	0.40	0.361824	16.6	7.1	175	528	224	676	6.6	19.8	38.1	115.0
Friday, October 24, 2025	37	0.04	0.333887	15.8	7.2								
Saturday, October 25, 2025	42		0.358306	15.7	7.1								
Sunday, October 26, 2025	46		0.346388	15.7	7.2	180	520	160	462	5.3	15.4	34.5	99.7
Monday, October 27, 2025	33		0.341501	15.6	7.1	159	453	168	478	6.0	17.0	40.7	115.9
Tuesday, October 28, 2025	36		0.330423	16.0	7.0	184	507	192	529	6.2	17.1	42.7	117.7
Wednesday, October 29, 2025	44		0.364894	16.1	7.0	141	429	124	377	6.0	18.4	39.2	119.3
Thursday, October 30, 2025	42		0.344701	16.0	6.9	175	503	120	345	6.5	18.6	38.1	109.5
Friday, October 31, 2025	37		0.328505	15.9	7.0								
TL			2.98	10.47									
AVG	48.68	0.33	0.34	17.2	6.97	179.5	514.9	230.2	656.7	6.2	17.7	38.4	109.1

BRIGHTON ANALYTICAL - Howell WWTP

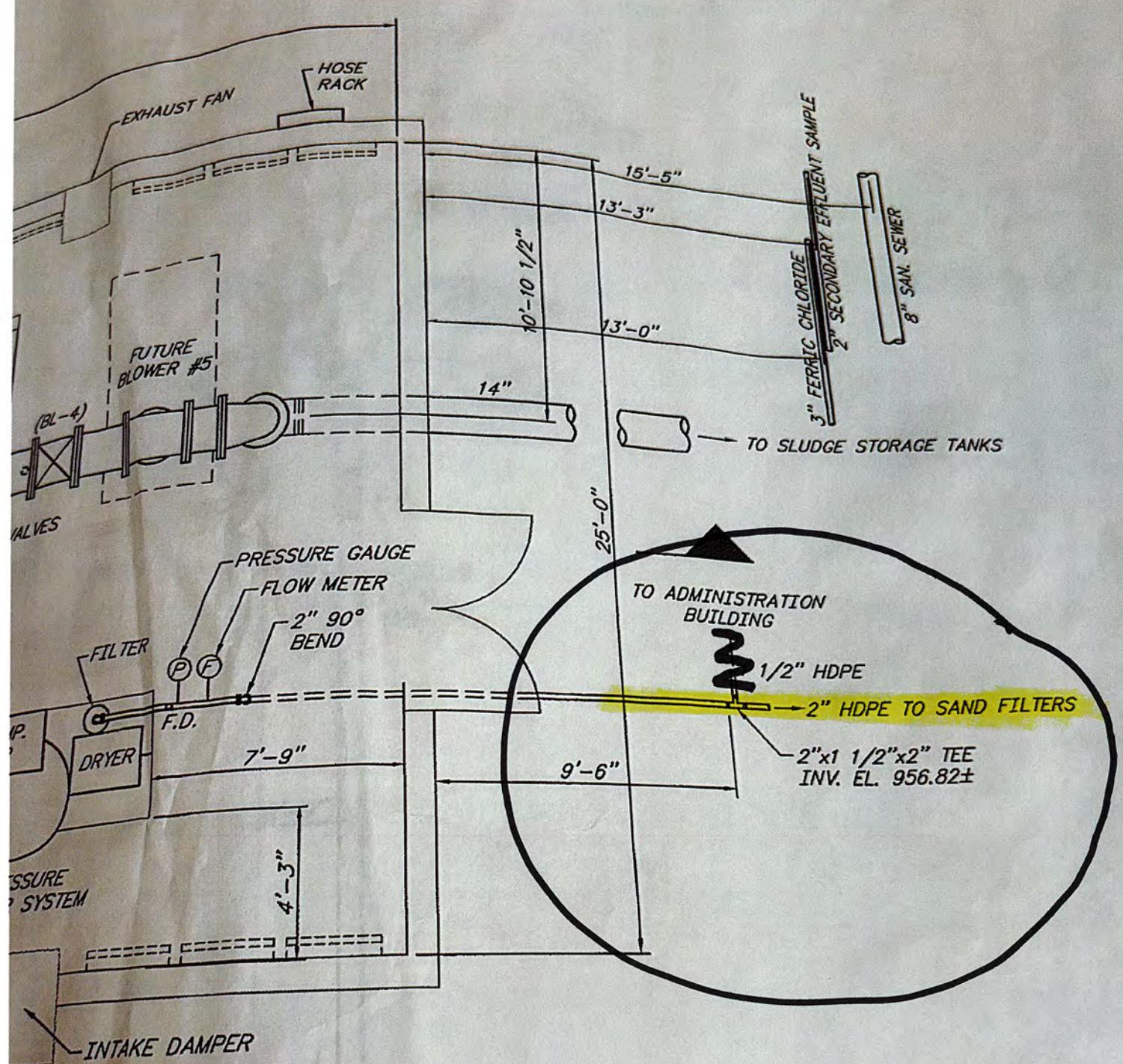
SAMPLE DAY	Chloride mg/L	Sulfate mg/L	FINAL EFF =	UNCORR	FIELD BLANK	
			0.5	0.5	0.2	0.2
			FINAL EFF MERCURY (ng/L)	GRAB: UNCORR MERCURY (ng/L)	FIELD BLANK MERCURY (ng/L)	METH BLANK MERCURY (ng/L)
10/01/25						
10/02/25						
10/03/25						
10/04/25						
10/05/25						
10/06/25						
10/07/25						
10/08/25						
10/09/25						
10/10/25						
10/11/25						
10/12/25						
10/13/25						
10/14/25						
10/15/25						
10/16/25	190	28	<0.5	<0.5	<0.2	<0.2
10/17/25						
10/18/25						
10/19/25						
10/20/25						
10/21/25						
10/22/25						
10/23/25						
10/24/25						
10/25/25						
10/26/25						
10/27/25						
10/28/25						
10/29/25						
10/30/25						
10/31/25						

*g Not Required this Reporting Period









Section 2

Collection System Operation

Howell Township Pump Stations and Collection System

Summary for October Activities:

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

Collection System Problem Areas: We continued cleaning the known problem areas within the collection system (*See Attachment 2.3 for a Map of These Areas*). These areas have shown significant improvement since we began quarterly cleanings. We are also working on a solution for manhole 0579, located in front of 2820 Burkhardt Road (Quality Care of Howell). This manhole was not installed correctly and has been causing ongoing issues. We would like to correct the problem before additional housing is constructed in the area (*See Attachment 2.4 for Plan Sheet, Review Letter*).

Overall Pump Station Status: All pump stations were confirmed to be in normal operation

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

MISS DIG: For the month of October, MHOG marked in the field 19 Utility Locate Requests in Howell Township Sanitary System (*See Attachment 2.5*)

Pump Station 70
Howell Township
November 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Ran Generator?	Fuel Level in Generator	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
10/7/2024	10:00 AM	db	6368.0	6074.0	72343	517	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	YES	FULL	14.4	13.7	164.8	6.9	2.097	1.995	341.0	0.1	
10/15/2024	10:25 AM	db	6385.8	6092.7	72770	517	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	YES	FULL	17.8	18.7	192.4	8.0	2.220	2.332	427.0	0.3	
10/21/2024	12:42 PM	sl	6398.8	6105.5	73089	517	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	YES	FULL	13.0	12.8	146.3	6.1	2.133	2.100	319.0	0.2	
10/28/2024	1:45 PM	bc	6413.9	6120.3	73459	518	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	15.1	14.8	169.0	7.0	2.144	2.101	370.0	0.2	
11/4/2024	1:35 PM	bc	6429.0	6134.7	73888	518	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	15.1	14.4	167.8	7.0	2.159	2.059	429.0	0.3	
11/12/2024	1:30 PM	bo	6446.7	6152.2	74448	518	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	17.7	17.5	191.9	8.0	2.213	2.188	560.0	0.2	✓
10/6/2025	2:30 PM	JM	7197.9	6901.7	95007	530	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	13.4	13.7	145.2	6.0	2.215	2.265	311.0	0.2	
10/15/2025	2:15 PM	wd	7218.0	6921.8	95491	530	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	20.1	20.1	215.8	9.0	2.236	2.236	484.0	0.2	
10/21/2025	9:40 AM	wd	7232.2	6936.1	95827	530	NO	NO	YES	YES	NO		NO	NO	NO	NO	YES	FULL	14.2	14.3	139.4	5.8	2.444	2.462	336.0	0.2	
10/27/2025	9:40 AM	bo	7245.9	6950.1	96173	530	NO	NO	YES	YES	NO		NO	NO	YES	NO	YES	FULL	13.7	14.0	144.0	6.0	2.283	2.333	346.0	0.3	
11/3/2025	1:45 PM	db	7262.7	6966.9	96551	531	NO	NO	YES	YES	NO		NO	NO	YES	NO	YES	FULL	16.8	16.8	172.1	7.2	2.343	2.343	378.0	0.2	
11/10/2025	1:35 PM	wd	7279.1	6983.4	97006	531	NO	NO	YES	YES	NO		NO	NO	YES	NO	YES	FULL	16.4	16.5	167.8	7.0	2.345	2.359	455.0	0.2	✓

Pump Station 71
Howell Twp.
November 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Comments	
10/7/2024	9:50 AM	db	6010.4	351.9	80390	NO	NO	YES	YES	NO	NO	NO	NO		NO	NO	4.2	4.4	165.0	6.9	0.611	0.640	258.0		
10/15/2024	10:10 AM	db	6015.4	357.1	80707	NO	NO	YES	YES	NO	NO	NO	NO		NO	NO	5.0	5.2	192.3	8.0	0.624	0.649	317.0		
10/21/2024	1:14 PM	sl	6019.3	361.2	80956	NO	NO	YES	YES	NO	NO	NO	NO		NO	NO	3.9	4.1	147.1	6.1	0.636	0.669	249.0		
10/28/2024	1:35 PM	bc	6023.6	365.8	81232	NO	NO	YES	YES	NO	NO	NO	NO		YES	NO	4.3	4.6	168.3	7.0	0.613	0.656	276.0		
11/4/2024	1:15 PM	bc	6028.1	370.4	81505	NO	NO	YES	YES	NO	NO	NO	NO		YES	NO	4.5	4.6	167.7	7.0	0.644	0.658	273.0		
11/12/2024	1:50 PM	bo	6033.1	375.6	81824	NO	NO	YES	YES	NO	NO	NO	NO		YES	NO	5.0	5.2	192.6	8.0	0.623	0.648	319.0		
10/6/2025	2:20 PM	JM	6243.6	603.5	95119	NO	NO	YES	YES	NO		NO	NO		NO	NO	3.7	4.2	145.8	6.1	0.609	0.691	223.0		
10/15/2025	1:55 PM	wd	6249.1	609.7	95465	NO	NO	YES	YES	NO		NO	NO		NO	NO	5.5	6.2	215.6	9.0	0.612	0.690	346.0		
10/20/2025	2:35 PM	sl	6252.4	613.3	95669	NO	NO	YES	YES	NO		NO	NO		NO	NO	3.3	3.6	120.7	5.0	0.656	0.716	204.0		
10/27/2025	10:15 AM	bo	6256.7	617.9	95951	NO	NO	YES	YES	NO		NO	NO		NO	NO	4.3	4.6	163.7	6.8	0.631	0.675	282.0		
11/3/2025	1:15 PM	db	6261.8	623.6	96280	NO	NO	YES	YES	NO		NO	NO		NO	NO	5.1	5.7	171.0	7.1	0.716	0.800	329.0	Pool?	
11/10/2025	1:15 PM	wd	6266.3	628.6	96574	NO	NO	YES	YES	NO		NO	NO		NO	NO	4.5	5.0	168.0	7.0	0.643	0.714	294.0		

Pump Station 72
Howell Twp.
November 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
10/7/2024	9:56 AM	db	648.9	1579.9	83652	1271	1332	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	0.9	0.9	164.9	6.9	0.131	0.131	167.0	0.5	1.0	
10/15/2024	10:20 AM	db	650.0	1580.9	83871	1271	1333	NO	NO	YES	YES	NO	NO														

Pump Station 73
Howell Twp.
November 2025

Date	Time	Initials	Pump 1	Pump 2	Pump 3	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours #3	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	Avg Runtime / Day Pump 3	KWH Net	Generator Net	Comments
10/7/2024	9:40 AM	db		1049.5	714.2	3848	629	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	0.0	3.4	3.5	165.0	6.9	0.000	0.495	0.509	6.0	0.4		
10/15/2024	10:00 AM	db		1053.6	718.3	3856	630	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO	FULL	0.0	4.1	4.1	192.3	8.0	0.000	0.512	0.512	8.0	0.7		
10/21/2024	1:04 PM	sl		1056.7	721.7	3868	630	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO	FULL	0.0	3.1	3.4	147.1	6.1	0.000	0.506	0.555	12.0	0.1		
10/28/2024	1:10 PM	bc		1060.0	724.9	3874	630	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	FULL	0.0	3.3	3.2	168.1	7.0	0.000	0.471	0.457	6.0	0.4		
11/4/2024	1:00 PM	bc		1062.8	727.8	3891	631	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	0.0	2.8	2.9	167.8	7.0	0.000	0.400	0.415	17.0	0.4		
11/12/2024	2:10 PM	bo		1066.6	731.5	3898	631	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	FULL	0.0	3.8	3.7	193.2	8.0	0.000	0.472	0.460	7.0	0.5		
10/6/2025	2:10 PM	JM		1246.2	916.7	4296	662	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	75%	0.0	2.6	2.8	145.5	6.1	0.000	0.429	0.462	5.0	0.4		
10/15/2025	1:40 PM	wd		1250.0	920.8	4304	662	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	75%	0.0	3.8	4.1	215.5	9.0	0.000	0.423	0.457	8.0	0.8		
10/20/2025	2:30 PM	sl		1252.6	923.5	4310	662	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	75%	0.0	2.6	2.7	120.8	5.0	0.000	0.516	0.536	6.0	0.0		
10/27/2025	10:05 AM	bo		1256.0	926.8	4317	663	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	0.0	3.4	3.3	163.6	6.8	0.000	0.499	0.484	7.0	0.4		
11/3/2025	1:00 PM	db		1258.9	929.9	4324	663	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	0.0	2.9	3.1	170.9	7.1	0.000	0.407	0.435	7.0	0.4		
11/10/2025	1:10 PM	wd		1261.7	932.8	4331	664	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	0.0	2.8	2.9	168.2	7.0	0.000	0.400	0.414	7.0	0.4	✓	

OUT

Pump Station 74
Howell Twp.
November 2025

Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours #3	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	Avg Runtime / Day Pump 3	KWH Net	Generator Net	Comments
9:30 AM	db	156.7	172.6	379.0	2403	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	50%	1.0	2.0	165.0	6.9	0.145	0.291	4.0	0.6		
9:35 AM	db	157.9	172.8	383.0	2403	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.2	0.2	192.1	8.0	0.150	0.025	4.0	0.6			
12:30 PM	sl	158.9	173.7	386.0	2404	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.0	0.9	146.9	6.1	0.163	0.147	3.0	0.7			
12:55 PM	bc	159.9	174.8	390.0	2405	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.0	1.1	168.4	7.0	0.143	0.157	4.0	0.6			
12:50 PM	bc	160.9	175.8	394.0	2405	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.0	1.0	167.9	7.0	0.143	0.143	4.0	0.7			
1:05 PM	bo	162.3	177.1	398.0	2406	NO	NO	YES	YES	NO	NO	NO	NO	NO	YES	NO	50%	1.4	1.3	192.3	8.0	0.175	0.162	4.0	0.6			
1:50 PM	JM	229.9	244.3	613.0	2442	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	0.9	1.0	144.8	6.0	0.149	0.166	3.0	0.7			
1:15 PM	wd	231.3	245.6	617.0	2443	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.4	1.3	215.4	9.0	0.156	0.145	4.0	1.3			
2:00 PM	sl	232.4	246.7	620.0	2443	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.1	1.1	120.8	5.0	0.219	0.219	3.0	0.0			
9:25 AM	bo	233.5	247.7	625.0	2444	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.1	1.0	163.4	6.8	0.162	0.147	5.0	0.6			
12:45 PM	db	234.7	248.9	629.0	2444	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.2	1.2	171.3	7.1	0.168	0.168	4.0	0.7			
12:55 PM	wd	235.8	250.0	634.0	2445	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.1	1.1	168.2	7.0	0.157	0.157	5.0	0.6	✓		

Pump Station 75
Howell Twp.
November 2025

Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	Hours #3	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
2741.5	3065	899	4175</																					

Pump Station 76
Howell Twp.
November 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
10/7/2024	9:05 AM	db	3397.9	2765.3	9657	603	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.6	5.1	164.9	6.9	0.669	0.742	196.0	0.4	
10/15/2024	9:10 AM	db	3403.3	2771.2	9904	604	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	5.4	5.9	192.1	8.0	0.675	0.737	247.0	0.3	
10/21/2024	12:11 PM	sl	3407.2	2776.0	10095	604	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO	FULL	3.9	4.8	147.0	6.1	0.637	0.784	191.0	0.3	
10/28/2024	12:25 PM	bc	3412.0	2781.3	10311	604	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO	FULL	4.8	5.3	168.2	7.0	0.685	0.756	216.0	0.4	
11/4/2024	12:25 PM	bc	3416.8	2786.6	10532	605	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO	FULL	4.8	5.3	168.0	7.0	0.686	0.757	221.0	0.3	
11/12/2024	12:35 PM	bo	3422.0	2792.5	10778	605	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	FULL	5.2	5.9	192.2	8.0	0.649	0.737	246.0	0.4	
10/6/2025	12:40 PM	JM	3663.1	3022.2	22695	623	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.4	4.1	146.3	6.1	0.722	0.673	135.0	0.3	
10/15/2025	12:45 PM	wd	3669.3	3028.1	22936	624	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	6.2	5.9	216.1	9.0	0.689	0.655	241.0	0.7	
10/20/2025	1:10 PM	sl	3672.9	3031.4	23072	624	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	3.6	3.3	120.4	5.0	0.718	0.658	136.0	0.0	
10/27/2025	9:00 AM	bo	3677.8	3035.9	23273	624	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.9	4.5	163.8	6.8	0.718	0.659	201.0	0.3	
11/3/2025	12:20 PM	db	3682.7	3040.8	23491	625	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.9	4.9	171.3	7.1	0.686	0.686	218.0	0.5	
11/10/2025	12:25 PM	wd	3687.7	3045.4	23712	625	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	5.0	4.6	168.1	7.0	0.714	0.657	221.0	0.4	✓

