

HOWELL TOWNSHIP BOARD

REGULAR MEETING

3525 Byron Road

Howell, MI 48855

May 11, 2026

6:30 pm

1. Call to Order
2. Roll Call: () Rob Spaulding () Matt Counts
 () Sue Daus () Tim Boal
 () Jonathan Hohenstein () Jodi Fulton
 () Bob Wilson
3. Pledge of Allegiance
4. Call to the Board
5. Approval of the Minutes:
A. Regular Board Meeting April 13, 2026
B. Closed Session Meeting April 13, 2026
6. Call to the Public
7. Unfinished Business:
A. Data Center Moratorium - Extension
B. Township Park Plan, Municipal Complex Plan, Voting Center Discussion
C. Server/Microsoft License
8. New Business:
A. Approval of the 2026/2027 Budget
B. Zoning Board of Appeals Education Session
C. Human Resources Minutes
9. Public Hearing: PC2026-05 Elmhurst St. LLC, Request to Rezone Parcel # 4706-22-100-014,
Vacant Land from Agricultural Residential (AR) to Single Family Residential (SFR)
10. Call to the Public
11. Reports:
A. Supervisor B. Treasurer C. Clerk D. Zoning E. Assessing
F. Fire Authority G. MHOG H. Planning Commission I. ZBA
J. WWTP K. HAPRA L. Property Committee M. Park & Recreation Committee
N. Shiawassee River Committee O. Trustee
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**

3525 Byron Rd. Howell, MI 48855

April 13, 2026

6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Sue Daus	Clerk
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Also in Attendance:

17 people signed in

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

CALL TO THE BOARD:

Treasurer Hohenstein requested that Agenda Item 10-O, Trustee, be added to the Reports section and Agenda Item 7-E, Road Projects, be added to Unfinished Business.

APPROVAL OF THE AGENDA:

April 13, 2026

Motion by Hohenstein, **Second** by Counts, **“To accept with amendments.”** Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

March 10, 2026

REGULAR BOARD MEETING MINUTES

Trustee Boal requested that discussion regarding North Truhn Road be included in the meeting minutes.

Motion by Hohenstein, **Second** by Boal, **“To accept the Board minutes from March 10, as amended.”**

Motion carried.

CALL TO THE PUBLIC:

Debbie Mannisto, 2330 Tooley Rd.: Spoke on Tooley Rd. property development, Township Master Plan, McCrie lawsuit.

Angela Barbash, 4211 Crandall Rd.: Spoke on Township financials, the moratorium, ordinance adoption, revenue concentration risk, technology obsolescence, and ordinance enforcement.

Ryan Kott, 222 Bain Dr.: Spoke regarding a dispute with Township Trustee Wilson and related concerns.

Mark Gatesman: Introduced himself and announced that he is running for Livingston County’s 44th Circuit Court judgeship.

UNFINISHED BUSINESS:

- A. Amend Resolution 02.26.261 to Resolution 02.26.561
Motion by Hohenstein, **Second** by Boal, **“To amend the resolution number of resolution 02.26.261 passed on February 9, 2026 to have the resolution number be 02.26.561.”** Motion carried.

- B. IT Updates
Mann IT representatives Aj [AJ] Russo and Doug Fuller, along with Deputy Treasurer Murrish, presented and discussed IT options with the Board and responded to inquiries. Topics included internet services, server infrastructure, website management, and Township Board email systems.

Internet Services – **Motion** by Wilson, **Second** by Fulton, **“To accept the plan for a better internet speed.”** Motion carried.

Server – Deputy Treasurer Murrish explained the options under consideration were to either purchase of a new server or to transition to a cloud-based infrastructure. Aj [AJ] Russo answered the Board’s questions. It was the consensus of the Board to table the decision until next month to allow for additional information.

Phone Security and Flexibility Concerns – **Motion** by Counts, **Second** by Hohenstein, **“To accept the quote from Mann IT, option 2, Voice over IP desktop phone leasing phones with an annual fee of \$4078.44.”** Motion carried.

Budget Amendment – **Motion** by Hohenstein, **Second** by Counts, **“To increase account 101-265-728.001 Township Hall IT Support Expense by \$350.00 for the one time lease fee for 13 phones, installing, and training. Increase account 101-265-728.001 Howell Township Hall IT Support Expense by \$843.24 per year for VoIP annual monthly fee.”** Motion carried.

Email Addresses – **Motion** by Hohenstein, **Second** by Boal, **“To accept the creation of email accounts for all elected and appointed members of the Township and for the creation of the FOIA account billed annually at \$1344.00.”** Motion carried.

Budget Amendment – **Motion** by Counts, **Second** by Fulton, **“To increase account 101-265-728.001 Township Hall IT Support Expense by \$1411.20 annually for 14 new email accounts.”**

Website – **Motion** by Hohenstein, **Second** by Boal, **“To accept the quote from STG for the Gold package to create a new Township Website that is ADA compliant.”** Motion carried.

Budget Amendment – **Motion** by Hohenstein, **Second** by Fulton, **“To increase account ~~01-265-851.000~~ [101-265-851.000] Township Hall Web Expenses by \$3295.00 to upgrade the Township Website including ADA compliance and increase Account 101-265-851.000 Township Web Expenses by \$750.00 for the annual hosting and support plan.”** Motion carried.

- C. Howell-Mason v. Howell Township
Supervisor Spaulding reported that the court documents for Howell-Mason v. Howell Township were included in the packet for the Board’s review.

- D. William McCririe v. Howell Township
Supervisor Spaulding reported that the court documents for William McCririe v. Howell Township were included in the packet for the Board's review.
- E. Road Projects
Supervisor Spaulding reported that he contacted Laura Eisele, Handy Township Clerk, regarding cost sharing for North Truhn Road maintenance. She indicated that all of Handy Township's road funds have already been allocated, and the township does not have available funds to participate in cost sharing for this project at this time. The Board reached a consensus to postpone the North Truhn Road project until next year and to discuss future cost-sharing opportunities with Handy Township.

NEW BUSINESS:

- A. Road Chloride Quote
Treasurer Hohenstein reported on the road chloride application. The new quote includes a notation stating that the quoted price may be amended as necessary, and that Chloride Solutions will notify the Township at least 15 days in advance of any additional price surcharge. **Motion** by Counts, **Second** by Hohenstein, **"To approve the quote from Chloride Solutions for dust control well brine at the presented rate, no more than two (2) applications."** Discussion followed. Motion carried.
- B. Livingston County Master Plan Notice
Provided as informational for Board review.
- C. Resolution Road Millage Renewal
Motion by Counts, **Second** by Hohenstein, **"To approve Resolution 04.26.562, as presented."**
Roll call vote: Wilson – yes, Counts – yes, Boal – yes, Fulton – yes, Hohenstein – yes, Spaulding – yes. Motion carried. **[(6-0)]**
- D. Planning Commission Appointment to Open Seat
Supervisor Spaulding invited the applicants who applied for the Planning Commission seat to stand and introduce themselves. Maureen Heikkinen introduced herself. Jim McEvoy introduced himself. Dan Bonello introduced himself. Motion by Spaulding, Second by Boal, **"To appoint Dan Bonello for the open PC seat, term length through December 31, 2028."** Roll call vote: Fulton – yes, Boal – yes, Wilson – yes, Counts – no, Hohenstein – no, Spaulding – yes. Motion carried. **[(4-2)]**
Discussion followed regarding the correction of appointment terms. ~~Motion~~ **[Motion]** by Counts, ~~Second~~ **[Second]** by Hohenstein, **"To extend Cory Alchin's seat on the Planning Commission to December 2028."** Motion carried.
- E. Financial Report – Deputy Supervisor Kilpela
Deputy Supervisor Kilpela gave an overview of the Township Revenue and Expenditure report ending March 31, 2026, discussed the general fund, legal fees, road fund, park/rec fund, sewer/water fund, and requested a budget amendment to decrease the utility billing water user fees. **Motion** by Counts, **Second** by Hohenstein, **"To decrease utility billing water usage fees income by \$90,000.00 to account for eliminating the debt fee."** Discussion followed. Motion Carried.

CALL TO THE PUBLIC:

Rob Spaulding: Spoke on his appointment as Supervisor, Spring clean-up advertising.

REPORTS:

- A. SUPERVISOR:
No report
- B. TREASURER:
See Treasurer Hohenstein's prepared report
- C. CLERK:
No report
- D. ZONING:
Trustee Wilson discussed the Brewer Road drainage issue and a conflict with Ryan Kott.
Trustee Boal inquired about the progress of the clean-up at 5057 Warner Road.
Zoning Administrator Hohenstein reported that the Township has received a complaint about engine braking on Oak Grove Road.
- E. ASSESSING:
See Assessor Kilpela's report
- F. FIRE AUTHORITY:
Supervisor Spaulding reported on Fire Authority
- G. MHOG:
Trustee Counts reported on MHOG
- H. PLANNING COMMISSION:
Motion by Boal, **Second** by Hohenstein, with friendly amendments, **"Request that the PC Members that are attending the data center subcommittee meetings be compensated at their regular rate for all meetings attended."** Discussion followed. The Board reached a consensus that no compensation will be provided to Trustee Boal. Motion carried.
- I. ZONING BOARD OF APPEALS (ZBA):
No report
- J. WWTP:
Motion by Hohenstein, **Second** by Counts, **"To accept the Dell Technologies computer replacement and the CSM Mechanical quote for the check valve for pump station 71."** Motion carried.
- K. HAPRA:
See Clerk Daus's report
- L. PROPERTY COMMITTEE:
No report

M. PARK & RECREATION COMMITTEE:

No report

N. SHIAWASSEE RIVER COMMITTEE:

No report

O. TRUSTEE:

Trustee Boal reported that he and Trustee Fulton attended the MTA County Conference for a data center presentation.

CLOSED SESSION:

Motion by Hohenstein, **Second** by Counts, “**To enter into closed session to discuss the potential purchase of Township property per ~~MCL 15.268(d)~~ [MCL 15.268(1)(d)].**” Motion carried.

Motion by Spaulding, **Second** by Hohenstein, “**To enter back into open session.**” Motion carried.

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

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

ADJOURNMENT: **Motion** by Boal, **Second** by Hohenstein, “**To adjourn**” Motion carried. The meeting was adjourned at 10:48p.m.

Robert Spaulding, Howell Township Supervisor

Sue Daus, Howell Township Clerk

Tanya Davidson, Recording Secretary

7A

**HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

DATA CENTER MORATORIUM - EXTENSION

Ordinance No. _____

At a regular meeting of the Township Board of Howell Township, Livingston County, Michigan, held at 3525 Byron Rd., Howell, Michigan 48855 on the ___ day of _____, 2026, at 6:30 p.m., the following Ordinance was offered by Township Board Member _____ and supported by Township Board Member _____.