Pump Station 77
Howell Twp.
November 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Comments	
10/7/2024	9:05 AM	db	392.6	547.4	20875	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.2	0.3	165.1	6.9	0.029	0.044	32.0		
10/15/2024	8:50 AM	db	392.9	547.7	20916	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	191.8	8.0	0.038	0.038	41.0		
10/21/2024	12:03 PM	sl	393.2	547.9	20954	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.2	147.2	6.1	0.049	0.033	38.0		
10/28/2024	12:15 PM	bc	393.5	548.3	20995	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	0.3	0.4	168.2	7.0	0.043	0.057	41.0	
11/4/2024	12:10 PM	bc	393.8	548.5	21033	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	0.3	0.2	167.9	7.0	0.043	0.029	38.0	
11/12/2024	12:30 PM	bo	394.1	548.8	21078	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	0.3	0.3	192.3	8.0	0.037	0.037	45.0	
10/6/2025	12:30 PM	JM	422.5	561.8	23695	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	165.9	6.9	0.043	0.043	39.0		
10/15/2025	12:30 PM	wd	423.1	562.3	23751	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.6	0.5	216.0	9.0	0.067	0.056	56.0		
10/20/2025	1:00 PM	sl	423.3	562.6	23784	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.2	0.3	120.5	5.0	0.040	0.060	33.0		
10/27/2025	8:55 AM	bo	423.6	562.9	23839	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	163.9	6.8	0.044	0.044	55.0		
11/3/2025	12:10 PM	db	423.9	563.2	23903	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	171.2	7.1	0.042	0.042	64.0		
11/10/2025	12:10 PM	wd	424.3	563.5	23969	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.4	0.3	168.0	7.0	0.057	0.043	66.0	✓	

Pump Station 78
Howell Twp.
November 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Comments
10/7/2024	10:30 AM	db	1901.9	2034.4	20894	NO	NO	YES	YES	NO	NO	NO	NO	NO	8.6	9.0	168.0	7.0	1.229	1.286	316.0	
10/15/2024	10:35 AM	db	1912.5	2045.1	21270	NO	NO	YES	YES	NO	NO	NO	NO	NO	10.6	10.7	192.1	8.0	1.324	1.337	376.0	
10/21/2024	1:32 PM	sl	1920.4	2053.0	21550	NO	NO	YES	YES	NO	NO	NO	NO	NO	7.9	7.9	147.0	6.1	1.290	1.290	280.0	
10/28/2024	2:05 PM	bc	1929.7	2062.4	21881	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	9.3	9.4	168.6	7.0	1.324	1.338	33

Pump Station 79
Howell Twp.
November 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
10/6/2025	1:10 PM	JM	330.7	317.3	4025	24	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		13.4	13.2	146.2	6.1	2.200	2.167	69.0	1.0	
10/15/2025	1:00 PM	wd	349.8	337.5	4145	25	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		19.1	20.2	215.8	9.0	2.124	2.246	120.0	0.3	
10/20/2025	1:40 PM	sl	360.4	348.8	4214	25	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO		10.6	11.3	120.7	5.0	2.108	2.248	69.0	0.4	
10/27/2025	9:15 AM	bo	374.1	365.0	4324	25	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO		13.7	16.2	163.6	6.8	2.010	2.377	110.0	0.3	
11/3/2025	12:35 PM	db	390.5	381.0	4448	26	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO		16.4	16.0	171.3	7.1	2.297	2.241	124.0	0.4	
11/10/2025	12:40 PM	wd	407.0	397.9	4574	26	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO		16.5	16.9	168.1	7.0	2.356	2.413	126.0	0.3	✓

Howell Frequent Sewer Cleaning Problem Areas

MHOG Utilities Viewer

address or asset



KEY

= Quarterly Cleaning Area

Fleming

Emmons Rd

Wa

Livingston
County Spence
J. Hardy Airport

Milette Re

W Barron R

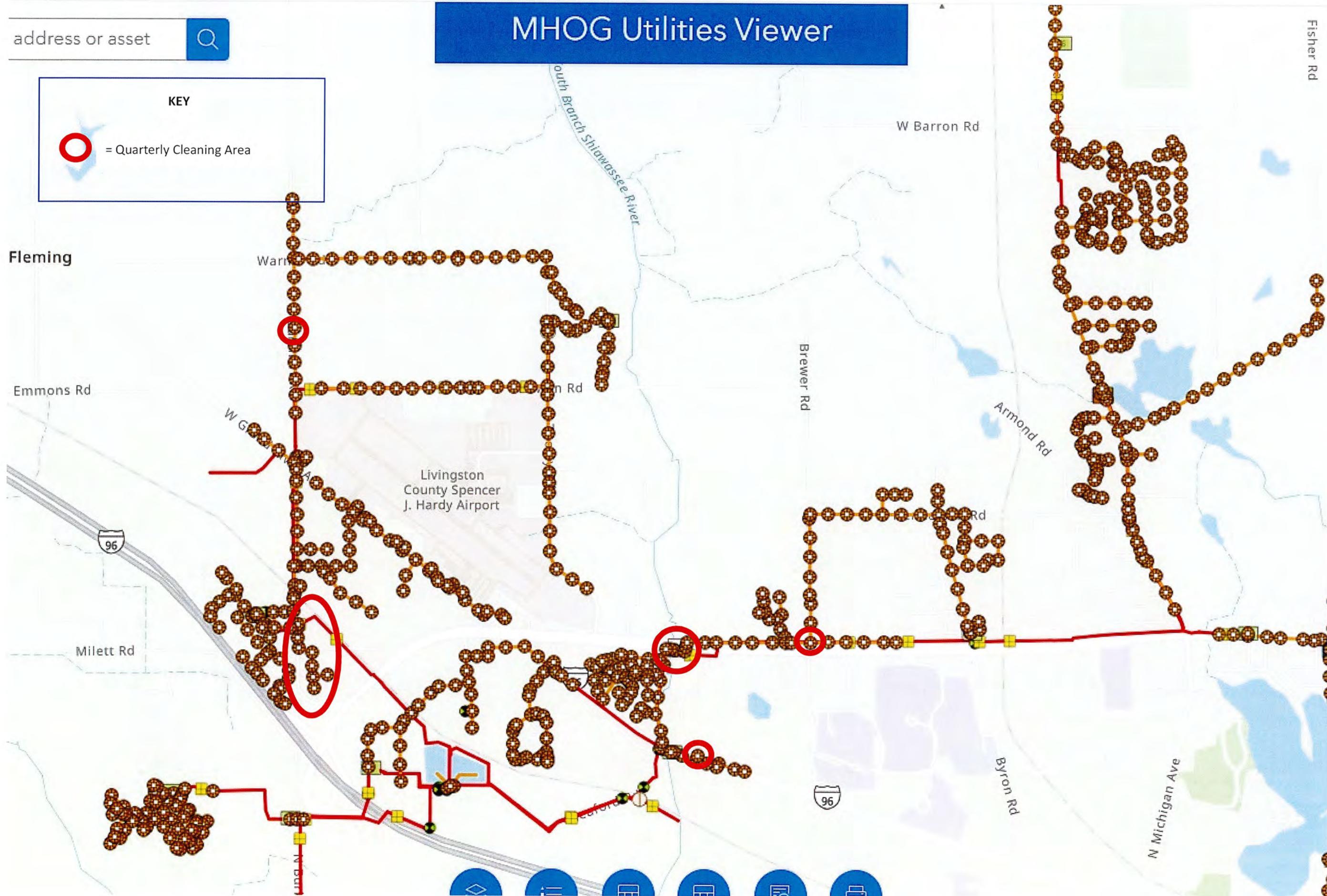
BIEWEI
KU

Armond

Byron K

N. Michigan 4.

Fisher Rd



Zoning Notes:

Owner: Ghraib Real Estate Holdings #2, LLC
1000 N. 10th Street, Suite 1000, Phoenix, AZ 85003

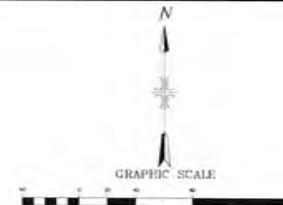
Use: Senior Housing - Multiple Family Dwelling Structure
(permitted by right Sec. 7.02)

Zoning: MFR - Multiple Family Residential Dist.

Front Setback 30' + 1' for each foot of bldg. height over 30'
Sides Setback 30' + 1' for each foot of bldg. heights over 30'
Rear Setback 50' + 1' for each foot of bldg. heights over 30'

Lot Area: 26 2-bedroom units require 3,500 ft² each
+ 2 3-bedroom units require 5,000 ft² each
= 101,000 ft² minimum parcel size (Parcel Size = 266,129 ft²)

Building Separation: 10' between units



**Site Plan
Proposed Senior Housing Development
Ghraib Real Estate Holdings #2, LLC
2820 N. Burkhardt Road**

APPROVED USE FOR:
 FURNITURE
 FERTILIZER
 CONSTRUCTION
 OTHER

42



November 13, 2025

Mr. Greg Tatara
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Proposed Senior Housing Development
Construction Plan Review No. 1**

Dear Mr. Tatara:

Tetra Tech conducted a water main construction plan review of the construction plan submittal for Proposed Senior Housing Development dated October 8, 2025. The site plan was prepared by Lapham Associates on behalf of Gharib Real Estate Holdings #2, LLC. The development is located on 6.11 acres on the east side of North Burkhardt Road approximately 650 feet South of Warner Road. The Petitioner is proposing a senior housing development with storm and detention improvements. The proposed site includes 473 linear feet of 12-inch water main, 2 hydrant assemblies, and a 12-inch gate valve in box.

We offer the following comments:

GENERAL

1. Existing valves and hydrants should be labeled with MHOG IDs. The size and material of existing utilities should also be labeled. Please see the attached document.
2. Existing valves near the 12-inch by 8-inch tee on North Burkhardt Road should be shown and labeled with their MHOG IDs.
3. An existing valve on the fire suppression line should be shown and labeled with its MHOG ID.
4. There is an existing valve shown on the 8-inch water main to the west of the existing hydrant assembly (WTH-0771). There are no valves located there, and the valve should be removed from the plans.
5. The northeast incoming sanitary pipe to manhole 229 has an existing problem with backing up due to the angle of the connection directing flow to the south when the sewer on Burkhardt Road flows south to north, in the opposite direction of the flow channel. See photo below showing a backup in the existing manhole connection from the senior housing development. With the proposed additional wastewater flow this issue should be resolved. The existing sewer should be redone between the onsite manhole (shown as S1 on the plans) and the gravity sewer on Burkhardt Road. The existing connection should be removed, and a new sewer should be installed from manhole S1 to Burkhardt Road, creating a 90-degree or greater connection to the existing sewer. The existing connection to manhole 229 will need to be properly abandoned.



WATER MAIN

1. The easement given for the water main is 20 feet. MHOG requires a 25-foot easement, and this should be updated accordingly.
2. The water main should always maintain a horizontal distance of 10 feet from sanitary and storm sewers.
3. Hydrants should maintain a 10-foot horizontal distance from all sanitary and storm sewers.
4. An additional hydrant should be placed near Quadplex #7 to ensure all buildings are within a 250-foot radius of a hydrant.
5. The material of pipe noted in the utility plan versus the water main plan and profile do not match. MHOG requires the water main material to be DIP Class 52.
6. In the utility plan, the note for the proposed hydrant does not match the note provided in the water main plan and profile. The note should be updated accordingly. Additionally, this hydrant should be labeled as a terminal hydrant and isolation valve should be shown in the plan view as shown in MHOG details.
7. The plans show that the water main is looped to the same length of water main, effectively making the proposed water main non-redundant. The alignment should be revised so it connects the 12-inch water main on Burkhart Road to allow the looped water main to be redundant. This connection to Burkhart Road can be achieved with a 12-inch by 8-inch tapping sleeve and valve in a d-box. Since the existing water main is so close to the road it will most likely need to be a reverse tap.
8. Valves should be placed on the proposed water main every 800 feet at maximum.

Mr. Greg Tatara
Re: Proposed Senior Housing Development
Construction Plan Review No. 1
November 13, 2025
Page 3

9. There is a high point located at station 1+68. The vertical bends should be removed and water main flattened to remove the high point.
10. There seems to be a couple high points between station 9+50 and 11+00. The water main should be flattened to remove the high points. The sanitary lead near station 10+50 may need to be lowered to achieve this while maintaining an 18-inch clearance.

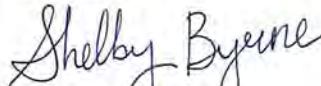
WATER SERVICES

1. The service lead for Quadplex #5 is called out to be 20 feet in length. When measured, it is about 45 feet in length. This discrepancy should be resolved.
2. The service lead for Quadplex #4 conflicts with the current proposed location of a light pole. Either the alignment of the lead should be updated or the light pole moved to remove this conflict.
3. Curb stop locations should be shown in the utility plan. Curb stops should be located in green spaces on the same side of the road as the buildings they are serving.
4. Provide detail on how water services will be connected to buildings. MHOG requires that for multiple tenant occupied buildings a dedicated meter area with a meter manifold should be constructed to meter each tenant space individually. Water meters should be placed in a dedicated closet or room for water meter installation, access, and maintenance.

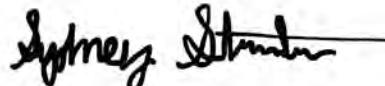
RECOMMENDATION

We recommend the construction drawings be revised to address the above listed concerns and resubmitted electronically to MHOG at planreview@mhog.org for permitting.

Sincerely,



Shelby Byrne, P.E.
Project Engineer

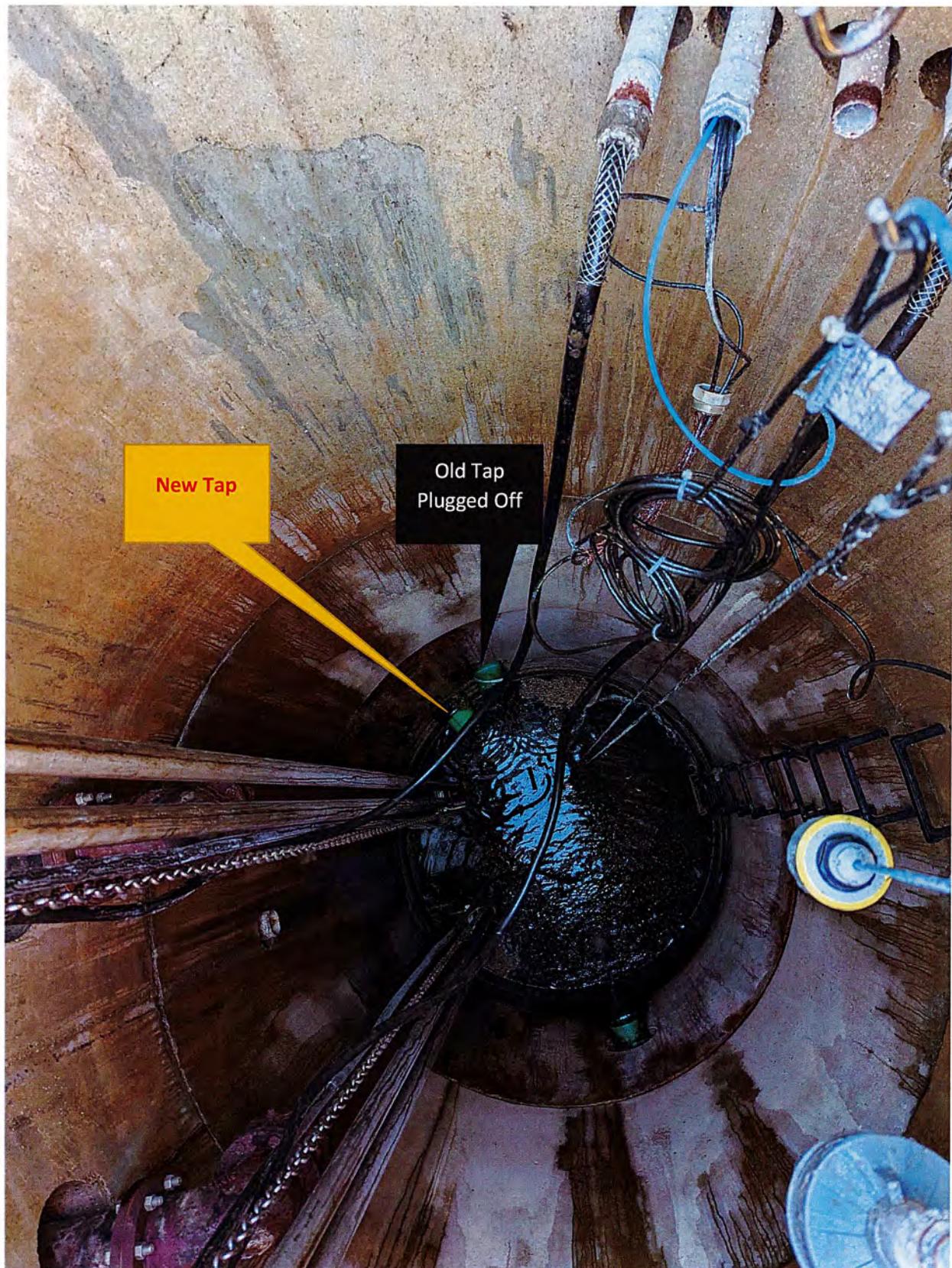


Sydney Streveler, EIT
Civil Engineering Group

Attachment



Pump Station 72 New Tap In Wet Well for Heritage Square in PS-72



Monthly Missdig Log

October-25											
Missdig Tickets					Marked						
Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS	
Wednesday, October 01, 2025	76	64	18	46	0	10	0	0	6	0	2
Thursday, October 02, 2025	68	109	9	100	0	5	0	0	2	0	2
Friday, October 03, 2025	16	0	0	0	0	0	0	0	0	0	0
Saturday, October 04, 2025	22	0	0	0	0	0	0	0	0	0	0
Sunday, October 05, 2025	2	0	0	0	0	0	0	0	0	0	0
Monday, October 06, 2025	64	74	12	62	0	5	3	0	2	1	1
Tuesday, October 07, 2025	41	73	19	54	0	9	0	0	7	1	2
Wednesday, October 08, 2025	41	41	8	33	0	3	1	0	3	1	0
Thursday, October 09, 2025	41	44	18	26	0	10	0	0	7	0	1
Friday, October 10, 2025	32	31	9	22	0	4	1	0	0	1	3
Saturday, October 11, 2025	4	0	0	0	0	0	0	0	0	0	0
Sunday, October 12, 2025	1	0	0	0	0	0	0	0	0	0	0
Monday, October 13, 2025	51	0	0	0	0	0	0	0	0	0	0
Tuesday, October 14, 2025	28	71	24	47	0	15	0	0	6	1	2
Wednesday, October 15, 2025	25	30	16	14	0	3	6	0	3	4	0
Thursday, October 16, 2025	381	15	1	14	0	1	0	0	0	0	0
Friday, October 17, 2025	21	28	10	18	0	1	4	0	1	4	0
Saturday, October 18, 2025	2	0	0	0	0	0	0	0	0	0	0
Sunday, October 19, 2025	0	0	0	0	0	0	0	0	0	0	0
Monday, October 20, 2025	18	22	15	7	0	6	1	0	5	1	2
Tuesday, October 21, 2025	33	29	8	21	0	6	0	0	2	0	0
Wednesday, October 22, 2025	26	26	14	22	0	8	0	0	4	1	1
Thursday, October 23, 2025	27	13	5	8	0	2	0	0	0	2	1
Friday, October 24, 2025	29	34	11	23	0	5	0	0	5	0	1
Saturday, October 25, 2025	2	0	0	0	0	0	0	0	0	0	0
Sunday, October 26, 2025	2	0	0	0	0	0	0	0	0	0	0
Monday, October 27, 2025	29	23	10	13	0	2	0	0	6	2	0
Tuesday, October 28, 2025	39	40	12	28	0	6	1	0	3	1	1
Wednesday, October 29, 2025	24	34	10	24	0	4	2	0	3	1	0
Thursday, October 30, 2025	12	14	8	6	0	6	0	0	2	0	0
Friday, October 31, 2025	20	0	0	0	0	0	0	0	0	0	0
Total	1177	815	237	588	0	111	19	0	67	21	19
Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS	
38	26	8	19	0	Total						237
Average Per Day					% Marked to Received						20%

MHOG = MHOG Water System
 OPW = Oak Pointe Water System

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

Section 3

Repairs
&
Capital Improvements

Howell Township
 New 2025 Improvement Plan Summary
 Updated 11/17/25

Active CIP and Significant Repairs In Progress						
No.	Project Description	Contractor	Priority	Initial Estimate	Actual Cost/Quote	Update
1	Aeration Basin Diffuser Repair / Replacement	MHOG	High	\$10,000	\$0	Complete
2	Aeration DO Probe Installation	MHOG/UIS	High	\$5,000		Using Old from Lake Edgewood to Save Costs
3	Rebuilt UV Unit	UIS	High	\$15,000	\$19,775	Still waiting on UIS, have extra bulbs in stock
4	Influent Sampler Shed	MHOG	High	\$2,500	\$800	Complete
5	Lights in Headworks, Blower Building and RAS Building	K&J Electric	Medium	\$7,500	\$8,600	Complete.
6	Post Aeration By-pass	D'Angelo	Medium	\$15,000		Requires 12-inch and 8-inch Gate Valves
7	South Clarifier Inspection and Repairs	FHC	High	\$20,000	\$14,640	FHC Took Scraper Arms to Manufacture New Parts in Shop
8	Bldg Temperature Alarms	UIS	Medium	\$5,000		Quote from UIS to integrate into SCADA
9	Exterior HVAC Unit on Headworks	TBD	High	\$5,000		Met with 4-Seasons, Waiting Quote
10	Fix Doors on Blower Bldg., RAS Building, and Headworks	Security Lock	High	\$10,000	\$14,225	Complete
11	Fix Screens on Admin Building, Reduce Fall Box Elder Bugs	MHOG	Medium	\$2,000		Hope to do with internal staff
12	Driveway Repairs	DeBottis	High	\$10,000	\$10,729	Complete
13	Sand Filter Lift Tubes	MHOG	High	\$2,000		May need a welding sub
14	Lagoon Tree Removal	Cooper's Turf	High	\$10,000	\$7,815	Spoke to Coopers, will begin working on soon
			Total	\$119,000	\$76,584	

**HOWELL TOWNSHIP SANITARY
PROJECT SYSTEM EXPANSION SUMMARY
November 2025**

PROJECT	Activity Past Month	LOCATION	PROJECT DESCRIPTION	STATUS
Planning / Review				
AGAPE Church	No	S. Latson Road	First Set of Plans Reviewed	No Edits Received Back, Fundraising Has Project on Hold
Wranglers	Yes	S. Latson Road	Drive Thru Restaurant - Connecting to existing sewer lead	Received grease trap inquiries. Directed to exterior grease trap, minimum of 1000 gal, dual compartment, and all kitchen fixtures tied into trap
Redwood	No	Grand River and Dorr Rd.	204 Apartment Units	Water and Wastewater Preliminary Reviews/Study Complete
Howell Business Park	No	Austin Court	New Storage Unit Buildings	Water Reviewed, provided Spicer Pump Station 70 Data for Part 41 Permit
Soapy Bucket	Yes	Oak Grove and M-59	Car Wash with Pump Station	Received pump station inquiries. Want station to have KI SCADA system, radar level control, and quality pumps
Outside Storage Howell	No	Hydraulic Drive	Outdoor storage for recreational vehicles, contractors equipment & materials.	Water Plan Review Complete, Don't Believe there is Sanitary
Quality Care of Howell Housing	Yes	Burkhart Road	Condo/Apartment Buildings Adjacent to Senior Living	For Sanitary need to have the sewer lead direction corrected to prevent back up
Residential	Yes	Oak Grove and Karen and Castlewood	Sewer and Water Connections	Provided lead sheets for sewer and water to Karen and Oak Grove Road Home. Obtained quotes for sewer and water tap for home on Castlewood
Construction				
Heritage Square	Yes	Burkhart & Mason Road	176 Single Family Homes	Pump Station work is complete, new inlet is installed, old inlet is plugged
Nexthome Realty	No	Highland Road	Small Office Building	Testing
3110 Oak Grove Road	No	Oak Grove Road, S. Oak Grove Meadows	New Modular Home connecting to sewer and water	Long term solution required
Airport Equipment Building	Yes	Liv. Co. Airport off Tooley Road	New Hanger Building for Airport Snow Removal Equipment	Sanitary is Private, connecting to water
Close Out				
Union at Oak Grove	No	Oak Grove Road	Apartment Complex	Questions if sanitary cleaning and video complete?

Howell Township Monthly Wastewater Operations Report



Pump Station 72 After Restoration of Gravel and Snow Removal

December 2025

Howell Township Wastewater System Operations Report
December 2025

Table of Contents

Section 1 – Plant Operation

Attachment 1.1 – Written Operations Summary
Attachment 1.2 - Plant Performance Summary
Attachment 1.3 – EGLE Discharge Monitoring Report for October 2025
Attachment 1.4 – Process Data
Attachment 1.5 – Brighton Analytical Data

Section 2 – Collection System Operation

Attachment 2.1 – Written Pump Station Maintenance Summary
Attachment 2.2 – Weekly Pump Station Inspection Data
Attachment 2.3 – Monthly Miss Dig Log

Section 3 – Repairs and Capital Improvements

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

Section 1

Plant Operation

Howell Township Plant Operations

Summary for November Activities:

Wastewater Treatment: The Wastewater Treatment Plant (WWTP) processed a total of **10.4 million gallons (MG)** of wastewater in November with no permit violations (*See Attachments 1.2 - 1.5*)

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

Headworks SCADA PLC: The SCADA PLC for the headworks building failed during the month, resulting in a loss of communication and remote monitoring capabilities for equipment in the headworks building. All equipment continued to operate normally in local control. UIS responded the following day and replaced the PLC, restoring full system functionality.

Fine Screen: The fine screen, located at the beginning of the treatment process, is responsible for removing smaller solids such as rags, plastics, and grit to protect downstream equipment. The unit alarmed multiple times during the month, requiring operator response for troubleshooting. In both instances, a tripped motor starter was identified. The motor tested within normal parameters, indicating the motor starter is likely failing. A replacement motor starter has been ordered.

Process Summary:

- EQ Tank
 - Operating North Tank
 - 5 broken gate valves
- Influent Sampler:
 - Normal Operation
- Headworks:
 - Scada PLC Failed
 - Motor Starter for Fine Screen needs to be replaced
- FeCl₂ Chemical Room
 - Normal Operation
- Aeration Basin:
 - Waiting on Blower Quote
- Junction Chamber:
 - Normal Operation
- RAS Building & Clarifier:
 - Waiting on Quotes from Contractors
- Sand Filters:
 - Normal Operation
- Post Aeration:

- Normal Operation
- UV System:
 - UIS is rebuilding the unit
- Recycle Pump Station:
 - Normal Operation

Plant Performance		Nov-25
HT WWTP Flows		
TOTAL MONTHLY EFF (MG)	10.40	9.43
TOTAL MONTHLY INF (MG)		10.40
Final Effluent Monitoring		
INF pH	6.97	6.97
EFF pH		6.95
INF NH3-mg/L	38.59	38.59
EFF NH3-mg/L		0.03
INF PO4-mg/L	6.44	6.44
EFF PO4-mg/L		0.33
INF TSS-mg/L	229.90	229.90
EFF TSS-mg/L		2.01
INF CBOD-mg/L	205.57	205.57
EFF CBOD-mg/L		0.83
AVG.% NH3-N REMOVAL	99.92%	99.92%
AVG.% TOTAL P REMOVAL		94.84%
AVG.% TSS REMOVAL	99.13%	99.13%
AVG.% CBOD REMOVAL		99.60%
AVG.% OVERALL REMOVAL RATE	98.37%	98.37%
Chemical Used		
Ferric Gallons	1,166	1,166
Utilities		
Gas	182	182
Power KWH		37,440
Water Gallons	615	615
Sludge Processing		
Gallons Wasted	129,413	129,413
Gallons Hauled		
Weather Summary		
TOTAL PRECIPITATION	0.81	0.81
AVG DAILY PRECIPITATION		0.16
MAX DAILY		0.30

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY:

PERMITTEE NAME: Howell Township WWTP
 MAILING ADDRESS: 3525 Byron Road
 FACILITY: Howell Township WWTP
 LOCATION: 1222 Packard Drive

DAILY DISCHARGE MONITORING REPORT

Violations

NO.	Parameter	Limit
-----	-----------	-------

Permit No. MI0055727

PARAMETER	FLOW	SUSPENDED SOLIDS				CBOD ₅				AMMONIA NITROGEN				TOTAL PHOSPHORUS				TOTAL MERCURY				Chloride	Sulfate	FECAL COLIFORM		pH MIN	pH MAX	D.O.	
		Dates	MGD	7 DAY AVG	mg/l	lbs/day	mg/l	lbs/day	mg/l	7 DAY	daily max	mg/l	lbs/day	mg/l	lbs/day	ng/L	ng/L	ng/L	ng/L	ng/L	ng/L	mg/L	mg/L	GEO MEAN	7 DAY	0=1	6.5	9.0	Daily MIN
		Saturday, November 1, 2025	0.2933				2.0	5	0.1	0.4	0.04	0.1	0.35	0.9												7.06	7.06	9.7	
		Sunday, November 2, 2025	0.3228				1.6	4	0.9	2.2	0.02	0.1	0.34	0.9												7.08	7.08	10.0	
		Monday, November 3, 2025	0.3023				2.6	7	1.1	2.7	0.02	0.1	0.36	0.9												9	6.97	6.97	9.5
		Tuesday, November 4, 2025	0.3042				2.4	6	0.5	1.3	0.01	0.0	0.37	0.9												22	6.92	6.92	9.9
		Wednesday, November 5, 2025	0.3002				2.2	6	0.4	1.0	0.02	0.1	0.40	1.0												18	6.85	6.85	9.7
		Thursday, November 6, 2025	0.3118				2.2	6	0.4	1.5		0.1													56	6.96	6.96	9.8	
		Friday, November 7, 2025	0.3324	2.2	6				1.5		0.1														56	6.91	6.91	9.5	
		Saturday, November 8, 2025	0.3050	2.2	6				1.5		0.1														26	7.08	7.08	9.8	
		Sunday, November 9, 2025	0.3171	2.3	6		2.6	7	0.6	1.7	1.6	0.02	0.0	0.38	1.0										26	7.01	7.01	9.9	
		Monday, November 10, 2025	0.3217	2.5	6		2.6	7	0.6	1.6	1.6	0.01	0.0	0.31	0.8										36	51	6.90	6.90	10.2
		Tuesday, November 11, 2025	0.3143	2.3	5		1.6	4	0.6	1.4	1.5	0.01	0.0	0.32	0.8										57	210	6.99	6.99	10.2
		Wednesday, November 12, 2025	0.3158	2.2	6		1.8	5	0.4	1.4	1.2	0.02	0.0	0.31	0.8										69	46	6.85	6.85	10.0
		Thursday, November 13, 2025	0.3191	2.2	6		2.4	6	0.5	1.4	1.2	0.10	0.1	0.35	0.9										68	52	6.80	6.80	10.2
		Friday, November 14, 2025	0.3362	2.2	6				1.4		0.1														66	50	6.93	6.93	10.2
		Saturday, November 15, 2025	0.3051	2.2	6				1.4		0.1														66	6.95	6.95	10.1	
		Sunday, November 16, 2025	0.3154	2.0	5	1.6	4	2.1	2.2	5.6	0.03	0.1	0.1	0.32	0.8									66	6.85	6.85	9.8		
		Monday, November 17, 2025	0.3123	2.0	5	2.4	6	1.0	2.4	2.7	0.02	0.1	0.1	0.31	0.8									68	59	6.83	6.83	9.6	
		Tuesday, November 18, 2025	0.3041	2.1	5	2.2	6	1.0	2.6	2.5	0.01	0.1	0.0	0.31	0.8									61	120	6.89	6.89	9.8	
		Wednesday, November 19, 2025	0.3217	2.1	5	1.8	5	0.8	2.8	2.2	0.11	0.1	0.3	0.32	0.9									180	30	80	180	6.92	9.8
		Thursday, November 20, 2025	0.3085	2.0	5	2.0	5	1.0	3.1	2.5	0.03	0.1	0.1	0.32	0.8									99	150	6.99	6.99	9.9	
		Friday, November 21, 2025	0.3168	2.0	5				3.1		0.1														95	40	6.91	6.91	9.7
		Saturday, November 22, 2025	0.3120	2.0	5				3.1		0.1														95	6.80	6.80	9.7	
		Sunday, November 23, 2025	0.3192	2.2	6	2.8	7	0.9	2.4	2.3	0.04	0.1	0.1	0.32	0.9									95	7.00	7.00	10.1		
		Monday, November 24, 2025	0.3142	2.1	5	1.6	4	1.0	2.4	2.6	0.03	0.1	0.1	0.31	0.8									96	63	7.04	7.04	10.0	
		Tuesday, November 25, 2025	0.3235	1.9	5	1.4	4	1.0	2.5	2.6	0.04	0.1	0.1	0.33	0.9									81	51	7.08	7.08	9.9	
		Wednesday, November 26, 2025	0.3304	1.8	5	1.2	3	1.1	2.6	3.1	0.05	0.1	0.1	0.34	0.9									58	33	7.07	7.07	9.8	
		Thursday, November 27, 2025	0.3004	1.7	5	1.6	4	1.0	2.6	2.5	0.01	0.1	0.0	0.31	0.8									24	2	7.18	7.18	10.0	
		Friday, November 28, 2025	0.3093	1.7	5				2.6		0.1													21	20	7.03	7.03	10.2	
		Saturday, November 29, 2025	0.3121	1.7	5				2.6		0.1													21	6.93	6.93	10.5		
		Sunday, November 30, 2025	0.3320	1.5	4	1.8	5	0.9	2.6	2.4	0.02	0.1	0.1	0.29	0.8									21	6.60	6.60	10.3		
		Monday, December 1, 2025	1.5	4				2.6		0.1														16					