An Ordinance Extending a Temporary Moratorium for an additional six (6) months on the establishing, permitting, consideration, approval, location, construction, and/or installation of any data centers in Howell Township.

WHEREAS, the Township enacted a moratorium on data centers on November 20, 2025 for a period of six (6) months; and

WHEREAS, the Township Planning Commission has been diligently working on crafting a data center ordinance; and

WHEREAS, the Township Board still desires to study and review whether data centers require additional local regulation within Howell Township, and whether absent such additional local regulation, data centers may interfere with other land uses, and may have substantial impacts on the environment, public health, and safety, depending on the proposed size being sited by an applicant; and

WHEREAS, the Township has a legitimate public purpose in assessing the regulation of the establishment and use of data centers within the Township; and

WHEREAS, the Township Board is desirous of assessing its regulations to implement an appropriate regulatory approach for addressing potential impacts of data centers while ensuring the productive and healthy development of data centers within the Township, which may include designated areas where data centers may be located within the Township; and

WHEREAS, the Township Board wishes to consider and assess amendments to its current regulations regarding the use of data centers that are consistent with all applicable state and federal laws, including any controlling precedent from the United States Supreme Court; and

WHEREAS, the additional time is needed to complete the regulations of data centers; and

WHEREAS, the Township is legitimately invested in ensuring that data centers do not interfere with other land uses, or have substantial negative impacts on the environment, public health, and safety; and

WHEREAS, it is a routine and an appropriate method to enact a reasonable and temporary moratorium to consider enactment of any amendment; and

WHEREAS, the Township Board finds that it is necessary and reasonable to extend the temporary moratorium on the establishment and use of data centers within the Township for an additional six (6) months or until the Township has enacted a regulatory ordinance setting forth the regulations for the establishment and use of data centers within the Township.

THEREFORE, IT IS RESOLVED by the Township Board as follows:

THE TOWNSHIP OF HOWELL, LIVINGSTON COUNTY, MICHIGAN ORDAINS:

Section 1: Moratorium. The Township hereby extends the temporary blanket prohibition on the establishment and use of data centers, including without limitation, approval of such use within the Township, pending further study and enactment of Township regulation addressing the same.

Section 2: Term; Renewal. This Ordinance shall terminate and be of no further effect six (6) months from the effective date of this Ordinance or upon the effective date of an Ordinance regulating data centers, whichever is less, unless the Township Board adopts a resolution extending the moratorium.

Section 3: Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 4: Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5: Publication. This Ordinance or a summary thereof shall be promptly published in a newspaper of general circulation within the Township, as provided by law, and on the Township's website.

Section 6: Waiver. A waiver of the moratorium may be granted upon the request of an applicant if the Township Board finds that a waiver would not impact the health and safety of the Township and is deemed reasonable by the Township Board in exercising its legislative authority over land use regulation to remain consistent with the Township Zoning Ordinance.

Section 7: Effective Date. This Ordinance shall take effect immediately after its publication as required by law.

ROLL CALL VOTE:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Howell Township Supervisor

CERTIFICATION

I hereby certify that:

1. The above is a true copy of the said Ordinance, adopted by the Township Board at a duly scheduled and noticed meeting of that Township Board held on _____, 2026, pursuant to the required statutory procedures.
2. The complete text of the Ordinance was posted at the Township Clerk's office and on the Township's website, <https://www.howelltownshipmi.org/>, on _____, 2026.
3. A summary of this Ordinance was duly published in _____, a newspaper that circulates within the Township, on _____, 2026 (within seven (7) days after adoption).
4. Within one (1) week after publication, I recorded the Ordinance in a book of ordinances, including the date of adoption, the names of the Township Board Members voting, and how each Board Member voted.
5. I filed a copy of the Ordinance with the Livingston County Clerk on _____, 2026.

ATTESTED:

Sue Daus, Howell Township Clerk

7B

Park and Recreation Committee
March 18, 2025
1-2 pm

Present: Martha Haglund, Tim Church, Teresa Murrish, Jonathan Hohenstein

Township Property Plans for Tooley Road

The Committee reviewed and discussed the Municipal Complex Plan (A), the Original Park Plan with Community Center (B), and the combination of Township Hall and Park Plan (C)

Municipal Complex – Plan A

The Committee reviewed and discussed the Municipal Complex Plan. If this plan is approved, it was recognized that items may change through the site plan process but took no exception to the plan. The Committee members had varying opinions on whether the current Township Hall should be remodeled or if we should build a new Township Hall.

Original Park Plan – Plan B

This is the Committee's preferred plan for several reasons, most of which are captured as part of Martha's attached comments. Tim prefers Plan-B because HAPRA needs indoor recreation space which can be used year-round, and he has a need for it right now. The outdoor space is great but is limited to a few months of use in our climate. If this plan were built HAPRA could manage it and maintain it without passing the costs onto the Township and its residents. It was also discussed that voting could take place in a recreation building, as is done in Ocoala Township, and the Township would not necessarily need to build the community center portion of the plan. Martha brought up a lot of great points but bullet point #8 was eye opening – if we build a Township Hall on the Park Property it would make us ineligible for park grants.

Township Hall and Park – Plan C

The Committee had several issues with this as a plan. Based on feedback from other Townships, it is suggested that we separate Township Hall business from recreation. As stated above this plan would also prevent the Township from receiving grants for park projects in the future.

Tim Church, Director of HAPRA, and Martha Haglund plan on attending the Board meeting to discuss this further with the Board and answer any questions.

Respectfully submitted,
Jonathan Hohenstein

After reviewing the options for the municipal complex concept plans, I would like to offer a few discussion points in favor of Option B: The Township Park Project.

1. Option B supports the goals and objectives of the Master Plan by preserving open space and providing recreation opportunities.
2. The outdoor recreation amenities directly align with feedback from the Township Recreation Plan survey participants, wanting recreation amenities to be closer with increased access to trails and pathways.
3. There is broad community support for the park option. A municipal complex would likely take more time to plan and coordinate, involving public service agencies to coordinate their timelines and ensure their needs are also incorporated into the concept plan,
4. Option B has the clear advantage of getting polling place set in a timely manner.
5. It would be much more cost effective compared to the other options. (1) The initial construction would be less expensive and (2) Once constructed, Howell Area Park and Recreation Authority (HAPRA) would resume payment of utilities and daily maintenance of the building.
6. HAPRA has experience contracting with other municipalities to maintain and service park facilities. This would eliminate the need to hire individuals for tasks such as emptying trash and cleaning the park restrooms.
7. Residents currently contribute to a millage that supports HAPRA, with many residents taking advantage of programming offered in neighboring communities. Option B presents an opportunity for residents to witness their millage funds being effectively utilized within the township.
8. State recreation grants require that the area be strictly used for public recreational uses. By keeping the parcels separate it maintains the township's eligibility for state recreation grants.

For the reasons above I believe that Option B, combined with a staggered phasing of Option A, is the most viable path forward. Initially, the focus could be on developing the park, establishing a polling place, and creating a pathway. The construction of the township municipal building could be tentatively scheduled to take place during Phase 2, which is estimated to be in 10 to 15 years. This would allow for more thorough planning of the municipality complex while providing immediate community benefits at a reduced cost compared to the other options.

Thank you for your consideration.

Martha Haglund
Howell Township Parks Committee Member

Howell Township Municipal Complex Master Plan

The attached concept plans have been developed to address the need for a new polling place in Howell Township. Concept planning has been underway since August 2025, with initial efforts focused on developing a Community Center and park design on Township-owned property east of the intersection of Tooley Road and Warner Road. Two iterations of the park were presented to the community in November 2025. Concerns about costs and the need for additional improvements at the existing Township Hall led to concept plan development of a municipal complex on the parcel immediately west of Tooley. This preliminary plan was presented to residents on March 30, 2026, and has been refined based on feedback received at that meeting.

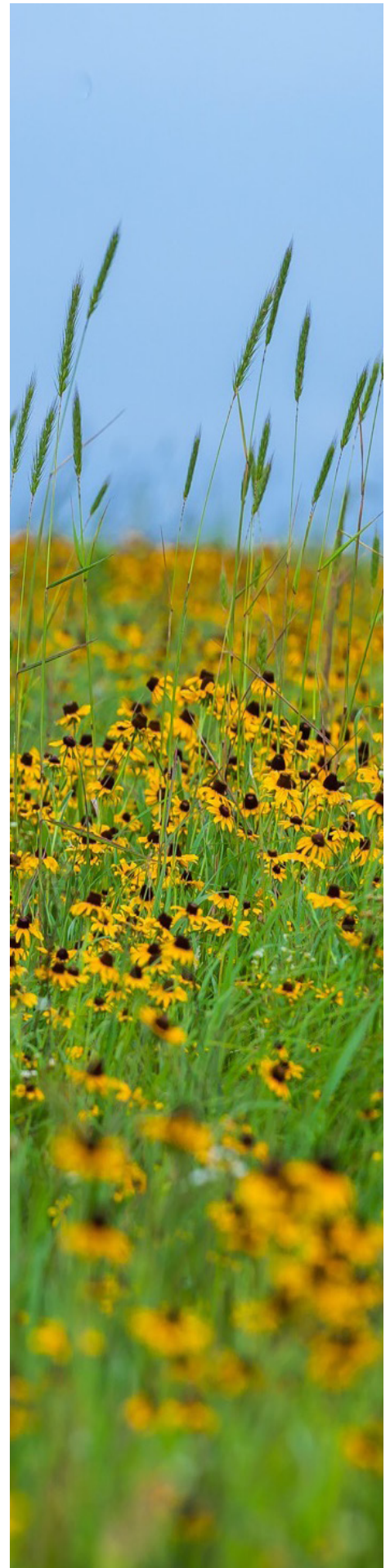
With both plans, maintaining rural character, preserving views, and protecting resident privacy were the primary points of discussion. Residents were concerned about paving Tooley and Warner Roads, citing existing reckless driving along the roads and the potential for even higher speeds. With the municipal complex design in particular, residents expressed frustration that this alternative might mean that the previous Township park proposal would not come to fruition.

Following discussion and re-evaluation with Township staff, we have prepared the following three options (A, B, and C):

Option A is the proposed municipal complex plan west of Tooley Rd. Based on resident feedback, the buildings have been rearranged so that the Township Hall and offices are positioned farther from Warner Rd and closer to the center of the property, increasing distance from nearby residences. Site entrances are limited to Tooley Rd; a proposed exit onto Warner would only be used by emergency vehicles and would be constructed if/when the fire station is implemented. Remaining elements, including prairie restoration, reforested areas, constructed berms, stormwater basins, walking and biking paths, remain part in place. Future buildings such as the Department of Public Works, Police Station, and Firehouse would likely not be developed for many years.