Name/Title of Principal Executive Officer Or Authorized Agent

SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT

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

Deputy Director: James Aulette

FROM 11/1/2025
 TO 11/30/2025

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

Process Data Report

DATE	Process Testing				Ferric		Clarifier Sludge Blanket		Wastings	RAS	Sludge Tanks			UTILITIES			Generator	
	PO4 COMP	NH3 COMP	D.O.	Mixed Liquor	Settling	Daily Inches	Gallons	ft	ft	GPD	GPD	1	2	3	GAS METER	KWH * 160	WATER	Hours
Saturday, November 1, 2025	1.00		9.72			4	32	1.0		7,787		5.50	4.00	4.00	397	33582	1624299	
Sunday, November 2, 2025	1.00		9.95			6	49	1.0		7,824		5.50	4.00	4.00	423	33591	1624299	
Monday, November 3, 2025	0.95		9.54		4830	5	41	1.0		7,823		5.50	4.00	4.00	423	33595	1624299	
Tuesday, November 4, 2025	1.03		9.89			5	41	0.8				5.50	3.00	3.00	427	33600	1624299	
Wednesday, November 5, 2025	0.91		9.72			4	32	0.8		7,808		5.50	3.00	3.00	429	33616	1624300	1020.5
Thursday, November 6, 2025	0.92		9.82			4	32	0.8				5.00	3.00	3.00	432	33625	1624723	
Friday, November 7, 2025	1.01		9.51		5020	5	41	1.0		7,788		5.00	3.00	3.00	435	33634	1624723	
Saturday, November 8, 2025	0.97		9.80			5	41	1.0				5.00	3.00	3.00	439	33642	1624723	
Sunday, November 9, 2025	0.82		9.92			5	41	1.0		5,235		5.00	3.00	3.00	444	33651	1624911	
Monday, November 10, 2025	0.79		10.21		5260	5	41	1.0		5,231		5.00	3.00	3.00	462	33660	1624911	
Tuesday, November 11, 2025	0.81		10.19			5	41	0.8				5.00	3.00	3.00	470	33669	1624911	
Wednesday, November 12, 2025	0.84		9.99			4	32	0.8		5,187		5.00	3.25	3.25	475	33677	1624912	1021
Thursday, November 13, 2025	0.80		10.16			4	32	0.5				5.00	3.25	3.25	486	33682	1624912	
Friday, November 14, 2025	1.02		10.16		5450	5	41	0.5		5,174		5.00	3.00	3.00	490	33690	1624913	
Saturday, November 15, 2025	0.91		10.11			5	41	0.5		5,172		5.00	3.00	3.00	494	33698	1624912	
Sunday, November 16, 2025	0.85		9.78			5	41	0.5				5.00	3.00	3.00	498	33712	1624912	
Monday, November 17, 2025	0.83		9.60	4040	5850	5	41	0.8		5,175		5.00	3.00	3.00	504	33722	1624913	
Tuesday, November 18, 2025	0.83		9.61			6	49	0.8		10,186		5.00	3.00	3.00	512	33732	1624913	
Wednesday, November 19, 2025	0.88		9.77			4	32	1.0		5,211		5.00	3.00	3.00	521	33738	1624913	1021.5
Thursday, November 20, 2025	0.78		9.85			4	32	1.0		5,211		5.00	3.00	3.00	527	33747	1624913	
Friday, November 21, 2025	0.84		9.72		5890	5	41	1.0		5,204		5.00	3.00	3.00	533	33756	1624913	
Saturday, November 22, 2025	1.00		9.69			5	41	1.3		10,220		5.00	2.50	2.50	541	33766	1624913	
Sunday, November 23, 2025	0.91		10.07			5	41	1.5				5.00	2.50	2.50	550	33774	1624913	
Monday, November 24, 2025	0.62		10.04		5400	6	49	1.5				5.00	3.25	3.25	558	33782	1624913	
Tuesday, November 25, 2025	0.86		9.93			4	32	1.3		7,688		5.00	3.25	3.25	560	33791	1624914	
Wednesday, November 26, 2025	0.88		9.79			5	41	1.0				5.00	3.25	3.25	565	33800	1624914	1022
Thursday, November 27, 2025	0.64		10.04			5	41	1.0		5,177		5.00	3.25	3.25	570	33808	1624914	
Friday, November 28, 2025	0.84		10.23			5	41	1.5				5.00	3.25	3.25	579	33816	1624914	
Saturday, November 29, 2025	0.69		10.53			5	41	1.0		5,150		5.00	3.25	3.25	590	33824	1624914	
Sunday, November 30, 2025	0.74		10.32			4	32	1.0		5,162		5.00	3.25	3.25	608	33834	1624914	
Monday, December 1, 2025																		
Avg	0.87	#DIV/0!	9.93	4040	5386	4.80	39			#DIV/0!	6,471				182	37440	615	
Total						144	1,166				129,413							

Monthly Influent Report

WEATHER				RAW SEWAGE QUALITY									
	TEMP	PRECIP	Meter Total	TEMP	pH	cBOD ₅		Sus. Solids		TOTAL - P		NH ₃ - N	
	AIR TEMP F°	Inches	INF MGD	C°	SU	mg/l	LBS	mg/l	LBS	mg/l	LBS	mg/l	LBS
Saturday, November 1, 2025	44		0.352807	15.3	7.0	144	423	144	423	4.8	14.2	27.9	82.0
Sunday, November 2, 2025	41	0.01	0.352235	14.8	6.8	145	386	140	373	6.8	18.0	20.5	54.5
Monday, November 3, 2025	44		0.319038	14.9	6.9	131	347	100	265	6.7	17.6	44.2	117.2
Tuesday, November 4, 2025	37		0.317812	15.5	6.9	184	486	200	529	7.0	18.5	41.2	108.9
Wednesday, November 5, 2025	50		0.316995	16.3	6.8	169	471	216	603	6.7	18.6	41.0	114.4
Thursday, November 6, 2025	30		0.334482	16.1	6.9								
Friday, November 7, 2025	45	0.30	0.350283	14.9	7.0								
Saturday, November 8, 2025	38	0.20	0.340264	13.7	7.1								
Sunday, November 9, 2025	34		SNOW 0.339261	13.3	7.0	236	668	240	679	5.9	16.6	37.7	106.7
Monday, November 10, 2025	25		SNOW 0.337571	13.0	7.0	240	676	792	2230	8.8	24.6	47.0	132.3
Tuesday, November 11, 2025	30		0.354187	13.5	7.0	195	576	228	673	6.0	17.6	39.4	116.4
Wednesday, November 12, 2025	39		0.366836	13.8	7.0	201	615	240	734	7.1	21.6	41.3	126.4
Thursday, November 13, 2025	31		0.383882	13.2	6.9	163	522	192	615	6.3	20.0	41.1	131.6
Friday, November 14, 2025	36		0.411737	14.4	6.9								
Saturday, November 15, 2025	55		0.373847	14.7	6.9								
Sunday, November 16, 2025	44		0.358854	14.6	6.9	162	485	228	682	5.3	16.0	35.8	107.1
Monday, November 17, 2025	33		0.347637	12.2	6.9	226	655	200	580	6.1	17.6	40.8	118.3
Tuesday, November 18, 2025	31		SNOW 0.351838	11.5	7.0	234	687	244	716	6.3	18.4	40.8	119.7
Wednesday, November 19, 2025	32		0.340596	14.3	7.1	265	753	364	1034	7.2	20.5	43.4	123.3
Thursday, November 20, 2025	40		0.323851	11.2	7.1	256	691	224	605	7.0	18.9	42.2	114.0
Friday, November 21, 2025	44		0.346583	11.5	7.0								
Saturday, November 22, 2025	33		0.344543	10.9	7.0								
Sunday, November 23, 2025	41		0.374587	11.0	7.1	274	856	212	662	6.6	20.5	37.8	118.1
Monday, November 24, 2025	32		0.333676	13.3	6.9	237	660	168	468	6.3	17.4	38.3	106.6
Tuesday, November 25, 2025	44	0.05	0.335732	14.1	7.0	223	624	120	336	6.8	18.9	41.1	115.1
Wednesday, November 26, 2025	37	0.25	0.357236	14.8	6.9	209	623	220	655	6.7	20.0	39.4	117.4
Thursday, November 27, 2025	31		SNOW 0.323571	13.8	7.1	183	494	184	497	5.9	15.9	36.5	98.5
Friday, November 28, 2025	25		0.339884	12.8	6.9								
Saturday, November 29, 2025	28		0.323353	12.6	7.2								
Sunday, November 30, 2025	32		SNOW 0.346452	12.7	7.0	240	693	172	497	5.4	15.6	33.0	95.4
Monday, December 1, 2025													
TL			0.81	10.40									
AVG	36.87	0.16	0.35	13.6	6.97	205.6	590.0	229.9	659.8	6.4	18.4	38.6	110.7

BRIGHTON ANALYTICAL - Howell WWTP

SAMPLE DAY	Chloride mg/L	Sulfate mg/L	FINAL EFF = UNCORR FIELD BLANK			
			0.5	0.5	0.2	0.2
			FINAL EFF MERCURY (ng/L)	GRAB: UNCORR MERCURY (ng/L)	FIELD BLANK MERCURY (ng/L)	METH BLANK MERCURY (ng/L)
11/01/25				*g		
11/02/25						
11/03/25						
11/04/25						
11/05/25						
11/06/25						
11/07/25						
11/08/25						
11/09/25						
11/10/25						
11/11/25						
11/12/25						
11/13/25						
11/14/25						
11/15/25						
11/16/25						
11/17/25						
11/18/25						
11/19/25	180	30				
11/20/25						
11/21/25						
11/22/25						
11/23/25						
11/24/25						
11/25/25						
11/26/25						
11/27/25						
11/28/25						
11/29/25						
11/30/25						
12/01/25						

*g Not Required this Reporting Period

Section 2

Collection System Operation

Howell Township Pump Stations and Collection System

Summary for November Activities:

Pump Station Inspections: All pump stations were inspected on a weekly basis throughout the month of November to ensure proper operation and maintenance (attachment 2.2).

Pump Station 75: Operators review pump run times each morning to verify normal operation. During November, unusual run times were observed at Pump Station 75. Further inspection determined that a grease ring had accumulated in the wet well, interfering with the level indicator and causing the pumps to cycle more frequently than intended. The wet well was cleaned, and normal operation was restored.

Overall Pump Station Status: All pump stations were confirmed to be in normal operation

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

Pump Station 70
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Ran Generator?	Fuel Level in Generator	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
11/18/2024	9:45 AM	JM	6459.5	6164.7	74901	518	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	12.8	12.5	140.3	5.8	2.190	2.139	453.0	0.2	
11/25/2024	10:35 AM	JM	6475.0	6180.4	75300	519	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	15.5	15.7	168.8	7.0	2.203	2.232	399.0	0.3	
12/2/2024	10:45 AM	sl	6490.1	6195.4	75704	519	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	15.1	15.0	168.2	7.0	2.155	2.141	404.0	0.1	
12/9/2024	10:05 AM	bc	6505.2	6210.7	76117	519	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	15.1	15.3	167.3	7.0	2.166	2.194	413.0	0.2	
11/17/2025	9:55 AM	db	7294.9	6999.1	97413	531	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	15.8	15.7	164.3	6.8	2.308	2.293	407.0	0.1	
11/24/2025	2:30 PM	sl	7311.7	7015.9	97841	531	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	16.8	16.8	172.6	7.2	2.336	2.336	428.0	0.3	
12/1/2025	12:00 PM	JM	7328.1	7032.2	98271	531	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	16.4	16.3	165.5	6.9	2.378	2.364	430.0	0.2	
12/8/2025	2:15 PM	bc	7345.1	7049.4	98724	532	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	FULL	17.0	17.2	170.3	7.1	2.396	2.425	453.0	0.3	"replaced space hector"

Pump Station 71
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Cleaned Transducer?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Comments	
11/18/2024	10:30 AM	JM	6036.9	379.5	82068	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	3.8	3.9	140.7	5.9	0.648	0.665	244.0		
11/25/2024	11:05 AM	JM	6041.4	384.1	82361	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	4.5	4.6	168.6	7.0	0.641	0.655	293.0		
12/2/2024	10:30 AM	sl	6045.7	388.8	82663	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	4.3	4.7	167.4	7.0	0.616	0.674	302.0		
12/9/2024	10:40 AM	bc	6050.2	393.4	82966	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	4.5	4.6	168.2	7.0	0.642	0.656	303.0		
11/17/2025	10:20 AM	db	6270.6	633.3	96858	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	4.3	4.7	165.1	6.9	0.625	0.683	284.0	
11/24/2025	2:15 PM	sl	6275.1	638.2	97158	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	4.5	4.9	171.9	7.2	0.628	0.684	300.0	
12/1/2025	1:10 PM	JM	6279.6	643.0	97460	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	4.5	4.8	166.9	7.0	0.647	0.690	302.0	
12/8/2025	2:00 PM	bc	6284.2	648.1	97765	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	4.6	5.1	168.8	7.0	0.654	0.725	305.0	✓	

Pump Station 72
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
11/18/2024	10:35 AM	JM	654.6	1585.4	84865	1274	1340	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	0.9	0.8	140.6	5.9	0.154	0.137	192.0	0.5	1.0	
11/25/2024	11:15 AM	JM	655.5	1586.2	85087	1274	1341	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	0.9	0.8	168.7	7.0	0.128	0.114	222.0	0.5	1.0	
12/2/2024	10:35 AM	sl	656.5	1587.2	85396	1275	1343	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.0	1.0	167.3	7.0	0.143	0.143	309.0	0.5	2.0	
12/9/2024	10:50 AM	bc	657.5	1588.2	85719	1275	1344	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.0	1.0	168.3	7.0	0.143	0.143	323.0	0.5	1.0	
11/17/2025	10:15 AM	db	705.9	1632.1	98437	1296	1401	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.1	1.0	164.8	6.9	0.160	0.146	262.0	0.0	0.0	
11/24/2025	2:20 PM	sl	707.1	1633.2	98723	1297	1402	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.2	1.1	172.1	7.2	0.167	0.153	286.0	0.7	1.0	
12/1/2025	1:00 PM	JM	708.1	1634.2	99106	1297	1403	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.0	1.0	166.7	6.9	0.144	0.144	383.0	0.3	1.0	
12/8/2025	2:05 PM	bc	709.2	1635.3	99544	1298	1404	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.1	1.1	169.1	7.0	0.156	0.156	438.0	0.3	1.0	

Pump Station 73
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	Pump 3	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours #3	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	Avg Runtime / Day Pump 3	KWH Net	Generator Net	Comments
11/18/2024	10:15 AM	JM	1069.3	734.4	3904	632	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	2.7	2.9	140.1	5.8	0.000	0.463	0.497	6.0	0.4		
11/25/2024	11:00 AM	JM	1072.6	737.7	3910	632	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	3.3	3.3	168.8	7.0	0.000	0.469	0.469	6.0	0.4		
12/2/2024	10:11 AM	sl	1075.7	740.9	3919	633	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	3.1	3.2	167.2	7.0	0.000	0.445	0.459	9.0	0.4		
12/9/2024	10:30 AM	bc	1079.2	744.6	3928	633	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	3.5	3.7	168.3	7.0	0.000	0.499	0.528	9.0	0.4		
11/17/2025	9:40 AM	db	1264.9	936.0	4339	664	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	75%	0.0	3.2	3.2	164.5	6.9	0.000	0.467	0.467	8.0	0.4		
11/24/2025	2:04 PM	sl	1268.1	939.5	4349	664	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	75%	0.0	3.2	3.5	172.4	7.2	0.000	0.445	0.487	10.0	0.4		
12/1/2025	12:30 PM	JM	1271.0	942.5	4360	665	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	75%	0.0	2.9	3.0	166.4	6.9	0.000	0.418	0.433	11.0	0.4		
12/8/2025	1:45 PM	bc	1274.2	945.8	4373	665	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	75%	0.0	3.2	3.3	169.2	7.1	0.000	0.454	0.468	13.0	0.5	✓	

Pump Station 74
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
11/18/2024	9:30 AM	JM	163.2	178.0	402.0	2407	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	0.9	0.9	140.4	5.9	0.154	0.154	4.0	0.7	
11/25/2024	10:25 AM	JM	164.4	179.2	406.0	2407	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	1.2	1.2	168.9	7.0	0.170	0.170	4.0	0.6	
12/2/2024	9:45 AM	sl	165.5	180.3	411.0	2408	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	1.1	1.1	167.3	7.0	0.158	0.158	5.0	0.7	
12/9/2024	9:45 AM	bc	166.7	181.5	416.0	2409	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	1.2	1.2	168.0	7.0	0.171	0.171	5.0	0.9	
11/17/2025	9:15 AM	db	236.9	251.0	638.0	2446	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	1.1	1.0	164.3	6.8	0.161	0.146	4.0	0.7	
11/24/2025	1:52 PM	sl	238.0	252.1	643.0	2446	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	1.1	1.0	172.6	7.2	0.153	0.153	5.0	0.6	
12/1/2025	11:00 AM	JM	239.0	253.2	648.0	2447	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	1.0	1.1	165.1	6.9	0.145	0.160	5.0	0.7	
12/8/2025	1:30 PM	bc	240.2	254.2	654.0	2448	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	50%	1.2	1.0	170.5	7.1	0.169	0.141	6.0	0.6	✓

Pump Station 75
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
11/18/2024	9:10 AM	JM	990.1	2765.2	3109	901	4190	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	3.5	3.4	140.3	5.8	0.599	0.582	6.0	0.0	0.0	
11/25/2024	10:10 AM	JM	994.6	2769.5	3118	902	4193	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.5	4.3	169.0	7.0	0.639	0.611	9.0	0.4	3.0	
12/2/2024	9:30 AM	sl	999.2	2773.8	3127	902	4195	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.6	4.3	167.3	7.0	0.660	0.617	9.0	0.4	2.0	
12/9/2024	9:25 AM	bc	1003.8	2778.1	3137	902	4198	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.6	4.3	167.9	7.0	0.657	0.615	10.0	0.4	3.0	
11/17/2025	9:10 AM	db	1245.6	3011.2	3565	930	4377	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	5.4	5.5	164.7	6.9	0.787	0.802	9.0	0.4	3.0	
11/24/2025	1:12 PM	sl	1251.1	3016.5	3576	930	4379	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	5.5	5.3	172.0	7.2	0.767	0.739	11.0	0.4	3.0	
12/1/2025	10:05 AM	JM	1256.0	3021.3	3586	931	4382	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	4.9	4.8	164.9	6.9	0.713	0.699	10.0	0.4	3.0	
12/8/2025	1:00 PM	bc	1261.3	3026.2	3598	931	4384	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	5									

Pump Station 76
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
11/18/2024	9:00 AM	JM	3425.8	2797.1	10974	605	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	FULL	3.8	4.6	140.4	5.9	0.649	0.786	196.0	0.4	
11/25/2024	10:00 AM	JM	3430.6	2802.6	11226	606	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	FULL	4.8	5.5	169.0	7.0	0.682	0.781	252.0	0.3	
12/2/2024	9:18 AM	sl	3435.3	2808.3	11543	606	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	FULL	4.7	5.7	167.3	7.0	0.674	0.818	317.0	0.3	
12/9/2024	9:15 AM	bc	3440.2	2813.8	11857	606	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	FULL	4.9	5.5	168.0	7.0	0.700	0.786	314.0	0.4	
11/17/2025	9:00 AM	db	3692.4	3050.1	23928	625	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	4.7	4.7	164.6	6.9	0.685	0.685	216.0	0.3	
11/24/2025	12:55 PM	sl	3697.5	3055.1	24143	626	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	FULL	5.1	5.0	171.9	7.2	0.712	0.698	215.0	0.4	
12/1/2025	9:45 AM	JM	3702.6	3060.0	24359	626	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	FULL	5.1	4.9	164.8	6.9	0.743	0.713	216.0	0.3	
12/8/2025	12:50 PM	bc	3707.8	3064.7	24695	626	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	FULL	5.2	4.7	171.1	7.1	0.729	0.659	336.0	0.3	

✓ DTE meter rolled over.