Option B is Township Park project located east of Tooley Rd. This alternative assumes municipal functions will continue in the existing Township Office. Phase I of this plan features the proposed Community Center, which would double as a polling place. The first phase also includes parking and trail elements. Future phases such as athletic/flex space building and sports fields would be developed as funding allows.

Option C combines Options A and B, moving the municipal offices to the park property while retaining the recreation features. While mixing government business and recreation uses on the same property can be problematic, the level of activity associated with only two playing fields is low and user conflict is unlikely. The Township Hall and offices and police station surround a central welcome plaza. DPW facilities are located south near the existing water pump station. The fire station is not incorporated into this plan and would be located elsewhere if necessary.



Design Considerations

The Township Hall and offices will be designed to retain a rustic feel that fits in with the surrounding community.



Example: Berthoud Recreation Center, Berthoud, CO



Example: Devon Creek Clubhouse, Lancaster, PA



Prairie Restoration

The farm fields at the center of the complex would be restored to native prairie. The prairie is proposed for several reasons:

- Prairie plants have deep roots which simultaneously hold soil in place and allow better percolation of stormwater. They should help to mitigate stormwater runoff issues;
- Prairies are important habitats for a variety of animal species;
- The height of the plants act as a secondary screen, and help to discourage trespassers; and
- Prairies are fairly easy to establish and also easy to remove as further development occurs on the site.

Privacy Considerations

The Township continues to respect the privacy of neighboring properties. Berms near the entry drives and reforested areas along the west side of the property will screen views of the complex and serve as a deterrent to trespassers. Split rail fencing running along the proposed trail facilities will be marked with “Municipal Complex Boundary / No Trespassing” signs.



Trails

Trails are proposed running alongside the entry drives and cutting through the property. They would connect to Tooley Road and over to any planned work on the park property. If Tooley and Warner are paved, the Township would work with the Livingston County Road Commission to ensure that bike lanes or safety paths are incorporated as part of the road improvements.

Option A

-  • Trees / Area to be reforested
-  • Site boundary
-  • Split-rail fence
-  • Open lawn
-  • Walking trail
-  • Future fire station road
-  • Turf grass
-  • Prairie restoration area

Stormwater sediment settling basins required per Livingston County Drain Commissioner guidelines.

Preserve existing wetlands to protect natural habitat and support stormwater management.

Future trail crossing to proposed Township Park.

Bike lane or safety path added as Tooley Road is paved.

Township Administrative Offices
 • 10,000 sq ft
 • 40 Parking spaces

Township Hall
 • 10,000 sq ft
 • 140 Parking spaces
 • Election/Flex space
 • Board room
 • Storage room

Police Station
 • 10,000 sq ft
 • 50 Parking spaces
 • Public entrance
 • Private entrance

Planted berms to create a natural buffer that enhances privacy and reduces noise.

Fire Station
 • 10,000 sq ft
 • 5 Truck bays
 • 21 Parking spaces

Potential future access drive.

Department of Public Works Building
 • 10,000 sq ft
 • 25 Parking spaces
 • Space to accommodate storage sheds and bulk landscape materials

Reforested area: 8 acre buffer zone consisting of a mix of coniferous and deciduous trees.


Prairie restoration; short grass prairie. Total area approximately 16 acres.

L-0
SHEET

SITE PLAN

SCALE: 1:80

0 40 80 FEET



PROJECT NAME:
HOWELL TOWNSHIP MUNICIPAL COMPLEX CONCEPT PLAN

CLIENT:
HOWELL TOWNSHIP
3525 Byron Rd,
Howell, MI 48855

REV: 04/01/2026
DATE: 03/11/2026
Project Manager: C4
Designer: MS
CAD: MS
NOTES:
Preliminary Draft 1



Carlisle | Wortman Associates
117 North First St., Suite 70 • Ann Arbor, Michigan 48104
Telephone: (734) 662-2200 • Fax: (734) 662-1935

Option B

PHASE I: Reforested Area: 100 - 200' buffer zone consisting of a mix of coniferous and deciduous trees. Existing high quality trees will be preserved to the greatest extent possible.

PHASE I: Split-rail fence along edge of path to discourage travel into prairie, wetlands, and adjacent properties. "Park boundary / no trespassing" signs to be added to posts every 100 feet. Exact layout and location to be determined.

PHASE I: Wetland overlook: Situated on high point adjacent to pathway.

PHASE I: Walking trail to be completed in phases. Phase I trail will be constructed of asphalt, later phases will be laid out as either asphalt or crushed limestone. Approximately 1.5 miles total length.

- Trees / Area to be reforested
- Site boundary
- Split-rail fence
- Future structure (later phase)
- Flex space / open lawn
- Existing water/sewer line/manhole
- Bench
- Wayfinding / park sign
- Turf grass
- Prairie restoration area

PHASE I: Prairie restoration; short grass prairie. Total area approximately 36 acres.

PHASE I: Benches spaced approximately 300-feet apart along pathway. Includes concrete pad and backed bench with armrests for ADA compliance. Deciduous trees planted nearby provide shade.

PHASE I: Detention basin. Gentle grade (shown 1:10) eliminates need for safety fencing. Wet prairie species slow stormwater and increase infiltration. Location also serves to discourage trespassing on neighboring properties.

PHASE II: Open space. Option to stripe for football & lacrosse play.

PHASE I: Wayfinding / park rule signs, placed at multiple intersections.

PHASE I: Flex space for additional sports use, general play, and special event seating. Lawn seating area can accommodate up to 1,500 people. Stage is located on west end so sound projects towards the wooded area.

PHASE I (Dark Gray): Parking with space for 107 vehicles. Includes space for food trucks. PHASE II-III (Light Gray): Expand as required. Can accommodate up to 225 additional vehicles (332 total).

PHASE I: Berms with prairie grasses and flowering trees to shield view of complex from street. Park signage at entry drives.

PHASE III: Future pedestrian crossing to proposed municipal complex.

PHASE I: Gates at entrances to restrict entry after hours. Security lighting and cameras at strategic locations around campus. Foldable bollards at trail entrances to discourage ATV use.

PHASE I: Welcome plaza / drop-off area (8,000 sq ft). Could include Veterans' Memorial.

PHASE I: Community Center with space to accommodate voting, room rental, storage, etc. (10,000 sq ft)

PHASE II: Sand volleyball court, basketball / multi-use court, exercise stations, and pickleball courts.

PHASE II: Picnic Pavilion & grills

PHASE II: Accessible play structure

PHASE I: Public restrooms, separated from interior space, with access from outside.

PHASE I: Sled hill using existing terrain. Estimated run 100', with 9' drop.

PHASE II: Softball / pinto league-level baseball diamond. Basic backstop for initial phase, with potential for bleachers and dugouts in future

PHASE II: Athletic / flex space building. Room for indoor soccer, batting practice, etc. (36,000 sq ft)

PHASE III: Future building expansion (36,000 sq ft)

TOOLEY RD

<p>C-1 SHEET</p>	<p>SITE PLAN</p>	<p>SCALE 1:100</p>	<p>PROJECT NAME: HOWELL TOWNSHIP PARK CONCEPT LAYOUT</p>	<p>CLIENT: HOWELL TOWNSHIP 3525 Byron Road Howel, Michigan 48855</p>	<p>DATE: _____ DATE: _____ DATE: _____ DATE: _____ DATE: _____</p> <p>Project Manager: Deshaun D... NOTES: For Public Input Meeting #2</p>	<p>117 North First St., Suite 70 - Ann Arbor, Michigan 48104 Telephone: (734) 662-2200 - Fax: (734) 662-1935</p>
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Option C

PHASE I: Reforested Area: 100 - 200' buffer zone consisting of a mix of coniferous and deciduous trees. Existing high quality trees will be preserved to the greatest extent possible.

PHASE I: Split-rail fence along edge of path to discourage travel into prairie, wetlands, and adjacent properties. "Park boundary / no trespassing" signs to be added to posts every 100 feet. Exact layout and location to be determined.

PHASE I: Wetland overlook: Situated on high point adjacent to pathway.

PHASE I: Walking trail to be completed in phases. Phase I trail will be constructed of asphalt, later phases will be laid out as either asphalt or crushed limestone. Approximately 1.5 miles total length.

- Trees / Area to be reforested
- Site boundary
- Split-rail fence
- Future structure (later phase)
- Flex space / open lawn
- Existing water/sewer line/manhole
- Bench
- Wayfinding / park sign
- Turf grass
- Prairie restoration area

PHASE I: Parking with space for 180 vehicles.

PHASE I: Berms with prairie grasses and flowering trees to shield view of complex from street. Park signage at entry drives.

PHASE III: Future pedestrian crossing to proposed municipal complex.

PHASE I: Gates at entrances to restrict entry after hours. Security lighting and cameras at strategic locations around campus. Foldable bollards at trail entrances to discourage ATV use.

PHASE I: Township Hall
 • 10,000 sq ft
 • 140 Parking spaces
 • Election/Flex space
 • Board room
 • Storage room

PHASE I: Township Administrative Offices
 • 10,000 sq ft
 • 40 Parking spaces

FUTURE PHASE: Police Station
 • 10,000 sq ft
 • 50 Parking spaces

PHASE I: Prairie restoration; short grass prairie. Total area approximately 36 acres.

PHASE I: Benches spaced approximately 300-feet apart along pathway. Includes concrete pad and backed bench with armrests for ADA compliance. Deciduous trees planted nearby provide shade.

PHASE I: Detention basin. Gentle grade (shown 1:10) eliminates need for safety fencing. Wet prairie species slow stormwater and increase infiltration. Location also serves to discourage trespassing on neighboring properties.

PHASE II: Open space. Option to stripe for football & lacrosse play.

PHASE I: Wayfinding / park rule signs, placed at multiple intersections.

PHASE I: Flex space for additional sports use, general play, and special event seating. Lawn seating area can accommodate up to 1,500 people. Stage is located on west end so sound projects towards the wooded area.

PHASE II: Sand volleyball court, basketball / multi-use court, exercise stations, and pickleball courts.

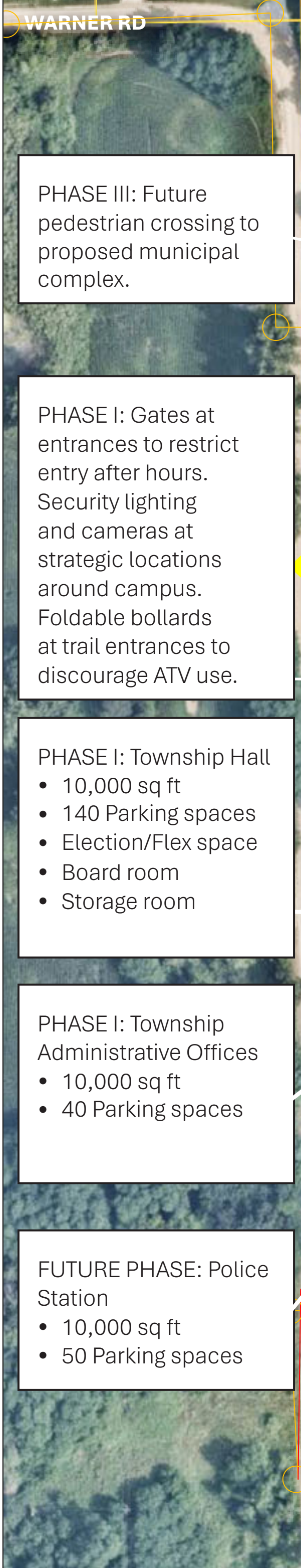
PHASE II: Picnic Pavilion & grills

PHASE II: Accessible play structure

PHASE I: Sled hill using existing terrain. Estimated run 100', with 9' drop.

PHASE II: Softball / pinto league-level baseball diamond. Basic backstop for initial phase, with potential for bleachers and dugouts in future

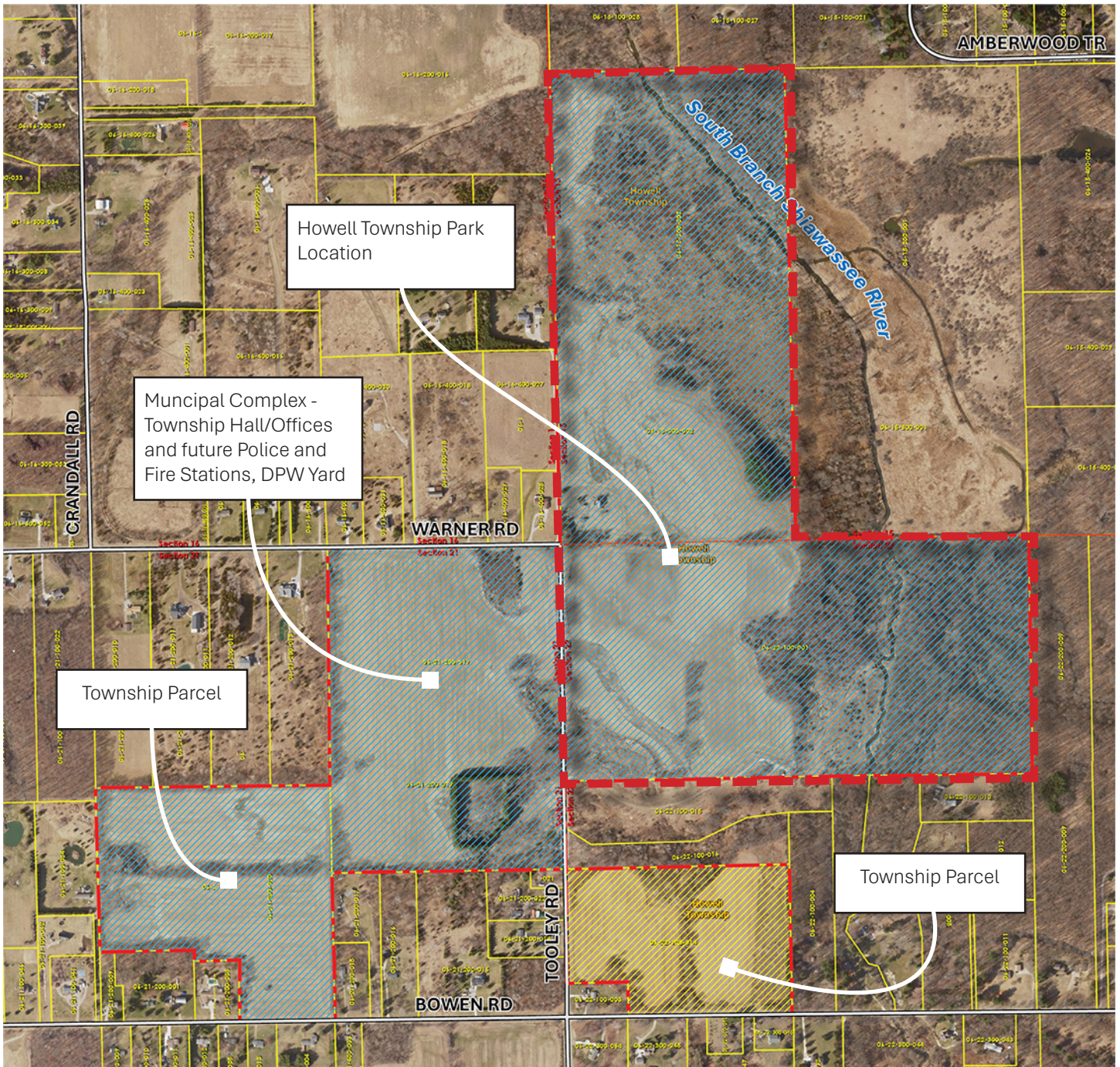
FUTURE PHASE: Department of Public Works Building.
 • 10,000 sq ft
 • Space to accommodate storage sheds and bulk landscape materials



Cost Estimates

	Typical Unit Costs			OPTION A - Municipal Complex			OPTION B - Park Complex			OPTION C - Park Combined		
Item	type	low	high	units	low	high	units	low	high	units	low	high
Grading & Earthwork	acres	\$6,000.00	\$12,000.00	15	\$90,000.00	\$180,000.00	36.7	\$220,385.67	\$440,771.35	36.7	\$220,200.00	\$440,400.00
Township Hall	sq ft	\$210.76	\$239.80	10,000	\$2,107,600.00	\$2,398,000.00	0	\$-	\$-	10000	\$2,107,600.00	\$2,398,000.00
Township Offices	sq ft	\$241.34	\$274.77	10,000	\$2,413,400.00	\$2,747,700.00	0	\$-	\$-	10000	\$2,413,400.00	\$2,747,700.00
Community Center - Construction	sq ft	\$200.00	\$270.00	0	\$-	\$-	10000	\$2,000,000.00	\$2,700,000.00	0	\$-	\$-
Parking	sq ft	\$3.00	\$6.00	36000	\$108,000.00	\$216,000.00	36000	\$108,000.00	\$216,000.00	36000	\$108,000.00	\$216,000.00
Water & sewer connection	lump sum	\$2,000.00	\$10,000.00	1	\$2,000.00	\$10,000.00	1	\$2,000.00	\$10,000.00	1	\$2,000.00	\$10,000.00
Electrical connection	lump sum	\$7,000.00	\$25,000.00	1	\$7,000.00	\$25,000.00	1	\$7,000.00	\$25,000.00	1	\$7,000.00	\$25,000.00
Permits, general	lump sum	\$5,000.00	\$10,000.00	1	\$5,000.00	\$10,000.00	1	\$5,000.00	\$10,000.00	1	\$5,000.00	\$10,000.00
Entrance Road - north side	linear ft	\$300.00	\$500.00	2200	\$660,000.00	\$1,100,000.00	0	\$-	\$-	0	\$-	\$-
Sidewalks/paths - north side	linear ft	\$95.00	\$110.00	2200	\$209,000.00	\$242,000.00	7700	\$731,500.00	\$847,000.00	7700	\$731,500.00	\$847,000.00
Berms	lump sum	\$10,000.00	\$15,000.00	1	\$10,000.00	\$15,000.00	1	\$10,000.00	\$15,000.00	1	\$10,000.00	\$15,000.00
Stormwater basins	sq ft	\$1.50	\$6.00	35000	\$52,500.00	\$210,000.00	35000	\$52,500.00	\$210,000.00	35000	\$52,500.00	\$210,000.00
Landscaping - forest buffer (west side)	acres	\$300.00	\$900.00	9	\$2,700.00	\$8,100.00	7	\$2,100.00	\$6,300.00	7	\$2,100.00	\$6,300.00
Landscaping - prairie restoration	acres	\$2,000.00	\$2,500.00	16	\$32,000.00	\$40,000.00	13.1	\$26,200.00	\$32,750.00	13.1	\$26,200.00	\$32,750.00
Landscaping - trees	tree	\$400.00	\$500.00	209	\$83,600.00	\$104,500.00	200	\$80,000.00	\$100,000.00	200	\$80,000.00	\$100,000.00
Landscaping - split rail fence	linear ft	\$15.00	\$35.00	1087	\$16,305.00	\$38,045.00	4715	\$70,725.00	\$165,025.00	4715	\$70,725.00	\$165,025.00
Lighting - Parking Lot	lump sum	\$25,000.00	\$75,000.00	1	\$25,000.00	\$75,000.00	1	\$25,000.00	\$75,000.00	1	\$25,000.00	\$75,000.00
Wetland overlook	lump sum	\$15,000.00	\$20,000.00	0	\$-	\$-	1	\$15,000.00	\$20,000.00	1	\$15,000.00	\$20,000.00
Benches	per unit	\$1,500.00	\$2,500.00	0	\$-	\$-	37	\$55,500.00	\$92,500.00	37	\$55,500.00	\$92,500.00
Wayfinding kiosks	per unit	\$500.00	\$1,000.00	0	\$-	\$-	5	\$2,500.00	\$5,000.00	5	\$2,500.00	\$5,000.00
Flex space	sq ft	\$0.25	\$0.70	0	\$-	\$-	40700	\$10,175.00	\$28,490.00	0	\$-	\$-
Gates at entrance	lump sum	\$2,500.00	\$3,000.00	0	\$-	\$-	2	\$5,000.00	\$6,000.00	2	\$5,000.00	\$6,000.00
Security cameras	lump sum	\$2,000.00	\$10,000.00	1	\$2,000.00	\$10,000.00	1	\$2,000.00	\$10,000.00	1	\$2,000.00	\$10,000.00
Collapsible bollards	per unit	\$200.00	\$700.00	0	\$-	\$-	5	\$1,000.00	\$3,500.00	5	\$1,000.00	\$3,500.00
Welcome plaza	sq ft	\$2.00	\$13.00	0	\$-	\$-	8000	\$16,000.00	\$104,000.00	6000	\$12,000.00	\$78,000.00
Veterans' Memorial	lump sum	\$10,000.00	\$30,000.00	0	\$-	\$-	1	\$10,000.00	\$30,000.00	1	\$10,000.00	\$30,000.00
PHASE 1 SUBTOTAL					\$5,826,100.00	\$7,429,300.00		\$3,457,600.00	\$5,152,300.00		\$5,964,200.00	\$7,543,200.00
Design & Engineering					\$582,610.00	\$742,930.00		\$345,760.00	\$515,230.00		\$596,420.00	\$754,320.00
15% Contingency					\$961,306.50	\$1,225,834.50		\$570,504.00	\$850,129.50		\$984,093.00	\$1,244,628.00
SUBTOTAL					\$7,370,000.00	\$9,398,100.00		\$4,373,900.00	\$6,517,700.00		\$7,544,700.00	\$9,542,100.00

Site location and Township-owned properties



7C

Problem: Server

The current server has significantly exceeded its expected lifecycle and presents an increased risk of failure. Additionally, it poses a substantial security vulnerability due to outdated hardware and software.