Pump Station 77
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Comments
11/18/2024	9:20 AM	JM	394.5	549.0	21116	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.2	140.8	5.9	0.068	0.034	38.0	
11/25/2024	9:50 AM	JM	394.6	549.3	21173	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.1	0.3	168.5	7.0	0.014	0.043	57.0	
12/2/2024	9:07 AM	sl	394.8	549.5	21247	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.2	0.2	167.3	7.0	0.029	0.029	74.0	
12/9/2024	9:00 AM	bc	395.1	549.8	21323	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.3	0.3	167.9	7.0	0.043	0.043	76.0	
11/17/2025	8:55 AM	db	424.7	563.9	24033	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.4	0.4	164.8	6.9	0.058	0.058	64.0	
11/24/2025	12:40 PM	sl	425.1	564.2	24104	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.4	0.3	171.8	7.2	0.056	0.042	71.0	
12/1/2025	9:30 AM	JM	425.3	564.6	24186	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.2	0.4	164.8	6.9	0.029	0.058	82.0	
12/8/2025	12:35 PM	bc	425.8	565.0	24272	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.5	0.4	171.1	7.1	0.070	0.056	86.0	

✓

Pump Station 78
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	Hours Since Last Check In	# of Days	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Comments
11/18/2024	10:45 AM	JM	1957.7	2090.6	22869	NO	NO	YES	YES	NO	NO	YES	NO	NO	7.8	7.9	140.3	5.8	1.334	1.351	276.0	
11/25/2024	11:25 AM	JM	1967.5	2100.2	23209	NO	NO	YES	YES	NO	NO	YES	NO	NO	9.8	9.6	168.7	7.0	1.394	1.366	340.0	
12/2/2024	11:10 AM	sl	1977.0	2109.7	23550	NO	NO	YES	YES	NO	NO	NO	YES	NO	9.5	9.5	167.8	7.0	1.359	1.359	341.0	
12/9/2024	11:00 AM	bc	1986.7	2119.5	23898	NO	NO	YES	YES	NO	NO	NO	YES	NO	9.7	9.8	167.8	7.0	1.387	1.401	348.0	
11/17/2025	10:30 AM	db	2475.1	2615.0	41863	NO	NO	YES	NO	NO	NO	NO	YES	NO	9.5	9.5	164.7	6.9	1.385	1.385	339.0	
11/24/2025	2:51 PM	sl	2485.0	2624.9	42224	NO	NO	YES	YES	NO	NO	NO	YES	NO	9.9	9.9	172.4	7.2	1.379	1.379	361.0	
12/1/2025	1:30 PM	JM	2494.8	2634.4	42568	NO	NO	YES	YES	NO	NO	NO	YES	NO	9.8	9.5	166.6	6.9	1.411	1.368	344.0	
12/8/2025	2:40 PM	bc	2504.9	2644.4	42972	NO	NO	YES	YES	NO	NO	NO	YES	NO	10.1	10.0	169.2	7.0	1.433	1.419	404.0	

✓

Pump Station 79
Howell Township
December 2025

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours Since Last Checkin	# OF DAYS	Avg Runtime / Day Pump 1	Avg Runtime / Day Pump 2	KWH Net	Generator Net	Comments
11/17/2025	9:15 AM	db	423.3	412.8	4702	26	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO		16.3	14.9	164.6	6.9	2.377	2.173	128.0	0.4	
11/24/2025	1:28 PM	sl	440.1	430.3	4838	27	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO		16.8	17.5	172.2	7.2	2.341	2.439	136.0	0.3	
12/1/2025	10:30 AM	JM	455.5	447.1	4989	27	NO	NO	YES	YES	NO	YES	NO	NO	NO	NO		15.4	16.8	165.0	6.9	2.240	2.443	151.0	0.4	
12/8/2025	1:10 PM	bc	471.3	464.0	5180	27	NO	NO	YES	YES	NO	YES	NO	YES	NO	NO		15.8	16.9	170.7	7.1	2.222	2.377	191.0	0.3	✓

Monthly Missdig Log

November-25											
Date	Missdig Tickets				Marked						
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
Saturday, November 01, 2025	2	0	0	0	0	0	0	0	0	0	0
Sunday, November 02, 2025	0	0	0	0	0	0	0	0	0	0	0
Monday, November 03, 2025	20	35	11	24	0	3	2	0	3	3	0
Tuesday, November 04, 2025	57	22	7	15	0	3	0	0	3	1	0
Wednesday, November 05, 2025	15	38	17	21	0	12	0	0	5	0	0
Thursday, November 06, 2025	27	33	13	20	0	5	4	0	0	3	1
Friday, November 07, 2025	27	13	7	6	0	3	0	0	4	0	0
Saturday, November 08, 2025	4	0	0	0	0	0	0	0	0	0	0
Sunday, November 09, 2025	42	0	0	0	0	0	0	0	0	0	0
Monday, November 10, 2025	13	63	15	58	0	9	0	0	6	0	0
Tuesday, November 11, 2025	18	0	0	0	0	0	0	0	0	0	0
Wednesday, November 12, 2025	6	26	10	16	0	8	0	0	2	0	0
Thursday, November 13, 2025	18	9	3	6	0	3	0	0	0	0	0
Friday, November 14, 2025	28	36	7	29	0	2	0	0	4	0	1
Saturday, November 15, 2025	4	0	0	0	0	0	0	0	0	0	0
Sunday, November 16, 2025	0	0	0	0	0	0	0	0	0	0	0
Monday, November 17, 2025	28	23	6	17	0	4	1	0	1	0	0
Tuesday, November 18, 2025	37	33	14	19	0	8	1	0	3	1	1
Wednesday, November 19, 2025	25	24	5	19	0	3	0	0	1	0	0
Thursday, November 20, 2025	20	24	18	6	0	5	3	0	6	4	0
Friday, November 21, 2025	20	0	0	0	0	0	0	0	0	0	0
Saturday, November 22, 2025	1	0	0	0	0	0	0	0	0	0	0
Sunday, November 23, 2025	0	0	0	0	0	0	0	0	0	0	0
Monday, November 24, 2025	35	37	23	14	0	14	1	0	8	0	0
Tuesday, November 25, 2025	22	39	16	23	0	8	0	0	3	3	2
Wednesday, November 26, 2025	8	0	0	0	0	0	0	0	0	0	0
Thursday, November 27, 2025	2	0	0	0	0	0	0	0	0	0	0
Friday, November 28, 2025	5	0	0	0	0	0	0	0	0	0	0
Saturday, November 29, 2025	2	0	0	0	0	0	0	0	0	0	0
Sunday, November 30, 2025	4	0	0	0	0	0	0	0	0	0	0
Total	490	455	172	293	0	90	12	0	49	15	5
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
	16	15	6	10	0	Total					
	Average Per Day					% Marked to Received					
						35%					

MHOG = MHOG Water System
 OPW = Oak Pointe Water System

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

Section 3

**Repairs
&
Capital Improvements**

Howell Township
New 2025 Improvement Plan Summary
Updated 12/15/25

Active CIP and Significant Repairs In Progress						
No.	Project Description	Contractor	Priority	Initial Estimate	Actual Cost/Quote	Update
1	Aeration Basin Diffuser Repair / Replacement	MHOG	High	\$10,000	\$0	Complete
2	Aeration DO Probe Installation	MHOG/UIS	High	\$5,000		Using Old from Lake Edgewood to Save Costs
3	Rebuilt UV Unit	UIS	High	\$15,000	\$19,775	UIS is working on, told them we want for a Christmas Present
4	Influent Sampler Shed	MHOG	High	\$2,500	\$800	Complete
5	Lights in Headworks, Blower Building and RAS Building	K&J Electric	Medium	\$7,500	\$8,600	Complete.
6	Post Aeration By-pass	D'Angelo	Medium	\$15,000		Requires 12-inch and 8-inch Gate Valves
7	South Clarifier Inspection and Repairs	FHC	High	\$20,000	\$14,640	Still waiting on FHC to fabricate parts
8	Bldg Temperature Alarms	UIS	Medium	\$5,000		Quote from UIS to integrate into SCADA
9	Exterior HVAC Unit on Headworks	TBD	High	\$5,000		Never received quote. Turning off water
10	Fix Doors on Blower Bldg., RAS Building, and Headworks	Security Lock	High	\$10,000	\$14,225	Complete
11	Fix Screens on Admin Building, Reduce Fall Box Elder Bugs	MHOG	Medium	\$2,000		Hope to do with internal staff
12	Driveway Repairs	DeBottis	High	\$10,000	\$10,729	Complete
13	Sand Filter Lift Tubes	MHOG	High	\$2,000		May need a welding sub
14	Lagoon Tree Removal	Cooper's Turf	High	\$10,000	\$7,815	Quote approved, waiting on Cooper's
			Total	\$119,000	\$76,584	

**HOWELL TOWNSHIP SANITARY
PROJECT SYSTEM EXPANSION SUMMARY
December 2025**

PROJECT	Activity Past Month	LOCATION	PROJECT DESCRIPTION	STATUS
Planning / Review				
AGAPE Church	No	S. Latson Road	First Set of Plans Reviewed	No Edits Received Back, Fundraising Has Project on Hold
Wranglers	No	S. Latson Road	Drive Thru Restaurant - Connecting to existing sewer lead	No change since we received grease trap equipment inquiries
Redwood	Yes	Grand River and Dorr Rd.	204 Apartment Units	Site plan review received
Howell Business Park	Yes	Austin Court	New Storage Unit Buildings	Received 399 Permit
Soapy Bucket	No	Oak Grove and M-59	Car Wash with Pump Station	Received pump station inquiries. Want station to have KI SCADA system, radar level control, and quality pumps
Outside Storage Howell	No	Hydraulic Drive	Outdoor storage for recreational vehicles, contractors equipment & materials.	Water Plan Review Complete, Permit Submitted, don't Believe there is Sanitary
Quality Care of Howell Housing	No	Burkhart Road	Condo/Apartment Buildings Adjacent to Senior Living	For Sanitary need to have the sewer lead direction corrected to prevent back up
Residential	Yes	Oak Grove and Karen and Castlewood	Sewer and Water Connections	Homeowner paid, asked them to mark it. Notified D'Angelo
Construction				
Heritage Square	Yes	Burkhart & Mason Road	176 Single Family Homes	Water Service installation and site preparation ongoing
Nexthome Realty	No	Highland Road	Small Office Building	In Project Closeout
3110 Oak Grove Road	No	Oak Grove Road, S. Oak Grove Meadows	New Modular Home connecting to sewer and water	Long term solution required
Airport Equipment Building	Yes	Liv. Co. Airport off Tooley Road	New Hanger Building for Airport Snow Removal Equipment	All connected to water, which is private.
Close Out				
Union at Oak Grove	No	Oak Grove Road	Apartment Complex	Questions if sanitary cleaning and video complete?

11L

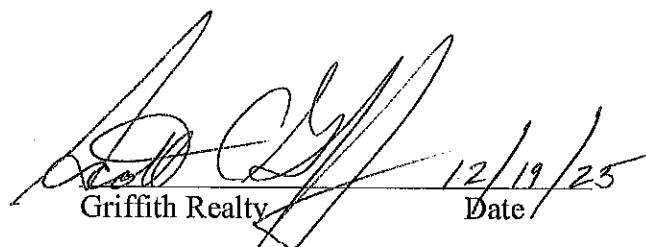


Listing Extension Agreement

For the listing contract between Griffith Realty and Howell Township
Dated January 30, 2020. And then subsequently extended.

Both parties agree to extend the listing agreement on the unsold parcels referenced in the original agreement to January 30, 2028.

All other terms and conditions will be the same.

A handwritten signature in black ink, appearing to read 'John C. Griffith', is written over a horizontal line. To the right of the signature, the date '12/19/25' is handwritten. Below the signature, the text 'Griffith Realty' is printed.

Date

Howell Township

Date



Livingston County Association of REALTORS®
Exclusive Listing Agreement



Contract Date 01/24/2020 through Expiration on 01/23/2022 at 11:59PM (listing period)

Brokerage Firm Griffith Realty

Address of Brokerage Firm 502 W Grand River Brighton MI 48116

Agent Scott Griffith

Email scott@griffithrealty.com

Phone Number (810) 227-1016 (810) 227-1016

SELLER

Name Howell Township Name _____

Email _____ Email _____

Phone Number _____ Phone Number _____

PROPERTY

Residential Condominium Multi-family

Commercial/Industrial Vacant Land Other _____

Located in the Village Township City of Howell

County of Livingston, Michigan

Street Address Multiple locations

Legal Description

See addendum of locations attached.

Tax ID Number(s) see attached

Survey Provided

Year Built _____

(check one below)

Seller represents and warrants this Property was **built in 1978 or later** and therefore the federally mandated lead-based paint disclosure regulations **do not apply** to this Property.

or

Seller represents and warrants this Property was **built before 1978** and therefore the federally mandated lead-based paint disclosure regulations do apply to this Property.

This Property is being sold together with all fixtures and appurtenances in or on the premises (unless specifically excluded herein) including, if any, lighting fixtures, shades, blinds, drapery/curtain and drapery/curtain hardware and rods, attached mirrors and all bathroom mirrors, attached generators, attached humidifier, ventilating fixtures, screens, storm doors and windows, garage door openers and transmitters, water softener (rental units excepted) and water treatment systems, built in appliances, heating unit including wood stove and fireplace gas logs, mail box, awnings, all TV antennae, landscaping, flagpole, all hardwired audio/security systems and related equipment, central vacuum and attachments, as well as the following personal property for which a bill of sale shall be given.

Included _____

Excluded _____

UNPLATTED LAND If this is an unplatted parcel, Seller agrees to grant to the buyer the right to make _____ division(s) under the Land Division Act. Insert "All", "zero" or a specific number, as appropriate in the space designated above. The Land Division Act on March 31, 1997, created parent parcels from which future land divisions may be permitted. Contiguous parcels owned by Seller as of March 31, 1997, may be considered part of the parent parcel and therefore affect the total divisions available to be conveyed; a transfer of "all" divisions may be taken to include a transfer of divisions from contiguous parcels.

If the Property is a new division: Seller represents that this division has been approved by the local municipality

YES NO

EXCLUSIVE RIGHT TO SELL Seller gives Brokerage Firm the exclusive right to offer for sale and to sell the Property for the listing period stated above. In consideration for exclusive sale rights, Brokerage Firm agrees to use reasonable efforts to sell the Property, to present the Property to other REALTOR® companies through a Multiple Listing Service (MLS) and to engage in marketing efforts to expose the Property.

PRICE/TERMS Seller agrees to sell the Property for the sum of \$_____ to be paid in cash, terms specified in the MLS input form, or on such other terms and conditions the Seller may accept.

COMPENSATION If during the term of this Agreement, anyone produces a buyer ready, willing and able to purchase the Property at the listed price and terms or for any other price, terms or exchange to which Seller consents in writing, Seller agrees to pay Brokerage Firm a fee equal to:

\$ _____

or

A commission equal to 6 % of the sale price.

In the event of a trade or exchange, Brokerage Firm is authorized to receive compensation from both parties to the transaction.

PROTECTION PERIOD If within 180 days after the expiration of this Agreement, Seller sells, trades or exchanges the Property to anyone introduced to the Property during the term of this Agreement, the stated compensation will be paid by Seller to Brokerage Firm, unless at the time of the sale, the Property is listed with another brokerage firm.

PARTICIPATION IN MLS/PROPERTY EXCHANGE Seller authorizes Brokerage Firm to file and provide a copy of this Agreement with any MLS or any other medium selected by Brokerage Firm. Additionally, any changes to this Agreement and any post-closing information, including the sales price, may be provided.

COOPERATION Brokerage Firm is authorized to:

YES NO

A. Offer a portion of the total commission due as compensation for producing the buyer while acting as a **sub-agent**. Said offer of compensation shall be 3 % of the sale price or \$ _____

B. Offer a portion of the total commission due as compensation for producing the buyer while acting as a **buyer's agent**. Said offer of compensation shall be 3 % of the sale price or \$ _____

C. Offer a portion of the total commission due as compensation for producing the buyer while acting as a **transaction coordinator**. Said offer of compensation shall be _____ % of the sale price or \$ _____

TITLE Seller represents the title to the Property to be good and marketable and Seller will execute and deliver a Warranty Deed, Land Contract, or other instruments of assignment or conveyance as shall be required. By agreement on a subsequent purchase agreement, Seller will provide at Seller's cost, an owner's title insurance policy in the amount of the purchase price.

OWNERSHIP Seller represents title to the Property is held as: Individual(s) Trust Other
Seller represents all parties in title are a signatory to this Agreement.

SHOWINGS/SIGNS Brokerage Firm may photograph the Property and publish pictures, advertise the availability of the Property through any medium, place a "for sale" sign on the Property and remove other "for sale" signs, and show the Property at reasonable hours. Seller acknowledges that the use of certain advertising will result in the contents of the Property being made known to third parties and consents to such advertising. Brokerage Firm is not responsible for the security of the Property. Seller shall not disclose confidences to any other real estate licensee that Seller would not disclose to a potential buyer.

Seller Does Does NOT: authorize showings where a real estate licensee is not physically present during the showing.

LOCKBOX ACCESS Seller authorizes a lockbox to be placed on the Property in order to permit access to real estate licensees. Seller will also permit access to service providers in conjunction with a proposed sale of the Property.

INSURANCE Seller agrees to keep general liability and casualty insurance coverage on the Property at all times during this Agreement.

REFERRAL Seller agrees to refer to Brokerage Firm all inquiries received concerning the Property during the period of this Agreement.

ADDITIONAL OFFERS Once Seller and a buyer enter into a binding purchase agreement, Brokerage Firm shall not be obligated to present to Seller additional offers unless Seller and Brokerage Firm otherwise agree in writing.

CITIZENSHIP Seller is a United States citizen. Yes No (If no, Seller may be subject to tax withholding laws).

NON-DISCRIMINATION It is agreed by Brokerage Firm and Seller, parties to this Agreement, that as required by law, discrimination because of religion, race, color, national origin, age, sex, disability, familial status, or marital status by said parties relating to the sale or lease of the Property is PROHIBITED. Local ordinances may offer protection against additional discrimination.