Recommended Solutions:**Option 1: Implement a New On-Premise Server**

- **Solution:** Deploy a new server
- **Cost:** \$12,000 – \$15,000 (one-time expense)
- **Notes:**
 - The new server will require replacement approximately every 6–7 years.
 - Ongoing maintenance and lifecycle management will remain necessary.

Option 2: Transition to a Cloud-Based Infrastructure

- **Solution:** Decommission the existing on-premise server and migrate data to SharePoint, with print management (printers) moved to a cloud-based solution.
- **Cost:**
 - **Server Migration (one-time):** \$9,846.00
 - **Microsoft 365 Business Premium Licenses:** \$231.00/month for 10 users (\$2,772.00 annually)
 - Current Business Standard License fee: \$150.00/month (\$1,800.00 annually)
 - With the server decommissioned, MannIT will apply a \$100 monthly service fee reduction (\$1,200 annually).

Option 3: Microsoft Government G3 License

- **Solution:** Decommission the existing on-premise server and migrate data to SharePoint, with print management (printers) moved to a cloud-based solution.
- **Cost:**
 - **Server Migration (one-time):** \$12,342.00
 - **Microsoft Government G3 Licenses:** \$432.00/month for 10 users (\$5,184.00 annually)
 - Current Business Standard License fee: \$150.00/month (\$1,800.00 annually)
 - With the server decommissioned, MannIT will apply a \$100 monthly service fee reduction (\$1,200 annually).

Note: The implementation of approved items will necessitate a budget amendment.

OPTION #2

Draft Budget Amendment: Increase account 101-265-728.001 Township Hall IT Support Expense by a one-time cost of \$9,846.00 for Server Migration. Increase account 101-265-728.001 Township Hall IT Support Expense by \$972.00 to upgrade 10 Microsoft 365 Business Standard Licenses to Microsoft 365 Business Premium Licenses.

OPTION #3

Draft Budget Amendment: Increase account 101-265-728.001 Township Hall IT Support Expense by a one-time cost of \$12,342.00 for Server Migration. Increase account 101-265-728.001 Township Hall IT Support Expense by \$3,384.00 to upgrade 10 Microsoft 365 Business Standard Licenses to Microsoft 365 Business Premium Licenses.

Government tenant project

From Andrew Mast <andrew@mann.cloud>
Date Thu 4/16/2026 12:46 PM
To Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>
Cc AJ Russo <aj@mann.cloud>

 1 attachment (5 MB)

Howell Township Government Tenant Conversion Project.pdf;

Hi Teresa,

AJ filled me in on the meeting. I put together a project quote to show the board for migrating your tenant into a government tenant. It has the recurring costs and the project costs.

To be clear, this project would be in addition to the server project - there isn't any overlap between the two. This project includes the work to reconfigure the laptops to point to the new tenant. The only change on the original server project would be that the recurring licensing part will come off and be replaced by the government licensing.

AJ will follow up with some information weighing the pros and cons. I know you already talked about it earlier this week, but that'll be something to present to the board.

Our bottom line opinion is that if money is no concern, it doesn't hurt to have the additional layers of security and the US based, background checked Microsoft support offered by the government tenants. You may also have an easier time in the event of an audit, and insurance will probably like it. However, in our opinion it's not a critical item for the township, and a standard commercial tenant will continue to serve you just fine.

Only thing to add is that if the board likes the idea of a government tenant, now would be the time before we migrate the server, as they discerned in the meeting.

Happy to answer any further questions!

Andrew



MANN INFORMATION TECHNOLOGY



RESPONSIVE
PERSONAL
RELIABLE



Our Commitment

We're committed to being the BEST I.T. COMPANY you've ever had!

If you have an outage or emergency, SO DO WE - we're your I.T. department and we've got your back.



Our Experience

We'll lean on our 30 years of experience in corporate I.T. in Michigan to design and oversee systems for you.

We've worked with local and state government, schools, non-profits, and small-to-medium-sized businesses.



Our Technology

We specialize in cloud, network and server administration, including firewalls, WiFi mesh networks, client VPN, site-to-site VPN, and multi-level onsite/offsite backup & redundancy.

I.T. YOU CAN TRUST

We'll listen with kindness and patience, and explain things clearly without fancy tech lingo. You'll always feel respected by us.

GOING ABOVE AND BEYOND I.T.

We're all about CUSTOMER SERVICE - the good, old-fashioned kind - and that means consistently exceeding your expectations.

WE'LL DO I.T. RIGHT THE FIRST TIME


Instead of waiting for things to break, we'll proactively take care of all your tech needs, so you can worry less and focus more on your business.

ITyoucanTRUST.com

Project Statement of Work

Labor and Equipment

All Optional

Description	Price	Qty.	Amount
<input checked="" type="checkbox"/> Howell Township Server Migration Fixed fee project	\$9,846.00	1	\$9,846.00
	Each		
<input checked="" type="checkbox"/> Monthly Recurring			
Microsoft 365 Business Premium Outlook email account 50GB storage, OneDrive 1TB storage, Microsoft Teams, desktop versions of Word, Excel, PowerPoint, Outlook, OneNote, Publisher and Access. This will replace the Business Standard licenses which are currently \$15/month each. So an actual increase of \$81/month.	\$23.10	10	\$231.00
	Per Month		
			
<input checked="" type="checkbox"/> Monthly Recurring			
Microsoft 365 Business Standard license Replace these with Business Premium	\$15.00	-10	-\$150.00
	Per Month		
<input checked="" type="checkbox"/> Monthly Recurring			
MannIT - Server Management After the server is fully decommissioned and removed, we will reduce your monthly invoice by \$100 to reflect our reduction in cost.	\$100.00	-1	-\$100.00
	Per Month		

Subtotal	\$9,846.00
Monthly	-\$19.00
Tax	\$0.00
Total	\$9,827.00

Notes/Comments:

This project will fully retire the current on-premise server, moving data into Sharepoint and print management into the cloud. Combined with the laptop install, this will get you fully onto Microsoft's cloud for logins and data.

Upgrading your Comcast connection is a prerequisite for this project. The current connection is too slow to support this design. The price for an upgrade will depend on what you do with the phones, but either way, with a contract **will be less than your current Comcast bill.

Benefits:

- No need for expensive hardware purchases and support
 - The current server is years past its end of life and risks failure
 - It is also a significant security vulnerability
 - A new server today costs \$12-\$15k and should be replaced every 6-7 years
 - After the server is fully removed from the network, we will reduce our monthly bill by \$100 to reflect the decrease in costs
- Seamless collaboration with Sharepoint
 - Data backed up 4x per day
 - Data fully secured by Intune and MFA policies
 - Data access to be configured for the specific users that need to access it (currently all shares are open)
 - Data can be accessed remotely without the need for VPN, closing another security hole
- Unified login management with Entra ID
 - Your computers currently use local logins, which makes managing users cumbersome
 - You'll use your email address and password to log into your computer, simplifying password management
 - Enables more efficient and secure management of the computers and computer logins
- Data security with Intune
 - Moving to Entra ID enables us to secure your data much more effectively
 - This will check many more boxes on your cyber risk questionnaires

Project includes secure disposal of server

If approved, we can start right away and shoot for a cutover likely in early April

1.1 Project SOW. This Statement of Work [or Quote] is made and entered into pursuant and subject to, and the parties agree to be bound to, the terms and conditions under the Master Services Agreement ("Agreement") located at <https://mann.cloud/msa>

1.2 Additional Projects. All new projects are agreed upon by both Mann and Client. Additional projects require new signed SOWs.

1.3 Type of Project Selected. The project at hand is either a Fixed Fee Project or Time and Materials Project. Client agrees to follow the terms of this SOW and MSA. The project type is designated with an "x":

Time and Materials Project

Fixed Fee Project

1.4 Payment Terms. Payment terms are project specific. This project calls for payment terms designated with an "x":

Full Equipment Cost + 1/2 Labor Up Front with Remaining Labor Due at Completion

Half Up Front of the Total Fixed Fee

1.5 Onsite Visit Costs. This project may require an onsite visit. If the visit requires travel greater than 30 minutes to your location, then separate travel charges may be assessed.

IN WITNESS WHEREOF, this SOW has been executed and delivered in the manner prescribed by law as of the date first written above. This SOW is signed in the State of Michigan.

Howell Township

Mann Information Technology LLC

(Sue Daus)

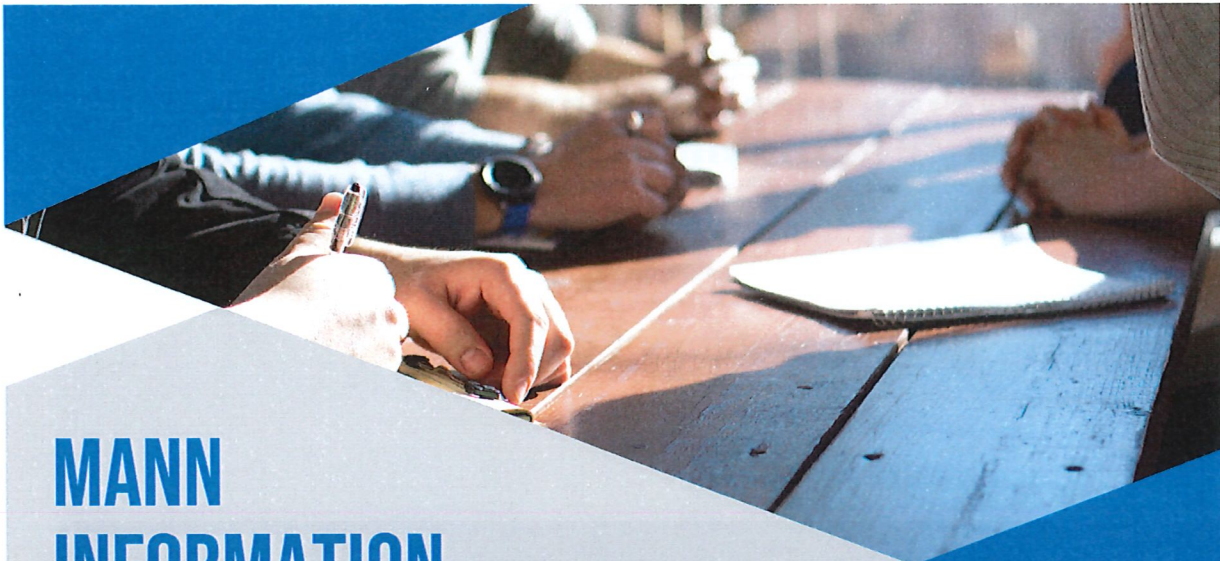
(Andrew Mast)

Print: Sue Daus

Print: Andrew Mast

Dated:

Dated:



MANN INFORMATION TECHNOLOGY



RESPONSIVE
PERSONAL
RELIABLE



Our Commitment

We're committed to being the BEST I.T. COMPANY you've ever had!

If you have an outage or emergency, SO DO WE - we're your I.T. department and we've got your back.



Our Experience

We'll lean on our 30 years of experience in corporate I.T. in Michigan to design and oversee systems for you.

We've worked with local and state government, schools, non-profits, and small-to-medium-sized businesses.



Our Technology

We specialize in cloud, network and server administration, including firewalls, WiFi mesh networks, client VPN, site-to-site VPN, and multi-level onsite/offsite backup & redundancy.

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ITyoucanTRUST.com



MANN INFORMATION TECHNOLOGY

Project Statement of Work

Recurring Licensing

All Optional

Description	Price	Qty.	Amount
<input checked="" type="checkbox"/> Microsoft Government G3 License This is the government equivalent of the Business Premium license. Additional benefits include US based support with background checked agents, and additional security layers.	\$43.20 Per Month	10	\$432.00

Subtotal \$432.00

Tax \$0.00

Total \$432.00

Migration Project

All Mandatory

Description	Price	Qty.	Amount
Project Fixed Fee This is the price for the project to migrate your Microsoft tenant into a government tenant. Includes the labor to reconfigure the laptops to connect to the new tenant.	\$12,342.00 Each	1	\$12,342.00

Upfront \$12,342.00

Tax \$0.00

Total \$12,342.00

Notes/Comments:

Because of the security level of the servers that your government tenant will be hosted on, it is not possible to convert your current tenant into a government tenant. It has to be started fresh, and migrated. This project will cover the migration, as well as us helping through the required approval process.

1.1 Project SOW. This Statement of Work [or Quote] is made and entered into pursuant and subject to, and the parties agree to be bound to, the terms and conditions under the Master Services Agreement ("Agreement") located at <https://mann.cloud/msa>

1.2 Additional Projects. All new projects are agreed upon by both Mann and Client. Additional projects require new signed SOW's.

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Time and Materials Project

Fixed Fee Project

1.4 Payment Terms. Payment terms are project specific. This project calls for payment terms designated with an "x":

Full Equipment Cost + 1/2 Labor Up Front with Remaining Labor Due at Completion

Half Up Front of the Total Fixed Fee / T&M Estimate


IN WITNESS WHEREOF, this SOW has been executed and delivered in the manner prescribed by law as of the date first written above. This SOW is signed in the State of Michigan.

Howell Township

Mann Information Technology LLC



(Sue Daus)



(Andrew Mast)

Print: Sue Daus

Print: Andrew Mast

Dated:

Dated:

Microsoft 365: Commercial vs Government (GCC)

Purpose: Explain the differences between Microsoft's standard (commercial) cloud and Microsoft 365 Government (GCC), how FedRAMP applies, and the high-level cost difference.

Executive Summary

Both **Microsoft 365 Commercial** and **Microsoft 365 Government (GCC)** are secure, compliant cloud platforms suitable for:

- Email (Exchange Online)
- Document storage and collaboration (SharePoint / OneDrive)
- Device management (Intune)

The difference is **not functionality**, but **where data is hosted and who is permitted to access it**.

- **Commercial Microsoft 365** operates in Microsoft's general U.S. commercial cloud.
 - **Microsoft 365 GCC** operates in a **government-only cloud**, with additional access and compliance restrictions.
-

What is FedRAMP?

FedRAMP (Federal Risk and Authorization Management Program) is the U.S. government's standardized security framework for cloud services. It defines required security controls, audits, and ongoing monitoring.

FedRAMP Impact Levels (simplified)

- **Low** – Low-risk public or non-sensitive data
- **Moderate** – Sensitive data such as PII, email, internal government operations
- **High** – Law enforcement, CJIS, defense, or national-security systems

✓ **Most state and local governments, including townships, operate at FedRAMP Moderate.**

Is Commercial Microsoft 365 FedRAMP?

Yes.

- Microsoft 365 Commercial is **FedRAMP Moderate Authorized** when hosted in U.S. regions.
- This means it meets federal security requirements for handling sensitive but unclassified data.

However:

- It is **not a government-only environment**
- Microsoft support and operations staff may include **non-U.S. persons**

This distinction matters for compliance posture, audits, and public accountability.

What is Microsoft 365 Government (GCC)?

Microsoft 365 **GCC (Government Community Cloud)** is Microsoft's cloud environment built specifically for **U.S. state and local government**.

Key characteristics:

- Data stored **only in U.S. government datacenters**
- **CJIS Background Checked U.S.-person-only** Microsoft support and operations access
- Separate cloud environment from commercial tenants
- Also **FedRAMP Moderate Authorized**

For daily use, **email, SharePoint, and Intune behave nearly identically** to Commercial Microsoft 365.

Feature Comparison (Relevant to the Township)

Area	Commercial Microsoft 365	Microsoft 365 GCC
Exchange Online (Email)	Included	Included
SharePoint / OneDrive	Included	Included

Area	Commercial Microsoft 365	Microsoft 365 GCC
Intune (Device Management)	Included	Included
Multi-Factor Authentication (MFA)	Included	Included
Conditional Access	Included	Included
FedRAMP Authorization	Moderate	Moderate
Data stored in U.S.	Yes	Yes (government-only)
Microsoft support staff	Global workforce	U.S. persons only
Cloud tenant type	Commercial shared cloud	Government-only cloud
Feature release timing	Earliest availability	Sometimes delayed

Security & Compliance Perspective

- **Commercial Microsoft 365** is widely used by municipalities and meets strong federal security standards.
- **Microsoft 365 GCC** provides an added compliance margin by:
 - Limiting access to U.S. personnel
 - Isolating government data from the commercial cloud

GCC is often selected because it is **easier to justify during audits, insurance reviews, FOIA requests, and legal scrutiny**, even when commercial services may technically qualify.

Cost Comparison (High-Level)

Pricing shown is approximate and provided for comparison only.

License	Approx. Monthly Cost (per user)	Notes
Microsoft 365 Business Premium (Commercial)	~\$26 / user / month	Standard commercial pricing

License	Approx. Monthly Cost (per user)	Notes
Microsoft 365 Business Premium (GCC)	~\$44 / user / month	Government cloud premium

Key takeaway:

- The added cost pays for **government-only hosting, U.S.-person access restrictions, and compliance posture**, not additional features

Which Option Makes Sense for a Township?

Commercial Microsoft 365 may be appropriate if:

- No regulation mandates a government-only cloud
- Cost sensitivity is a priority
- Auditors and insurers accept FedRAMP Moderate commercial services

Microsoft 365 GCC is often preferred when:

- The township wants the most conservative compliance posture
- Public records, FOIA, or legal scrutiny is a concern
- Cyber-insurance or legal counsel recommends a government-specific cloud

Bottom Line

Both platforms are secure and compliant.

- **Commercial Microsoft 365:** Lower cost, faster feature updates, broader ecosystem
- **Microsoft 365 GCC:** Same core functionality, higher cost, stronger government-specific assurances

The decision is about **risk tolerance and compliance posture**, not daily usability.

Prepared for board-level review. Technical details available upon request.

Mann IT Security Policies

Please see the below policies listed. These are the basic set of security policies we put in place for clients that are migrated to Azure/M365. They would be the primary policies found in the GCC policy set. The policies listed as optional are not policies that we normally set by default, but would be found address the remaining concerns of on a commercial tenant.

- Mann IT default policy set in M365/Intune
 - Device compliance required (desktop and mobile)
 - Drive encryption required
 - Secure passwords required
 - Updates required
 - Antivirus required
 - Data exfiltration from phone/tablets apps turned off
 - Local admin access not offered to users
 - JIT available with our approval
 - Secure password required to access online data
 - MFA required to access online data
 - MFA for workstations is available, but not yet deployed for Howell TWP
 - Foreign IP addresses blocked from accessing data
 - Data stored on US based servers
 - Limited global admin access (one admin account, and one break glass account)
 - External data sharing turned off
 - All devices and data backed up
- Optional (but included with M365 GCC)
 - Data retention
 - Litigation hold
 - eDiscovery

Please let me know if you have any questions concerning these policies.

Thanks,
AJ

8A

**HOWELL TOWNSHIP
2026/2027
PROPOSED BUDGET**



Prepared by: Brent J. Kilpela

HOWELL TOWNSHIP PROPOSED BUDGET

FOR YEAR 2026 - 2027

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
101 - GENERAL FUND						
ESTIMATED REVENUES						
Department: 000 OTHER						
101-000-402.000	GEN FUND PROPERTY TAXES	440,000.00	430,531.17	455,000.00	3.41	
101-000-420.000	GEN FUND DELINQ PERSONAL TAXES	2,000.00	941.42	2,000.00	0.00	
101-000-452.000	GEN FUND RIGHT OF WAY FEES	5,000.00	0.00	5,000.00	0.00	
101-000-476.000	GEN FUND LICENSE & PERMIT FEES	10,000.00	12,780.00	10,000.00	0.00	
101-000-476.001	GEN FUND CABLE TV FRANCHISE FEES	70,000.00	43,426.50	60,000.00	(14.29)	
101-000-476.002	GEN FUND TRAILER FEES	2,000.00	1,409.50	2,000.00	0.00	
101-000-476.003	GEN FUND DOG LICENSE FEES	50.00	33.00	50.00	0.00	
101-000-573.000	GEN FUND LOCAL COMMUNITY SHARING	100,000.00	33,486.18	100,000.00	0.00	
101-000-574.000	GEN FUND STATE REVENUE SHARING	850,000.00	727,364.00	840,000.00	(1.18)	State Estimate
101-000-607.000	GEN FUND SCHOOL COLLECTION FEES	10,500.00	10,815.00	14,500.00	38.10	Fee Increase
101-000-607.001	GEN FUND ADMIN FEES	160,000.00	160,568.68	165,000.00	3.13	
101-000-608.000	GEN FUND ZONING FEES	20,000.00	24,650.00	30,000.00	50.00	
101-000-609.000	GEN FUND ZBA FEES	4,000.00	0.00	4,000.00	0.00	
101-000-610.000	GEN FUND LAND DIVISION FEES	2,500.00	5,850.00	2,500.00	0.00	
101-000-614.000	GEN FUND PRE-CONFERENCE ZONING FEES	500.00	0.00	500.00	0.00	
101-000-641.000	GEN FUND GRAVE OPENING FEES	1,000.00	0.00	1,000.00	0.00	
101-000-642.000	GEN FUND CEMETERY LOT FEES	1,000.00	600.00	1,000.00	0.00	
101-000-652.000	GEN FUND PARKING VIOLATION FEES	100.00	0.00	100.00	0.00	
101-000-657.000	GEN FUND MUNI CIVIL INFRACTION FEES	100.00	33.00	100.00	0.00	
101-000-665.000	GEN FUND INTEREST INCOME	90,000.00	144,146.14	140,000.00	55.56	CD Interest
101-000-675.000	GEN FUND OTHER REVENUE	1,000.00	2,588.29	1,000.00	0.00	
TOTAL ESTIMATED REVENUES		1,769,750.00	1,599,222.88	1,833,750.00	3.62	