AGENCY Seller acknowledges the Brokerage Firm has explained to Seller the Brokerage Firm's policy on agency, disclosed to Seller the different types of real estate agency relationships, and that the Brokerage Firm will be the agent for Seller. In the event any licensee of the Brokerage Firm procures a buyer who has contracted with the Brokerage Firm as buyer's agent, Brokerage Firm shall act as a consensual dual agent for both the Seller and the Buyer (unless this is a designated agency relationship pursuant to an attached addendum). Seller authorizes Brokerage Firm to show potential buyers properties other than the Seller's Property and provide buyers with information on selling prices in the area. In all cases, Brokerage Firm shall be entitled to the total compensation provided herein. Brokerage Firm will preserve any confidential information obtained during another agency relationship or in a prior or pending transaction or business relationship. Seller acknowledges and agrees that the preservation of this confidential information shall not constitute a breach of any fiduciary duty owed by Brokerage Firm to Seller.

SELLER DISCLOSURE Seller agrees to provide the buyer a "Seller's Disclosure Statement" prior to accepting a purchase agreement from the buyer, unless disclosure is exempt under Michigan law. If any change or discovery renders a representation made by Seller in the Seller's Disclosure Statement, or any other representation made by Seller, potentially inaccurate or misleading, Seller agrees to modify the Seller's Disclosure Statement or otherwise modify the representation so as to make it accurate and not misleading.

REPRESENTATIONS Seller acknowledges that Brokerage Firm is relying on oral and written representations from Seller to perform Brokerage Firm's obligations under this Agreement including but not limited to marketing of the Property, providing documents, and communications with potential buyers, third parties, and the MLS. Seller warrants to Brokerage Firm that any representations Seller makes to Brokerage Firm or any other party are true and accurate. Seller agrees to notify Brokerage Firm of any material changes to the Property or representations made by Seller to Brokerage Firm which may affect the marketability of the Property.

INDEMNIFICATION Seller shall not hold Brokerage Firm, its agents, employees or representatives responsible for any injury to persons, or loss or damage to the Property or its contents or fixtures as a result of this Agreement which may be caused by showings, marketing efforts including photographs and video recordings or appraisals or third parties appraisals and inspections. Seller shall indemnify Brokerage Firm, any cooperating brokerage firm and their respective employees and representatives from any damages, liabilities, claims or causes of actions, judgments, costs, expenses, attorney's fees, and out of pocket expenses against them as a result of any act or omission of Seller including but not limited to any representation made by Seller, breach of Seller warranty, breach of this Agreement, issues with the Seller's Disclosure Statement or breach of any future purchase agreement.

RELEASE Seller acknowledges and understands that Brokerage Firm, its agents, employees, and representatives are not acting as appraisers, builders, accountants, engineers, environmentalists, inspectors, surveyors, tax advisors or attorneys in the context of this Agreement or any future purchase agreement. Seller has been specifically advised to seek professional input or advice in these areas from those professionals as may be advisable and prudent.

DEFAULT In the event Seller defaults on any obligation stated in this Agreement, Brokerage Firm shall have the right to terminate this Agreement and may pursue any and all rights and remedies available to Brokerage Firm in law and in equity, including any damages and attorney's fees incurred by Brokerage Firm as a result of Seller's default. If a sale is not consummated because of Seller's refusal to perform, Seller shall be in default of this Agreement and the full commission shall be due and payable upon such refusal. If a sale is not consummated because of the buyer's failure to perform and the buyer's deposit is forfeited, Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be retained by the Brokerage Firm.

LIMITATIONS All claims, disputes, and all claims of law suits between the parties relating to this Agreement must be filed no more than six (6) months after the end of this Agreement. The parties waive any statute of limitations to the contrary.

ELECTRONIC SIGNATURES/COMMUNICATIONS The parties agree that this Agreement, any amendment or modification of this Agreement and/or any written notice or communication in connection with this Agreement may be delivered by electronic mail or by fax via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party. Seller represents and warrants an electronic email address has been provided to Brokerage Firm from which Seller may send and receive email.

STIPULATION FOR ELECTRONIC STORAGE OF INSTRUMENTS AND DOCUMENTS The undersigned Seller hereby stipulates and acknowledges that all documents relating to this Agreement and all records and correspondence relating thereto, whether now existing or created hereafter, may be stored as electronic images and the originals of the electronically stored documents may be destroyed. The electronic images shall be deemed to serve as the original documents thereafter.

MERGER This Agreement constitutes the entire agreement between the parties, and any prior agreements, whether oral or written, have been merged and integrated into the Agreement.

COUNTERPARTS This Agreement may be signed in any number of counterparts.

HEIRS This Agreement shall be binding on the heirs, personal representatives, administrators, executors, assigns and successors of Seller.

CANCELLATION This Agreement can be terminated only by mutual consent in writing.

Other Addendum/Addenda

OTHER _____

RECEIPT Seller has read this Agreement and acknowledges receipt of an executed copy.

Accepted by:

Agent for Brokerage Firm
Scott Griffith

Date

John Redam
Seller

1-30-2020
Date

Griffith Realty
Brokerage Firm

John Redam
Seller

1-30-2020
Date

Disclaimer: This form is provided as a service of Livingston County Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Livingston County Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

12A

Howell Township
Invoice and Check Registers
As of 12/31/2025

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor		Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00025106	BIELAK ROBERT C AND GINGER D	LIVINGSTON COUNTY TREASURER	10/20/2025	10/20/2025	3,000.00	0.00	Paid	Y
00025123	LERETA LLC	HOWELL PUBLIC SCHOOLS	10/29/2025	11/03/2025	875.00	0.00	Paid	Y
00025122	HOWELL PUBLIC SCHOOLS	FOWLERVILLE SCHOOLS	10/30/2025	11/03/2025	1,434.25	0.00	Paid	Y
00025124	LIVINGSTON COUNTY TREASURER	STATE OF MICHIGAN	11/04/2025	11/04/2025	18,948.40	0.00	Paid	Y
00025125	LIV EDUC SERVICE AGENCY	LIV EDUC SERVICE AGENCY	11/04/2025	11/04/2025	97,250.39	0.00	Paid	Y
00025126	LIVINGSTON COUNTY TREASURER	BYRUM ACE HARDWARE	11/04/2025	11/04/2025	497.95	0.00	Paid	Y
00025127	CONSUMERS ENERGY	CONSUMERS ENERGY	11/04/2025	11/04/2025	37,588.61	0.00	Paid	Y
00025128	BRIGHTON ANALYTICAL	BRIGHTON ANALYTICAL	11/04/2025	11/04/2025	24,700.14	0.00	Paid	Y
00025129	GENO TOWNSHIP DPW	GENO TOWNSHIP DPW	11/03/2025	11/03/2025	22,399.76	0.00	Paid	Y
00025130	AT&T	DEBOTTIS DEVELOPMENT & ASPHALT MAIN	10/19/2025	11/09/2025	22,553.55	0.00	Paid	Y
00025131	00025133	G-0 WWTP VACTOR PAD	09/22/2025	11/19/2025	11/19/2025	0.00	Paid	Y
00025132	CONSUMERS ENERGY	CONSUMERS ENERGY	10/17/2025	11/13/2025	134.48	0.00	Paid	Y
00025133	JONATHAN HOHENSTEIN	JONATHAN HOHENSTEIN	10/20/2025	11/14/2025	30.96	0.00	Paid	Y
00025134	MICRO WORKS COMPUTING, INC	MICRO WORKS COMPUTING, INC	10/10/2025	10/30/2025	138.78	0.00	Paid	Y
00025135	CINTAS CORPORATION	CINTAS CORPORATION	10/29/2025	11/21/2025	240.00	0.00	Paid	Y
00025136	MUTUAL OF OMAHA INSURANCE COMPANY	MUTUAL OF OMAHA INSURANCE COMPANY	10/29/2025	11/01/2025	131.22	0.00	Paid	Y
00025137	TON	TON	11/02/2025	12/03/2025	209.88	0.00	Paid	Y
00025138	PERFECT MAINTENANCE	PERFECT MAINTENANCE	10/22/2025	11/12/2025	2,425.00	0.00	Paid	Y
00025139	COMCAST	COMCAST	10/22/2025	11/12/2025	195.00	0.00	Paid	Y
00025140	DECKER AGENCY	DECKER AGENCY	10/20/2025	11/19/2025	438.34	0.00	Paid	Y
00025141	SPRUNGTOWN OUTDOOR SERVICES	SPRUNGTOWN OUTDOOR SERVICES	11/01/2025	11/19/2025	41,226.00	0.00	Paid	Y
00025142	STATE OF MICHIGAN	STATE OF MICHIGAN	11/05/2025	11/05/2025	5,050.00	0.00	Paid	Y
00025143	CARLISLE WORTMAN ASSOC, INC.	CARLISLE WORTMAN ASSOC, INC.	11/05/2025	11/05/2025	50.00	0.00	Paid	Y
00025144	HOWELL TOWNSHIP	HOWELL TOWNSHIP	11/05/2025	11/05/2025	175.00	0.00	Paid	Y
00025145	OPERATING ENGINEERS LOCAL 324	OPERATING ENGINEERS LOCAL 324	11/05/2025	11/05/2025	4,455.00	0.00	Paid	Y
00025146	SPICER GROUP	SPICER GROUP	11/05/2025	11/05/2025	717.50	0.00	Paid	Y
00025147	SPICER GROUP	SPICER GROUP	11/05/2025	11/05/2025	1,224.00	0.00	Paid	Y
00025148	SPICER GROUP	SPICER GROUP	11/05/2025	11/05/2025	864.25	0.00	Paid	Y
00025149	SPICER GROUP	SPICER GROUP	11/05/2025	11/05/2025	1,374.75	0.00	Paid	Y
00025150	FAHEY SCHULTZ BURZYCH RHODES PLC	FAHEY SCHULTZ BURZYCH RHODES PLC	11/03/2025	12/03/2025	1,540.00	0.00	Paid	Y
00025151	GANNETT MICHIGAN LOCALIQ	GANNETT MICHIGAN LOCALIQ	10/31/2025	11/20/2025	2,625.50	0.00	Paid	Y
00025152	MICHIGAN ASSOC OF MUNICIPAL CLKS	MICHIGAN ASSOC OF MUNICIPAL CLKS	11/03/2025	11/20/2025	1,848.00	0.00	Paid	Y
00025153	FAHEY SCHULTZ BURZYCH RHODES PLC	FAHEY SCHULTZ BURZYCH RHODES PLC	11/03/2025	12/03/2025	76.00	0.00	Paid	Y
00025154	FAHEY SCHULTZ BURZYCH RHODES PLC	FAHEY SCHULTZ BURZYCH RHODES PLC	11/03/2025	12/03/2025	3,885.79	0.00	Paid	Y
00025155	FAHEY SCHULTZ BURZYCH RHODES PLC	FAHEY SCHULTZ BURZYCH RHODES PLC	11/03/2025	12/03/2025	7,468.50	0.00	Paid	Y
00025156	FAHEY SCHULTZ BURZYCH RHODES PLC	FAHEY SCHULTZ BURZYCH RHODES PLC	11/03/2025	12/03/2025	1,086.00	0.00	Paid	Y
00025157	FAHEY SCHULTZ BURZYCH RHODES PLC	FAHEY SCHULTZ BURZYCH RHODES PLC	11/06/2025	12/03/2025	8,306.00	0.00	Paid	Y
00025158	FAHEY SCHULTZ BURZYCH RHODES PLC	FAHEY SCHULTZ BURZYCH RHODES PLC	11/06/2025	12/03/2025	21,043.00	0.00	Paid	Y
00025159	FIRST NATIONAL BANK	FIRST NATIONAL BANK	11/14/2025	11/14/2025	5,449.62	0.00	Paid	Y
00025160	HOWELL TOWNSHIP	HOWELL TOWNSHIP	11/14/2025	11/14/2025	123.08	0.00	Paid	Y
00025161	AMERICAN FUNDS	AMERICAN FUNDS	11/14/2025	11/14/2025	3,317.36	0.00	Paid	Y
00025162	EMPOWER	EMPOWER	11/14/2025	11/14/2025	1,461.23	0.00	Paid	Y
00025163	LIVINGSTON COUNTY TREASURER	LIVINGSTON COUNTY TREASURER	11/17/2025	11/17/2025	1,074.02	0.00	Paid	Y
00025164	LIV EDUC SERVICE AGENCY	LIV EDUC SERVICE AGENCY	11/17/2025	11/17/2025	1,066.69	0.00	Paid	Y
00025165								

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00025186	LIVINGSTON COUNTY TREASURER	11/17/2025	11/17/2025	2,025.26	0.00	Paid	Y
00025187	HOWELL PUBLIC SCHOOLS	11/17/2025	11/17/2025	154.50	0.00	Paid	Y
00025188	HOWELL PUBLIC SCHOOLS	11/17/2025	11/17/2025	922.88	0.00	Paid	Y
00025172	REPUBLIC SERVICES	10/31/2025	11/20/2025	129.00	0.00	Paid	Y
00025173	DTE ENERGY	11/03/2025	11/25/2025	219.73	0.00	Paid	Y
00025174	DTE ENERGY	11/03/2025	11/25/2025	133.58	0.00	Paid	Y
00025175	DTE ENERGY	10/31/2025	11/24/2025	568.07	0.00	Paid	Y
00025181	GENOA TOWNSHIP DPW	11/10/2025	11/14/2025	150.74	0.00	Paid	Y
00025191	DTE ENERGY	11/07/2025	12/01/2025	18.94	0.00	Paid	Y
00025192	DTE ENERGY	11/07/2025	12/01/2025	254.27	0.00	Paid	Y
00025193	DTE ENERGY	11/07/2025	12/01/2025	4,845.34	0.00	Paid	Y
00025194	DTE ENERGY	11/07/2025	12/01/2025	505.45	0.00	Paid	Y
00025195	DTE ENERGY	11/07/2025	12/01/2025	397.13	0.00	Paid	Y
00025196	DTE ENERGY	11/07/2025	12/01/2025	140.61	0.00	Paid	Y
00025197	PITNEY BOWES GLOBAL FINANCIAL SERV.	11/10/2025	12/29/2025	250.06	0.00	Paid	Y
00025182	DTE ENERGY	11/07/2025	12/01/2025	403.98	0.00	Paid	Y
00025189	CARLISLE WORTMAN ASSOC, INC.	11/12/2025	12/03/2025	401.63	0.00	Paid	Y
00025164	CARLISLE WORTMAN ASSOC, INC.	11/12/2025	12/03/2025	1,210.00	0.00	Paid	Y
00025165	CARLISLE WORTMAN ASSOC, INC.	11/03/2025	12/03/2025	225.00	0.00	Paid	Y
00025166	CARLISLE WORTMAN ASSOC, INC.	11/10/2025	12/03/2025	290.00	0.00	Paid	Y
00025167	CARLISLE WORTMAN ASSOC, INC.	11/10/2025	12/10/2025	1,100.00	0.00	Paid	Y
00025168	CARLISLE WORTMAN ASSOC, INC.	11/10/2025	12/10/2025	800.00	0.00	Paid	Y
00025169	CARLISLE WORTMAN ASSOC, INC.	11/10/2025	12/10/2025	2,562.50	0.00	Paid	Y
00025170	CARLISLE WORTMAN ASSOC, INC.	11/10/2025	12/10/2025	254.15	0.00	Paid	Y
00025171	SMART BUSINESS SOURCE, LLC	11/11/2025	12/11/2025	804.70	0.00	Paid	Y
00025176	DTE ENERGY	10/31/2025	12/10/2025	20.85	0.00	Paid	Y
00025177	ABSOPIRE	10/14/2025	12/10/2025	12.00	0.00	Paid	Y
00025178	ABSOPIRE	10/31/2025	12/10/2025	353.02	0.00	Paid	Y
00025179	MICHIGAN.COM	11/12/2025	11/12/2025	2,970.00	0.00	Paid	Y
00025180	CEMFIFY	10/15/2025	11/14/2025	40.00	0.00	Paid	Y
00025183	LIV CO MUNIC CLERKS ASSOC	11/13/2025	12/08/2025	2,898.00	0.00	Paid	Y
00025190	ACCIDENT FUND OF MICHIGAN	11/07/2025	12/01/2025	2,880.00	0.00	Paid	Y
00025198	HART INTERCIVIC INC	11/07/2025	12/01/2025	128.00	0.00	Paid	Y
00025199	SMART BUSINESS SOURCE, LLC	11/18/2025	12/18/2025	1,099.00	0.00	Paid	Y
00025200	HOWELL PUBLIC SCHOOLS	11/19/2025	12/19/2025	85,000.00	0.00	Paid	Y
00025201	LIVINGSTON COUNTY ROAD COMMISSION	11/21/2025	12/19/2025	3,494.00	0.00	Paid	Y
00025202	SPICER GROUP	11/24/2025	11/24/2025	5,799.67	0.00	Paid	Y
00025203	FIRST NATIONAL BANK	11/28/2025	11/28/2025	123.08	0.00	Paid	Y
00025204	HOWELL TOWNSHIP	11/28/2025	11/28/2025	763.53	0.00	Paid	Y
00025205	BLUE CARE NETWORK	11/28/2025	11/28/2025	3,425.83	0.00	Paid	Y
00025206	AMERICAN FUNDS	11/28/2025	11/28/2025	1,918.36	0.00	Paid	Y
00025207	TREASURY STATE OF MICHIGAN	11/28/2025	11/28/2025	1,476.53	0.00	Paid	Y
00025208	EMPOWER	11/28/2025	12/19/2025	210.00	0.00	Paid	Y
00025209	LIVINGSTON CO. SHERIFF DEPARTMENT	06/19/2025	11/28/2025	233.58	0.00	Paid	Y
00025211	FIRST NATIONAL BANK	11/28/2025	11/28/2025	5,093.22	0.00	Paid	Y
00025212	BLUE CARE NETWORK	11/28/2025	11/28/2025	229.02	0.00	Paid	Y
00025213	AMERICAN FUNDS	11/28/2025	11/28/2025	64.89	0.00	Paid	Y
00025214	TREASURY STATE OF MICHIGAN	11/28/2025	12/01/2025	886.51	0.00	Paid	Y
00025217	LIVINGSTON COUNTY TREASURER	12/01/2025	12/01/2025	766.18	0.00	Paid	Y
00025218	HOWELL PUBLIC SCHOOLS	12/01/2025	12/01/2025	1,186.68	0.00	Paid	Y
00025219	LIVINGSTON COUNTY TREASURER	12/01/2025	12/01/2025	1,671.69	0.00	Paid	Y
00025220	LIV EDUC SERVICE AGENCY	12/01/2025	12/03/2025	880.46	0.00	Paid	Y
00025221	MHOG	12/03/2025	12/03/2025	3,500.00	0.00	Paid	Y
00025238							

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00025271	LIVINGSTON COUNTY TREASURER	12/10/2025	12/10/2025	885.00	0.00	Paid	Y
00025272	LIVINGSTON COUNTY TREASURER	12/10/2025	12/10/2025	8.50	0.00	Paid	Y
00025210	MUTUAL OF OMAHA INSURANCE COMPANY	11/19/2025	12/01/2025	209.88	0.00	Paid	Y
00025216	GENOA-OCEOLA SWATH	11/25/2025	12/25/2025	3,689.60	0.00	Paid	Y
00025222	BYRUM ACE HARDWARE	10/03/2025	12/01/2025	60.97	0.00	Paid	Y
00025223	GENOA TOWNSHIP DPW	12/01/2025	12/15/2025	30,920.92	0.00	Paid	Y
00025224	AT&T	11/19/2025	12/15/2025	178.40	0.00	Paid	Y
00025225	CINTAS CORPORATION	11/25/2025	12/10/2025	131.22	0.00	Paid	Y
00025226	PERFECT MAINTENANCE	11/30/2025	12/10/2025	195.00	0.00	Paid	Y
00025227	CONSUMERS ENERGY	11/19/2025	12/15/2025	145.90	0.00	Paid	Y
00025228	CONSUMERS ENERGY	11/19/2025	12/15/2025	26.17	0.00	Paid	Y
00025229	CONSUMERS ENERGY	11/19/2025	12/15/2025	315.06	0.00	Paid	Y
00025230	FAHEY SCHULTZ BURZYCH RHODES PLC	11/28/2025	12/15/2025	72.00	0.00	Paid	Y
00025231	FAHEY SCHULTZ BURZYCH RHODES PLC	11/28/2025	12/15/2025	1,266.50	0.00	Paid	Y
00025232	FAHEY SCHULTZ BURZYCH RHODES PLC	11/28/2025	12/15/2025	913.50	0.00	Paid	Y
00025233	FAHEY SCHULTZ BURZYCH RHODES PLC	11/28/2025	12/15/2025	380.00	0.00	Paid	Y
00025234	FAHEY SCHULTZ BURZYCH RHODES PLC	11/28/2025	12/28/2025	376.50	0.00	Paid	Y
00025235	SPRUNGTOWN OUTDOOR SERVICES	12/01/2025	12/28/2025	2,215.00	0.00	Paid	Y
00025236	SMART BUSINESS SOURCE, LLC	12/03/2025	12/28/2025	470.14	0.00	Paid	Y
00025237	FAHEY SCHULTZ BURZYCH RHODES PLC	12/03/2025	12/25/2025	2,065.00	0.00	Paid	Y
00025239	GANNETT MICHIGAN LOCALIQ	11/30/2025	12/28/2025	314.60	0.00	Paid	Y
00025240	KENT COMMUNICATIONS INC	11/30/2025	12/28/2025	1,255.94	0.00	Paid	Y
00025245	CARLISLE WORTMAN ASSOC., INC.	11/30/2025	01/08/2026	1,100.00	0.00	Paid	Y
00025246	DTE ENERGY	12/02/2025	12/26/2025	707.28	0.00	Paid	Y
00025247	DTE ENERGY	12/04/2025	12/26/2025	252.33	0.00	Paid	Y
00025248	DTE ENERGY	12/04/2025	12/26/2025	250.67	0.00	Paid	Y
00025249	DTE ENERGY	12/01/2025	01/12/2026	810.89	0.00	Paid	Y
00025250	COMCAST	12/01/2025	12/13/2025	438.34	0.00	Paid	Y
00025251	MICRO WORKS COMPUTING, INC	11/30/2025	12/20/2025	80.00	0.00	Paid	Y
00025252	ABSOURE	11/30/2025	12/30/2025	12.00	0.00	Paid	Y
00025253	GUARDIAN ALARM	12/01/2025	01/01/2026	1,021.44	0.00	Paid	Y
00025254	APEX SOFTWARE	12/01/2025	01/01/2026	780.00	0.00	Paid	Y
00025255	HOWELL TOWNSHIP	12/08/2025	02/17/2025	26.54	0.00	Paid	Y
00025256	HOWELL TOWNSHIP	12/08/2025	02/17/2025	18.73	0.00	Paid	Y
00025257	HOWELL TOWNSHIP	12/08/2025	02/17/2025	8.51	0.00	Paid	Y
00025258	HOWELL TOWNSHIP	12/08/2025	02/17/2025	26.64	0.00	Paid	Y
00025259	HOWELL TOWNSHIP	12/08/2025	02/17/2025	11.77	0.00	Paid	Y
00025260	HOWELL TOWNSHIP	12/08/2025	02/17/2025	16.74	0.00	Paid	Y
00025261	HOWELL TOWNSHIP	12/09/2025	02/17/2025	607.18	0.00	Paid	Y
00025262	TETRA TECH INC	12/09/2025	12/09/2025	3,970.00	0.00	Paid	Y
00025263	SEIFRIZ, ALEXANDER & RAYANE	12/09/2025	12/09/2025	37.31	0.00	Paid	Y
00025264	HOWELL TOWNSHIP	12/09/2025	12/09/2025	1,099.00	0.00	Paid	Y
00025265	CARLISLE WORTMAN ASSOC., INC.	12/09/2025	12/09/2025	595.00	0.00	Paid	Y
00025266	SPICER GROUP	12/09/2025	12/09/2025	2,997.25	0.00	Paid	Y
00025267	FAHEY SCHULTZ BURZYCH RHODES PLC	12/09/2025	12/09/2025	6,131.00	0.00	Paid	Y
00025268	KENT COMMUNICATIONS INC	12/10/2025	12/10/2025	2,064.23	0.00	Paid	Y
00025269	CARLISLE WORTMAN ASSOC., INC.	12/10/2025	12/10/2025	795.00	0.00	Paid	Y
00025270	CARLISLE WORTMAN ASSOC., INC.	12/10/2025	12/10/2025	115.00	0.00	Paid	Y
00025273	D'ANGELO BROTHERS INC	12/01/2025	12/10/2025	4,183.50	0.00	Paid	Y
00025241	FIRST NATIONAL BANK	12/12/2025	12/12/2025	5,429.84	0.00	Paid	Y
00025242	HOWELL TOWNSHIP	12/12/2025	12/12/2025	123.08	0.00	Paid	Y
00025243	AMERICAN FUNDS	12/12/2025	12/12/2025	3,293.94	0.00	Paid	Y
00025244	EMPOWER	12/12/2025	12/12/2025	1,460.37	0.00	Paid	Y
00025285	LIVINGSTON COUNTY TREASURER	12/16/2025	12/16/2025	1,531.94	0.00	Paid	Y

INVOICE REGISTER FOR HOWELL TOWNSHIP

Total:

Agrees w. the Check 0.00
876,218.46 Register B K

and Credit Memos:

REFUND ---

101	GENERAL FUND
204	ROAD FUND
208	PARK/RECREATION
592	SWR/WTR
701	TRUST & AGENCY
702	TAX FUND

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Dept/Activity	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
--- TOTALS BY DEPT/ACTIVITY ---								
000	OTHER				663,890.48	0.00		
101	TOWNSHIP BOARD				120.84	0.00		
215	CLERK				146.00	0.00		
247	BOARD OF REVIEW				72.92	0.00		
253	TREASURER				1,338.40	0.00		
257	ASSESSING				3,069.23	0.00		
262	ELECTIONS				2,880.00	0.00		
265	TOWNSHIP HALL				31,767.14	0.00		
268	TOWNSHIP AT LARGE				27,134.81	0.00		
276	CEMETERY				4,720.00	0.00		
536	SEWER/WATER				4,470.62	0.00		
538	WWTP				131,536.01	0.00		
701	PLANNING				4,848.36	0.00		
702	ZONING				223.65	0.00		

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 11/01/2025 - 12/31/2025

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
11/06/2025	19226	CARLISLE WORTMAN ASSOC, INC.	Check Request For Escrow: BSP25-0009 Check Request For Escrow: BSP25-0009	4,455.00 717.50 <hr/> 5,172.50
11/06/2025	19227	OPERATING ENGINEERS LOCAL 324	Check Request For Bond: BSP24-0006 BLUE MATS	864.25 131.22
11/06/2025	19228	CINTAS CORPORATION	ANNUAL RENEWAL OF LIABILITY POLICY	41,226.00
11/06/2025	19229	DECKER AGENCY		
11/06/2025	19230	FAHEY SCHULTZ BURZYCH RHODES	HOWELL-MASON LLC LITIGATION (24-32242-C HOWELL TOWNSHIP V EDWARD HARTER CODE ENFORCEMENT HOWELL TOWNSHIP V SHANE FAGAN (25-398-A PERSONNEL ISSUES Check Request For Escrow: BSP25-0009 Check Request For Escrow: BSP25-0009	24.00 76.00 3,885.79 7,468.50 1,086.00 8,306.00 21,043.00 <hr/> 41,889.29
11/06/2025	19231	JONATHAN HOHENSTEIN	TREASURER/ZONING MILEAGE	138.78
11/06/2025	19232	HOWELL TOWNSHIP	Check Request For Escrow: BSP25-0009	1,224.00
11/06/2025	19233	ION	GENERATOR MAINTENANCE 3 YR	2,425.00
11/06/2025	19234	GANNETT MICHIGAN LOCALIQ	OCTOBER PUBLICATIONS	4,833.14
11/06/2025	19235	MICHIGAN ASSOC OF MUNICIPAL C	SUSAN DAUS CLERK MEMBERSHIP	106.00
11/06/2025	19236	MICRO WORKS COMPUTING, INC	CYBER SECURITY WORK	240.00
11/06/2025	19237	MUTUAL OF OMAHA INSURANCE COM	NOVEMBER 2025	209.88
11/06/2025	19238	PERFECT MAINTENANCE	NOVEMBER 2025 CLEANING	195.00
11/06/2025	19239	SPICER GROUP	Check Request For Bond: BSP25-0008 Check Request For Bond: BSP20-0003 Check Request For Bond: BP25-0003 Check Request For Bond: BSP24-0009 Check Request For Bond: BSP24-0009	1,374.75 1,540.00 2,625.50 1,848.00 2,117.50 <hr/> 9,505.75
11/06/2025	19240	SPRUNGTOWN OUTDOOR SERVICES	OCTOBER 2025 LAWN SERVICE	5,050.00
11/06/2025	19241	STATE OF MICHIGAN	CAROL MAKUSHIK MCAT RENEWAL	50.00
11/06/2025	19242	STATE OF MICHIGAN	BRENT KILPELÄ MAAO RENEWAL	175.00
11/06/2025	101002102(E)	COMCAST	NOVEMBER 2025	438.34
11/14/2025	101002103(E)	EMPOWER	Remittance Check	1,461.23
11/14/2025	101002104(E)	FIRST NATIONAL BANK	Remittance Check	5,449.62
11/14/2025	101002105(E)	HOWELL TOWNSHIP	Remittance Check	123.08
11/14/2025	101002106(E)	AMERICAN FUNDS	Remittance Check	3,317.36
11/25/2025	101002112(E)	DTE ENERGY	NOVEMBER 2025	401.63
11/25/2025	101002113(E)	PITNEY BOWES GLOBAL FINANCIAL	QUARTERLY RENTAL	403.98
11/28/2025	19243	ABSOPIRE	2 BOTTLES DELIVERED NOV 2025 COOLER RENTAL	20.85 12.00 <hr/> 32.85
11/28/2025	19244	ACCIDENT FUND OF MICHIGAN	WORKMAN COMP POLICY RENEWAL	2,898.00
12/29/2025 03:40 PM				
Page: 1/6				

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 11/01/2025 - 12/31/2025

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
11/28/2025	19245	CARLISLE WORTMAN ASSOC, INC.	Check Request For Bond: BSP25-0008 Check Request For Escrow: BSP25-0009 2050 TOOLEY REZONING MONTHLY RETAINER	1,210.00 225.00 290.00 1,100.00
11/28/2025	19246	CEMIFY	GENERAL CONSULTATION	800.00
11/28/2025	19247	DTE ENERGY	TOOLEY & POPPLE REZONING	290.00
11/28/2025	19248	HART INTERCIVIC INC	TOWNSHIP PARK MASTER PLAN	2,562.50
				<u>6,477.50</u>
11/28/2025	19249	BLUE CARE NETWORK	ONE TIME IMPLEMENTATION FEE 10/15/25 - STREETLIGHTS ANNUAL SUPPORT AND LICENSE	2,970.00 804.70 2,880.00
			Remittance Check	<u>5,856.75</u>
11/28/2025	19250	HOWELL PUBLIC SCHOOLS	PC MEETING 9/23/2025 AUDITORIUM RENTAL	1,099.00
11/28/2025	19251	LIVINGSTON CO. SHERIFF DEPART	2025 TOWNSHIP MTG SECURITY	210.00
11/28/2025	19252	LIV CO MUNIC CLERKS ASSOC	2025 ANNUAL HOLIDAY GATHERING (CLERK &	40.00
11/28/2025	19253	LIVINGSTON COUNTY ROAD COMMS FLEMING ROAD	GRAND RIVER TO EOP RESUR	85,000.00
11/28/2025	19254	MICHIGAN.COM	ANNUAL PAPER SUBSCRIPTION 12/01/25 - 11	353.02
11/28/2025	19255	SMART BUSINESS SOURCE, LLC	TRASH BAGS AND COPY PAPER NAME HOLDERS FOR BOARD MEETINGS	254.15 128.00
				<u>382.15</u>
11/28/2025	19256	SPICER GROUP	Check Request For Bond: BSP25-0005	3,494.00
11/28/2025	1010021107(E)	EMPOWER	Remittance Check	1,476.53
11/28/2025	1010021108(E)	FIRST NATIONAL BANK	Remittance Check	5,799.67
11/28/2025	1010021109(E)	HOWELL TOWNSHIP	Remittance Check	123.08
11/28/2025	1010021110(E)	AMERICAN FUNDS	Remittance Check	3,425.83
11/28/2025	1010021111(E)	TREASURY STATE OF MICHIGAN	Remittance Check	1,918.36
11/28/2025	1010021114(E)	FIRST NATIONAL BANK	Remittance Check	233.58
11/28/2025	1010021115(E)	AMERICAN FUNDS	Remittance Check	229.02
11/28/2025	1010021116(E)	TREASURY STATE OF MICHIGAN	Remittance Check	64.89
12/11/2025	19257	ABSOPURE	WATER COOLER RENTAL DEC 2025	12.00
12/11/2025	19258	APEX SOFTWARE	ANNUAL MAINTENANCE	780.00
12/11/2025	19259	CARLISLE WORTMAN ASSOC, INC.	MONTHLY RETAINER	1,100.00
			Check Request For Bond: BSP25-0010	595.00
			Check Request For Escrow: BSP25-0009	795.00
			Check Request For Bond: BSP25-0008	115.00
				<u>2,605.00</u>
12/11/2025	19260	CINTAS CORPORATION	BLUE MATS	131.22
12/11/2025	19261	DTE ENERGY	STREETLIGHTS	810.89
12/11/2025	19262	FAHEY SCHULTZ BURZYCH RHODES	HOWELL TOWNSHIP V SHANGE FAGAN (25-398- CODE ENFORCEMENT HOWELL-MASON LLC LITIGATION (24-32242-C	72.00 1,266.50 913.50

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 11/01/2025 - 12/31/2025

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
12/11/2025	19263	GUARDIAN ALARM	ALARM MONITORING 1/1/26 - 6/30/26	1,021.44
12/11/2025	19264	HOWELL TOWNSHIP	4706-15-300-002 DRAIN ASSESSMENT	26.54
12/11/2025	19265	KENT COMMUNICATIONS INC	WINTER 2025 TAX BILLS PRINTING 2026 ASSESSMENT NOTICE POSTAGE	108.93
				1,255.94
				2,064.23
				3,320.17
12/11/2025	19266	GANNETT MICHIGAN LOCALIQ	NOVEMBER 2025 PUBLICATIONS	314.60
12/11/2025	19267	MICRO WORKS COMPUTING, INC	DEPUTY CLERK LAPTOP UPDATES	80.00
12/11/2025	19268	MUTUAL OF OMAHA INSURANCE COM	DECEMBER 2025	209.88
12/11/2025	19269	PERFECT MAINTENANCE	DECEMBER 2025	195.00
12/11/2025	19270	SMART BUSINESS SOURCE, LLC	BINDERS, INK CARTRIDGES	470.14
12/11/2025	19271	SPICER GROUP	BINDER REQUEST FOR BOND: BSP25-0010	2,997.25
12/11/2025	19272	SPRUNGTOWN OUTDOOR SERVICES	NOVEMBER LAWN AND SNOW	2,215.00
12/11/2025	19273	TETRA TECH INC	DECEMBER 2025	3,970.00
12/11/2025	1010021121(E)	COMCAST	DECEMBER 2025	438.34
12/11/2025	1010021122(E)	CONSUMERS ENERGY	NOVEMBER 2025	315.06
12/11/2025	1010021123(E)	HOWELL TOWNSHIP	Check Request For Bond: BSP25-0009	1,099.00
12/12/2025	1010021117(E)	EMPOWER	Remittance Check	1,460.37
12/12/2025	1010021118(E)	FIRST NATIONAL BANK	Remittance Check	5,429.84
12/12/2025	1010021119(E)	HOWELL TOWNSHIP	Remittance Check	123.08
12/12/2025	1010021120(E)	AMERICAN FUNDS	Remittance Check	3,293.94
12/23/2025	19274	CARLISLE WORTMAN ASSOC, INC.	2050 TOOLEY REZONING KENSINGTON OUTLETS EV PARKING TOOLEY & POPPLE REZONING TOWNSHIP PARK MASTER PLAN	305.00
				175.00
				305.00
				6,062.50
				6,847.50
12/23/2025	19275	BEDROCK VENTURES LLC	Check Request For Bond: BSP19-0004	2,483.00
12/23/2025	19276	BLUE CARE NETWORK	Remittance Check	5,615.60
12/23/2025	19277	LINDHOUT ASSOCIATES	ADDITIONAL INCLUDES INV 2025-1135 NOT R	9,275.00
12/23/2025	19278	MICRO WORKS COMPUTING, INC	SETUP LAPTOP FOR DEP ZA	120.00
12/23/2025	19279	GUARDIAN ALARM	DIAGNOSTIC TRIP FEE	100.00
12/23/2025	1010021129(E)	DTE ENERGY	TWP HALL DEC 2025	447.48
12/26/2025	1010021124(E)	EMPOWER	Remittance Check	1,483.28
12/26/2025	1010021125(E)	FIRST NATIONAL BANK	Remittance Check	5,840.93
12/26/2025	1010021126(E)	HOWELL TOWNSHIP	Remittance Check	123.00
12/26/2025	1010021127(E)	AMERICAN FUNDS	Remittance Check	3,604.66
12/26/2025	1010021128(E)	TREASURY STATE OF MICHIGAN	Remittance Check	1,952.20