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
APPROPRIATIONS - ALL WAGE LINE ITEMS CAN SUPPORT UP TO A 5% INCREASE						
Department: 101 TOWNSHIP BOARD						
101-101-703.000	TWP BOARD SALARY	29,700.00	19,578.96	29,700.00	0.00	
101-101-704.000	TWP BOARD PER DIEM EXPENSE	200.00	0.00	200.00	0.00	
101-101-705.000	TWP BOARD PER DIEM EXPENSE	2,400.00	1,040.00	2,400.00	0.00	
101-101-900.000	TWP BOARD PRINT & PUBL EXPENSE	2,500.00	1,546.09	2,500.00	0.00	
Total Department 101:		34,800.00	22,165.05	34,800.00	0.00	
Department: 171 SUPERVISOR						
101-171-703.000	SUPERVISOR SALARY	39,490.00	26,857.27	39,490.00	0.00	
101-171-703.001	SUPERVISOR DEPUTY WAGES	17,995.00	15,394.16	18,895.00	5.00	
101-171-860.000	SUPERVISOR MILEAGE & EXPENSES	100.00	0.00	1,000.00	900.00	Phone
101-171-957.000	SUPERVISOR DUES & SUBSCRIPTION EXPENSE	100.00	0.00	1,000.00	900.00	MTA
Total Department 171:		57,685.00	42,251.43	60,385.00	4.68	
Department: 215 CLERK						
101-215-703.000	CLERK SALARY	39,490.00	29,595.93	39,490.00	0.00	
101-215-703.001	CLERK DEPUTY WAGES	32,135.00	27,061.52	33,000.00	2.69	
101-215-703.004	CLERK ACCOUNTING SALARY	52,950.00	41,963.84	54,600.00	3.12	
101-215-720.000	CLERK EDUCATION EXPENSE	3,000.00	1,382.75	3,000.00	0.00	
101-215-860.000	CLERK MILEAGE & EXPENSES	1,500.00	515.08	1,500.00	0.00	
101-215-865.000	CLERK CONFERENCE EXPENSE	500.00	0.00	500.00	0.00	
101-215-957.000	CLERK DUES & SUBSCRIPTION EXPENSE	500.00	246.00	500.00	0.00	
Total Department 215:		130,075.00	100,765.12	132,590.00	1.93	
Department: 247 BOARD OF REVIEW						
101-247-703.000	BOARD OF REVIEW SALARY	3,000.00	1,840.00	3,000.00	0.00	
101-247-720.000	BOARD OF REVIEW EDUCATION EXPENSE	500.00	0.00	500.00	0.00	
101-247-900.000	BOARD OF REVIEW PRINTING & PUB EXP	700.00	476.33	700.00	0.00	
101-247-964.000	BOARD OF REVIEW REFUNDS	5,000.00	142.30	5,000.00	0.00	
Total Department 247:		9,200.00	2,458.63	9,200.00	0.00	
Department: 253 TREASURER						
101-253-703.000	TREASURER SALARY	39,490.00	29,675.93	39,490.00	0.00	
101-253-703.001	TREASURER DEPUTY WAGES	57,330.00	45,852.47	60,200.00	5.01	
101-253-720.000	TREASURER EDUCATION EXPENSE	1,000.00	799.00	2,000.00	100.00	MTA
101-253-726.001	TREASURER POSTAGE	8,000.00	4,764.79	8,000.00	0.00	
101-253-801.001	TREASURER LEGAL EXPENSE	9,000.00	668.00	9,000.00	0.00	

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
101-253-860.000	TREASURER MILEAGE & EXPENSES	1,500.00	940.06	1,500.00	0.00	
101-253-865.000	TREASURER CONFERENCE EXPENSE	300.00	0.00	300.00	0.00	
101-253-900.000	TREASURER PRINT & PUBL EXPENSE	500.00	0.00	500.00	0.00	
101-253-957.000	TREASURER DUES & SUBSCRIPTION EXPENSE	100.00	99.00	100.00	0.00	
Total Department 253:		117,220.00	82,799.25	121,090.00	3.30	
Department: 257 ASSESSING						
101-257-703.000	ASSESSING ASSESSOR WAGES	84,850.00	70,357.15	89,000.00	4.89	
101-257-703.001	ASSESSING CONTRACT LABOR	5,000.00	0.00	5,000.00	0.00	
101-257-703.004	ASSESSING DEPUTY WAGES	61,152.00	47,748.26	61,150.00	0.00	
101-257-720.000	ASSESSING EDUCATION EXPENSE	1,000.00	286.38	2,000.00	100.00	MMAO
101-257-726.000	ASSESSING POSTAGE EXPENSE	4,500.00	3,073.17	4,000.00	(11.11)	
101-257-727.000	ASSESSING SUPPLIES EXPENSE	22,000.00	18,447.78	28,000.00	27.27	EagleView
101-257-801.000	ASSESSING LEGAL EXPENSE	5,000.00	0.00	10,000.00	100.00	Operating Engineers
101-257-860.000	ASSESSING MILEAGE & EXPENSES	1,000.00	453.15	1,000.00	0.00	
101-257-865.000	ASSESSING CONFERENCE EXPENSE	500.00	0.00	500.00	0.00	
101-257-957.000	ASSESSING DUES & SUBSCRIPTION EXPENSE	700.00	322.38	700.00	0.00	
Total Department 257:		185,702.00	140,688.27	201,350.00	8.43	
Department: 262 ELECTIONS						
101-262-703.000	ELECTION WORKERS WAGES	41,700.00	0.00	30,000.00	(28.06)	Shared EV Costs
101-262-707.000	ELECTION CLERK WAGES	32,135.00	18,691.19	33,000.00	2.69	
101-262-720.000	ELECTION EDUCATION EXPENSE	1,000.00	0.00	1,000.00	0.00	
101-262-726.000	ELECTION POSTAGE EXPENSE	6,000.00	114.07	6,000.00	0.00	
101-262-727.000	ELECTION SUPPLIES EXPENSE	8,000.00	0.00	8,000.00	0.00	
101-262-860.000	ELECTION MILEAGE & EXPENSES	2,500.00	0.00	2,500.00	0.00	
101-262-900.000	ELECTION PRINTING & PUBL EXPENSE	1,000.00	0.00	1,000.00	0.00	
101-262-930.000	ELECTION EQUIP REPAIR EXPENSE	15,000.00	2,880.00	45,000.00	200.00	Required New Equip.
Total Department 262:		107,335.00	21,685.26	126,500.00	17.86	
Department: 265 TOWNSHIP HALL						
101-265-707.000	TWP HALL RECEPTIONIST WAGES	4,500.00	516.96	0.00	(100.00)	Eliminated Position
101-265-708.000	TWP HALL UTILITY DIRECTOR WAGES	23,100.00	16,449.30	23,600.00	2.16	
101-265-720.000	TWP HALL EDUCATION EXPENSE	1,000.00	0.00	1,000.00	0.00	
101-265-721.000	TWP HALL LIFE INSURANCE EXPENSE	2,800.00	1,998.41	2,800.00	0.00	
101-265-721.001	TWP HALL HEALTH INSURANCE EXPENSE	60,000.00	49,368.48	65,000.00	8.33	
101-265-722.000	TWP HALL RETIREMENT EXPENSE	90,000.00	73,590.05	94,000.00	4.44	