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 11/01/2025 - 12/31/2025

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
GEN TOTALS:				
Total of 82 Checks:				331,298.28
Less 0 Void Checks:				0.00
Total of 82 Disbursements:				331,298.28
Bank T&A TRUST & AGENCY CHECKING				
11/03/2025	3711	BIELAK ROBERT C AND GENTER D	Check Request For Bond: BD24-0003	3,000.00
11/03/2025	3712	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	875.00
12/10/2025	3713	MHOG	Check Request For Bond: BMHOG25-0007	3,500.00
12/10/2025	3714	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	885.00
12/10/2025	3715	LIVINGSTON COUNTY TREASURER	DOG LICENSES	8.50
T&A TOTALS:				8,268.50
Total of 5 Checks:				8,268.50
Less 0 Void Checks:				0.00
Total of 5 Disbursements:				8,268.50
Bank TAX TAX CHECKING				
11/04/2025	6172	FOWLERVILLE SCHOOLS	SUMMER TAXES 10/16/25 - 10/31/25	497.95
11/04/2025	6173	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 10/16/25 - 10/31/25	18,948.40
11/04/2025	6174	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 10/16/25 - 10/31/25	97,250.39
11/04/2025	6175	LIV EDUC SERVICE AGENCY	SUMMER TAXES 10/16/25 - 10/31/25	22,399.76
11/04/2025	6176	STATE OF MICHIGAN	SUMMER TAXES 10/16/25 - 10/31/25	24,700.14
11/04/2025	6177	LERETA LLC	SUM Tax Refund 4706-28-402-147	1,434.25
11/04/2025	6178	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 10/16/25 - 10/31/25	37,588.61
11/04/2025	6179	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 10/16/25 - 10/31/25	22,553.55
11/17/2025	6180	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 11/1/25 - 11/15/25	154.50
11/17/2025	6181	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 11/1/25 - 11/15/25	922.88
11/17/2025	6182	LIV EDUC SERVICE AGENCY	SUMMER TAXES 11/1/25 - 11/15/25	1,066.69
11/17/2025	6183	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 11/1/25 - 11/15/25	1,074.02
11/17/2025	6184	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 11/1/25 - 11/15/25	2,025.26
12/01/2025	6185	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 11/1/25 - 11/30/25	1,186.68
12/01/2025	6186	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 11/1/25 - 11/30/25	766.18
12/01/2025	6187	LIV EDUC SERVICE AGENCY	SUMMER TAXES 11/1/25 - 11/30/25	880.46
12/01/2025	6188	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 11/1/25 - 11/30/25	886.51
12/01/2025	6189	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 11/1/25 - 11/30/25	1,671.69
12/16/2025	6190	FOWLERVILLE DIST LIBRARY	WINTER TAXES 12/1/25 - 12/15/25	776.49
12/16/2025	6191	FOWLERVILLE SCHOOLS	WINTER TAXES 12/1/25 - 12/15/25	5,624.05
12/16/2025	6192	HOWELL PARKS AND RECREATION	WINTER TAXES 12/1/25 - 12/15/25	12,713.30
12/16/2025	6193	HOWELL AREA FIRE AUTHORITY	WINTER TAXES 12/1/25 - 12/15/25	51,563.89
12/16/2025	6194	HOWELL CARNEGIE LIBRARY	WINTER TAXES 12/1/25 - 12/15/25	26,026.35
12/16/2025	6195	HOWELL PUBLIC SCHOOLS	WINTER TAXES 12/1/25 - 12/15/25	1,266.02
12/16/2025	6196	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 12/1/25 - 12/15/25	660.83
12/16/2025	6197	HOWELL PUBLIC SCHOOLS	WINTER TAXES 12/1/25 - 12/15/25	70,041.21
12/16/2025	6198	LIV EDUC SERVICE AGENCY	SUMMER TAXES 12/1/25 - 12/15/25	1,521.49
12/16/2025	6199	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 12/1/25 - 12/15/25	1,531.94
12/16/2025	6200	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 12/1/25 - 12/15/25	2,888.73
12/16/2025	6201	LIVINGSTON COUNTY TREASURER	WINTER TAXES 12/1/25 - 12/15/25	20,970.14
TAX TOTALS:				431,592.36
Total of 30 Checks:				
Less 0 Void Checks:				0.00

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 11/01/2025 - 12/31/2025

Check Date	Check	Vendor Name	Description	Amount
			Bank TAX TAX CHECKING	
Total of 30 Disbursements:				431,592.36
			Bank UTICK UTILITY CHECKING	
11/05/2025	3380	BRIGHTON ANALYTICAL	LOW LEVEL MERCURY TESTING	240.00
			LOW LEVEL MERCURY TESTING	240.00
				480.00
11/05/2025	3381	BYRUM ACE HARDWARE	CUTTER BUG KILLER FOG	26.97
11/05/2025	3382	DEBOTTIS DEVELOPMENT & ASPHAL	REPAIR DRIVEWAY & PARKING LOT	10,729.00
11/05/2025	3383	GENOA TOWNSHIP DPW	PLANT OPERATIONS NOVEMBER 2025	30,920.92
11/05/2025	3384	G-O WMTP VACTOR PAD	MANHOLE CLEANING 10/29/2025	134.48
11/05/2025	59004222(E)	AT&T	NOVEMBER 2025	128.04
11/05/2025	59004223(E)	CONSUMERS ENERGY	2571 OAKGROVE OCT 2025	148.89
11/05/2025	59004224(E)	CONSUMERS ENERGY	391 N BURKHART RD OCT 2025	30.96
11/18/2025	3385	GENOA TOWNSHIP DPW	COMMON COSTS SHARED BY SYSTEM	150.74
11/18/2025	3386	REPUBLIC SERVICES	OCTOBER 2025 PICKUP SERVICE	129.00
11/18/2025	59004225(E)	DTE ENERGY	1009 N BURKHART RD NOV 2025	219.73
11/18/2025	59004226(E)	DTE ENERGY	391 N BURKHART RD NOV 2025	133.58
11/18/2025	59004227(E)	DTE ENERGY	2571 OAKGROVE RD NOV 2025	568.07
11/18/2025	59004228(E)	DTE ENERGY	1216 PACKARD DR NOVEMBER 2025	18.94
11/18/2025	59004229(E)	DTE ENERGY	2559 W GRAND RIVER NOV 2025	254.27
11/18/2025	59004230(E)	DTE ENERGY	1222 PACKARD DR NOV 2025	4,845.34
11/18/2025	59004231(E)	DTE ENERGY	1575 N BURKHART NOV 2025	505.45
11/18/2025	59004232(E)	DTE ENERGY	1034 AUSTIN CT NOV 2025	397.13
11/18/2025	59004233(E)	DTE ENERGY	3888 OAKGROVE RD NOV 2025	140.61
11/18/2025	59004234(E)	DTE ENERGY	2700 TOOLEY RD NOV 2025	250.06
12/11/2025	3387	BYRUM ACE HARDWARE	GRASS SEED AND PERLITE	60.97
12/11/2025	3388	D'ANGELO BROTHERS INC	EXCAVATE GENERATOR AIR LINE	4,183.50
12/11/2025	3389	GENOA-OCEOLA SWATH	LAB COSTS 7/1/25 - 9/30/25	3,689.60
12/11/2025	3390	GENOA TOWNSHIP DPW	PLANT OPERATIONS DECEMBER 2025	30,920.92
12/11/2025	3391	HOWELL TOWNSHIP	4706-12-300-009 DRAIN ASSESSMENT	607.18
12/11/2025	3392	SEIFRIZ, ALEXANDER & RAYNE	UB refund for account: 0000003012	37.31
12/11/2025	59004235(E)	AT&T	DECEMBER 2025	178.40
12/11/2025	59004236(E)	CONSUMERS ENERGY	2571 OAKGROVE NOV 2025	145.90
12/11/2025	59004237(E)	CONSUMERS ENERGY	391 N BURKHART RD NOV 2025	26.17
12/11/2025	59004238(E)	DTE ENERGY	2571 OAK GROVE RD DEC 2025	707.28
12/11/2025	59004239(E)	DTE ENERGY	1009 N BURKHART DEC 2025	252.33
12/11/2025	59004240(E)	DTE ENERGY	391 N BURKHART DEC 2025	250.67
12/29/2025	3393	STATE OF MICHIGAN - EGLE	BIOSOLIDS PERMIT FEE	1,038.65
12/29/2025	3394	MISS DIG SYSTEMS INC	MEMBERSHIP FEE	978.62
12/29/2025	3395	REPUBLIC SERVICES	NOVEMBER WASTE PICKUP	129.64
12/29/2025	3396	UIS SCADA	REPLACE PLC AT HEADWORKS FROM POWER SUR	3,920.36
12/29/2025	59004241(E)	AT&T	JANUARY 2026	158.87
12/29/2025	59004242(E)	CONSUMERS ENERGY	391 N BURKHART DEC 2025	27.97
12/29/2025	59004243(E)	CONSUMERS ENERGY	2571 OAKGROVE DEC 2025	147.11
12/29/2025	59004244(E)	DTE ENERGY	1034 AUSTIN CT DEC 2025	455.42
12/29/2025	59004245(E)	DTE ENERGY	1575 N BURKHART DEC 2025	717.16
12/29/2025	59004246(E)	DTE ENERGY	1222 PACKARD DR DEC 2025	5,133.26
12/29/2025	59004247(E)	DTE ENERGY	1216 PACKARD DR DEC 2025	19.06
12/29/2025	59004248(E)	DTE ENERGY	2559 W GRAND RIVER DEC 2025	402.65
12/29/2025	59004249(E)	DTE ENERGY	3888 OAKGROVE RD DEC 2025	219.66

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 11/01/2025 - 12/31/2025

Check Date	Check	Vendor Name	Description	Amount
12/29/2025	59004250(E)	DTE ENERGY	2700 TOOLEY RD DEC 2025	438.48
UTYCK TOTALS:				
Total of 46 Checks:				105,059.32
Less 0 Void Checks:				0.00
Total of 46 Disbursements:				105,059.32
REPORT TOTALS:				
Total of 163 Checks:				876,218.46
Less 0 Void Checks:				0.00
Total of 163 Disbursements:				876,218.46
<i>C:\Users\w.w.1\Invoices\Register</i>				<i>BK</i>

CHECK REGISTER FOR HOWELL TOWNSHIP
For Check Dates 11/01/2025 to 12/31/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical check amount	Direct Deposit	Status
11/14/2025	GEN	DD63355	BRENT J. KILPELA	5,516.89	0.00	4,125.43	Cleared
11/14/2025	GEN	DD6336	CAROL A. MAKUSHIK	2,329.60	0.00	1,495.73	Cleared
11/14/2025	GEN	DD63357	SUSAN K. DAUS	1,849.34	0.00	1,346.05	Cleared
11/14/2025	GEN	DD63358	TANYA L. DAVIDSON	2,096.56	0.00	1,526.96	Cleared
11/14/2025	GEN	DD63359	MICHAEL CODDINGTON	1,409.33	0.00	934.18	Cleared
11/14/2025	GEN	DD6360	JONATHAN C. HOHENSTEIN	4,298.33	0.00	2,765.16	Cleared
11/14/2025	GEN	DD6361	TERESA M. MURRISH	2,276.06	0.00	1,665.74	Cleared
11/14/2025	GEN	DD6362	THOMAS BOYER	700.00	0.00	616.70	Cleared
11/14/2025	GEN	DD6363	MARNIE E. HEBERT	2,339.65	0.00	1,833.87	Cleared
11/14/2025	GEN	DD6364	BRENT J. KILPELA	5,516.89	0.00	4,125.45	Cleared
11/14/2025	GEN	DD6365	CAROL A. MAKUSHIK	2,300.48	0.00	1,472.98	Cleared
11/14/2025	GEN	DD6366	SUSAN K. DAUS	1,609.34	0.00	1,163.42	Cleared
11/14/2025	GEN	DD6367	TANYA L. DAVIDSON	2,355.04	0.00	1,696.82	Cleared
11/14/2025	GEN	DD6368	TIMOTHY C. BOAL	668.92	0.00	589.32	Cleared
11/14/2025	GEN	DD6369	MARTHA M. HAGLUND	240.00	0.00	221.64	Cleared
11/28/2025	GEN	DD6370	SHARON LOLLIQ	160.00	0.00	140.96	Cleared
11/28/2025	GEN	DD6371	MICHAEL W. NEWSTEAD	160.00	0.00	140.96	Cleared
11/28/2025	GEN	DD6372	ROBERT A. SPAULDING	160.00	0.00	140.96	Cleared
11/28/2025	GEN	DD6373	MATT STANLEY	160.00	0.00	140.96	Cleared
11/28/2025	GEN	DD6374	WAYNE R. WILLIAMS JR	160.00	0.00	147.76	Cleared
11/28/2025	GEN	DD6375	MICHAEL CODDINGTON	1,409.33	0.00	934.16	Cleared
11/28/2025	GEN	DD6376	JONATHAN C. HOHENSTEIN	4,451.33	0.00	2,866.18	Cleared
11/28/2025	GEN	DD6377	TERESA M. MURRISH	2,297.60	0.00	1,679.54	Cleared
11/28/2025	GEN	DD6378	THOMAS BOYER	700.00	0.00	616.70	Cleared
11/28/2025	GEN	DD6379	MARNIE E. HEBERT	2,389.91	0.00	1,872.13	Cleared
11/28/2025	GEN	DD6380	MATTHEW E. COUNTS	508.92	0.00	448.36	Cleared
11/28/2025	GEN	DD6381	SHANE FAGAN	508.92	0.00	448.36	Cleared
11/28/2025	GEN	DD6382	ROBERT K. WILSON	508.92	0.00	448.36	Cleared
11/28/2025	GEN	DD6383	BRENT J. KILPELA	5,516.89	0.00	4,125.44	Open
12/12/2025	GEN	DD6384	CAROL A. MAKUSHIK	2,271.36	0.00	1,450.23	Open
12/12/2025	GEN	DD6385	SUSAN K. DAUS	1,609.34	0.00	1,163.41	Open
12/12/2025	GEN	DD6386	TANYA L. DAVIDSON	2,419.66	0.00	1,738.26	Open
12/12/2025	GEN	DD6387	MICHAEL CODDINGTON	1,409.33	0.00	934.17	Open
12/12/2025	GEN	DD6388	JONATHAN C. HOHENSTEIN	4,289.69	0.00	2,759.44	Open
12/12/2025	GEN	DD6389	TERESA M. MURRISH	2,146.82	0.00	1,580.32	Open
12/12/2025	GEN	DD6390	THOMAS BOYER	700.00	0.00	616.70	Open
12/12/2025	GEN	DD6391	MARNIE E. HEBERT	2,296.57	0.00	1,801.10	Open
12/12/2025	GEN	DD6392	BRENT J. KILPELA	5,516.89	0.00	4,125.48	Open
12/12/2025	GEN	DD6393	CAROL A. MAKUSHIK	2,300.48	0.00	1,472.99	Open
12/12/2025	GEN	DD6394	MATTHEW E. COUNTS	508.92	0.00	448.35	Open
12/12/2025	GEN	DD6395	SHANE FAGAN	508.92	0.00	448.35	Open
12/12/2025	GEN	DD6396	ROBERT K. WILSON	508.92	0.00	448.35	Open
12/12/2025	GEN	DD6397	AAREN CURRIE	80.00	0.00	70.48	Open
12/26/2025	GEN	DD6398	WILLIAM S. GRAHAM	80.00	0.00	73.88	Open
12/26/2025	GEN	DD6399	SUSAN K. DAUS	1,609.34	0.00	1,163.41	Open
12/26/2025	GEN	DD6400	TANYA L. DAVIDSON	2,161.18	0.00	1,569.67	Open
12/26/2025	GEN	DD6401	TIMOTHY C. BOAL	588.92	0.00	518.83	Open
12/26/2025	GEN	DD6402	TRENT HOLMAN	80.00	0.00	70.48	Open
12/26/2025	GEN	DD6403	SHARON LOLLIQ	80.00	0.00	70.48	Open
12/26/2025	GEN	DD6404	ROBERT A. SPAULDING	160.00	0.00	140.96	Open
12/26/2025	GEN	DD6405	MATT STANLEY	80.00	0.00	70.48	Open
12/26/2025	GEN	DD6406	WAYNE R. WILLIAMS JR	80.00	0.00	73.88	Open
12/26/2025	GEN	DD6407	MICHAEL CODDINGTON	1,409.33	0.00	934.16	Open

CHECK REGISTER FOR HOWELL TOWNSHIP
For Check Dates 11/01/2025 to 12/31/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
12/26/2025	GEN	DD6408	JONATHAN C. HOHENSTEIN	4,518.83	0.00	2,904.04	Open
12/26/2025	GEN	DD6409	TERESA M. MURRISH	2,161.18	0.00	1,589.81	Open
12/26/2025	GEN	DD6410	THOMAS BOYER	700.00	0.00	616.70	Open
12/26/2025	GEN	DD6411	MARNIE E. HEBERT	2,318.11	0.00	1,817.48	Open
Report Total:				97,192.04	0.00	70,402.17	
Number of Checks							
Total Physical Checks							
Total Check Stubs							

57
0
57