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
101-265-725.000	TWP HALL FICA/MEDICARE EXPENSE	45,000.00	37,502.42	47,000.00	4.44	
101-265-726.000	TWP HALL POSTAGE EXPENSE	2,800.00	168.90	1,000.00	(64.29)	
101-265-727.000	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE	3,000.00	765.82	3,000.00	0.00	
101-265-727.001	TWP HALL OFFICE SUPPLIES EXPENSE	10,000.00	8,886.86	10,000.00	0.00	
101-265-728.000	TWP HALL COMPUTER SUPPORT EXPENSE	40,000.00	33,353.00	50,000.00	25.00	BS&A Cloud/Monitors
101-265-728.001	TWP HALL IT SUPPORT EXPENSE	33,104.44	24,052.10	40,000.00	20.83	Mann IT
101-265-775.000	TWP HALL OFFICE CLEANING EXPENSE	6,000.00	4,233.10	6,000.00	0.00	
101-265-776.000	TWP HALL SEPTIC FIELD EXPENSE	1,000.00	450.00	1,000.00	0.00	
101-265-801.001	TWP HALL LEGAL EXPENSE	5,000.00	1,462.50	5,000.00	0.00	
101-265-801.009	TWP HALL FINANCIAL AUDIT	14,000.00	0.00	14,000.00	0.00	
101-265-822.000	TWP HALL INSURANCE & BOND EXPENSE	26,000.00	25,637.85	29,000.00	11.54	
101-265-850.000	TWP HALL TELEPHONE EXPENSE	6,000.00	4,429.75	6,000.00	0.00	
101-265-851.000	TWP HALL WEB SITE EXPENSE	11,545.00	5,543.00	10,000.00	(13.38)	BS&A & Twp
101-265-860.000	TWP HALL MILEAGE & EXPENSES	200.00	52.10	200.00	0.00	
101-265-900.000	TWP HALL PRINT & PUBL EXPENSE	200.00	0.00	200.00	0.00	
101-265-920.000	TWP HALL ELECTRICITY EXPENSE	7,500.00	4,820.36	7,500.00	0.00	
101-265-922.000	TWP HALL NATURAL GAS EXPENSE	6,500.00	4,722.97	6,500.00	0.00	
101-265-930.000	TWP HALL GROUNDS EQUIP REPAIR EXPENSE	7,000.00	3,944.22	7,000.00	0.00	
101-265-930.001	TWP HALL OFFICE EQUIPMENT & REPAIR	3,000.00	2,782.25	6,000.00	100.00	Restore Balance
101-265-931.000	TWP HALL GROUNDS CARE EXPENSE	8,000.00	5,350.00	12,000.00	50.00	Restore Balance
101-265-932.000	TWP HALL SNOW REMOVAL EXPENSE	12,000.00	11,425.00	12,000.00	0.00	
101-265-957.000	TWP HALL DUES & SUBSCRIPTION EXPENSE	8,000.00	7,318.00	8,000.00	0.00	
Total Department 265:		437,249.44	328,823.40	467,800.00	6.99	
Department: 268 TOWNSHIP AT LARGE						
101-268-801.001	TWP AT LARGE LEGAL EXPENSE	125,000.00	97,936.72	75,000.00	(40.00)	
101-268-882.000	TWP AT LARGE SPRING/FALL CLEANUP EXPENSE	5,000.00	3,813.62	6,000.00	20.00	
101-268-883.000	TWP AT LARGE ROAD SIDE PICKUP EXPENSE	1,200.00	0.00	1,200.00	0.00	
101-268-920.000	TWP AT LARGE STREETLIGHT EXPENSE	9,500.00	7,461.87	11,000.00	15.79	
101-268-974.000	TWP AT LARGE DRAIN EXPENSE	55,000.00	54,814.64	60,000.00	9.09	
101-268-977.000	TWP AT LARGE CAPITAL OUTLAY EXPENSE	60,000.00	16,406.00	60,000.00	0.00	
Total Department 268:		255,700.00	180,432.85	213,200.00	(16.62)	
Department: 276 CEMETERY						
101-276-931.000	CEMETERY GROUNDS CARE & MAINT EXPENSE	20,000.00	13,364.00	20,000.00	0.00	New Signs
Total Department 276:		20,000.00	13,364.00	20,000.00	0.00	

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
Department: 447 ENGINEERING						
101-447-801.000	ENGINEERING CONTRACTED SVCS EXPENSE	15,000.00	0.00	15,000.00	0.00	
Total Department 447:		15,000.00	0.00	15,000.00	0.00	
Department: 701 PLANNING						
101-701-703.000	PLANNING COMMISSION WAGES	7,000.00	5,440.00	8,000.00	14.29	
101-701-720.000	PLANNING EDUCATION EXPENSE	2,000.00	250.00	2,000.00	0.00	
101-701-726.000	PLANNING POSTAGE EXPENSE	1,000.00	24.56	1,000.00	0.00	
101-701-801.000	PLANNING CONTRACTED PLANNER EXPENSE	70,000.00	40,705.00	70,000.00	0.00	
101-701-801.001	PLANNING LEGAL EXPENSE	2,000.00	0.00	2,000.00	0.00	
101-701-900.000	PLANNING PRINTING & PUBL EXPENSE	2,000.00	1,772.63	2,500.00	25.00	
101-701-957.000	PLANNING DUES & SUBSCRIPTION EXPENSE	1,000.00	675.00	1,000.00	0.00	
Total Department 701:		85,000.00	48,867.19	86,500.00	1.76	
Department: 702 ZONING						
101-702-703.000	ZONING ADMINISTRATOR WAGES	53,350.00	46,839.72	58,800.00	10.22	
101-702-703.002	ZONING DEPUTY WAGES	57,430.00	45,797.80	59,400.00	3.43	
101-702-703.005	ZONING CODE ENFORCEMENT SERVICE EXPENSE	25,000.00	11,410.00	25,000.00	0.00	
101-702-860.000	ZONING MILEAGE & EXPENSES	1,500.00	591.68	1,500.00	0.00	
101-702-900.000	ZONING PRINTING & PUBL EXPENSE	400.00	0.00	400.00	0.00	
Total Department 702:		137,680.00	104,639.20	145,100.00	5.39	
Department: 703 ZONING BOARD OF APPEALS						
101-703-703.000	ZBA WAGES	4,320.00	0.00	4,320.00	0.00	
101-703-720.000	ZBA EDUCATION EXPENSE	1,000.00	0.00	1,000.00	0.00	
101-703-900.000	ZBA PRINTING & PUBL EXPENSE	1,000.00	0.00	1,000.00	0.00	
101-703-957.000	ZBA DUES & SUBSCRIPTIONS EXPENSE	0.00	0.00	500.00	0.00	MAP membership
Total Department 703:		6,320.00	0.00	6,820.00	7.91	
Department: 966 TRANSFER OUT						
101-966-999.000	GEN FUND TRANSFER OUT-PARKS & REC	180,000.00	180,000.00	180,000.00	0.00	
Total Department 966:		180,000.00	180,000.00	180,000.00	0.00	
TOTAL APPROPRIATIONS		1,778,966.44	1,268,939.65	1,799,335.00	1.14	
TOTAL ESTIMATED REVENUES		1,769,750.00	1,599,222.88	1,833,750.00	3.62	
TOTAL APPROPRIATIONS		1,778,966.44	1,268,939.65	1,820,335.00	2.33	
NET OF REV & APPROP:		(9,216.44)	330,283.23	13,415.00		

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
204 - ROAD FUND						
ESTIMATED REVENUES						
Department: 000 OTHER						
204-000-402.000	ROAD FUND PROPERTY TAX INCOME	468,000.00	459,080.67	486,000.00	3.85	
204-000-665.000	ROAD FUND INTEREST INCOME	5,000.00	5,203.23	5,000.00	0.00	
ESTIMATED REVENUES		473,000.00	464,283.90	491,000.00	3.81	
APPROPRIATIONS						
Department: 000 OTHER						
204-000-801.000	ROAD IMPROVEMENT EXPENSE	383,000.00	279,153.32	401,000.00	4.70	Crandall
204-000-802.000	ROAD CHLORIDE EXPENSE	85,000.00	51,618.71	85,000.00	0.00	
Total Department 000:		468,000.00	330,772.03	486,000.00	3.85	
Department: 547 CHARGEBACKS						
204-547-978.000	ROAD FUND CHARGEBACK EXPENSE	5,000.00	91.80	5,000.00	0.00	
Total Department 547:		5,000.00	91.80	5,000.00	0.00	
TOTAL APPROPRIATIONS		473,000.00	330,863.83	491,000.00	3.81	
TOTAL ESTIMATED REVENUES		473,000.00	464,283.90	491,000.00	3.81	
TOTAL APPROPRIATIONS		473,000.00	330,863.83	491,000.00	3.81	
NET OF REV & APPROP:		0.00	133,420.07	0.00		

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
208 - REC FUND						
ESTIMATED REVENUES						
Department: 000 OTHER						
208-000-665.000	REC FUND INTEREST INCOME	25,000.00	52,876.54	25,000.00	0.00	CD Interest
208-000-699.000	REC FUND OPERATING TRANSFER IN	180,000.00	180,000.00	180,000.00	0.00	
TOTAL ESTIMATED REVENUES		205,000.00	232,876.54	205,000.00	0.00	
APPROPRIATIONS						
Department: 000 OTHER						
208-000-801.000	REC FUND CONTRACTED SERVICES EXPENSE	20,000.00	14,830.25	20,000.00	0.00	
TOTAL APPROPRIATIONS		20,000.00	14,830.25	20,000.00	0.00	
TOTAL ESTIMATED REVENUES		205,000.00	232,876.54	205,000.00	0.00	
TOTAL APPROPRIATIONS		20,000.00	14,830.25	20,000.00	0.00	
NET OF REV & APPROP:		185,000.00	218,046.29	185,000.00		

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
592 - SWR/WTR						
ESTIMATED REVENUES						
Department: 536 SEWER/WATER						
592-536-665.000	SEWER/WATER INTEREST INCOME	10,000.00	17,607.89	10,000.00	0.00	
592-536-665.007	SPEC ASSESS INTEREST INCOME-SEWER #7	414.00	414.59	0.00	(100.00)	Completed
592-536-665.011	SPEC ASSESS INTEREST INCOME-SEWER 11	5,914.00	5,779.20	2,772.00	(53.13)	
592-536-665.012	SPEC ASSESS INTEREST INCOME-WATER 11	1,718.00	1,669.62	793.00	(53.84)	
592-536-665.014	SPEC ASSESS INTEREST INCOME-SEWER CONNEC	75.00	75.00	62.00	(17.33)	
592-536-665.015	SPEC ASSESS INTEREST INCOME-WATER CONNEC	75.00	75.00	62.00	(17.33)	
592-536-665.020	SEWER FARM LAND RENTAL INCOME	12,500.00	24,325.00	12,500.00	0.00	
592-536-671.000	SEWER CONNECTION FEE INCOME	0.00	219,856.86	0.00	0.00	
592-536-671.001	WATER CONNECTION FEE INCOME	0.00	190,211.10	0.00	0.00	
Total Department 536:		30,696.00	460,014.26	26,189.00	(14.68)	
Department: 537 CHARGES FOR SERVICES						
592-537-477.000	UTILITY BILLING SEWER USER FEES INCOME	950,000.00	808,624.41	1,000,000.00	5.26	
592-537-477.002	UTILITY BILLING WATER USER FEES INCOME	1,060,000.00	948,819.13	800,000.00	(24.53)	Sewer Debt Fee
592-537-694.000	UTILITY BILLING PENALTY SEWER USER	15,000.00	17,504.41	15,000.00	0.00	
592-537-694.002	UTILITY BILLING PENALTY & INT SEWER INC	15,000.00	18,570.24	15,000.00	0.00	
Total Department 537:		2,040,000.00	1,793,518.19	1,830,000.00	(10.29)	
TOTAL ESTIMATED REVENUES		2,070,696.00	2,253,532.45	1,856,189.00	(10.36)	
APPROPRIATIONS						
Department: 536 SEWER/WATER						
592-536-775.000	SEWER FUND REPAIR & IMPROVE EXPENSE	10,000.00	0.00	10,000.00	0.00	
592-536-801.001	SEWER/WATER LAWSUIT SETTLEMENT EXP	5,000.00	5,000.00	0.00	(100.00)	Completed
592-536-801.002	SEWER FUND AUDITS/STUDIES EXPENSE	10,000.00	5,850.37	20,000.00	100.00	Rate Study
592-536-972.000	SEWER/WATER CAPITAL OUTLAY EXPENSE	200,000.00	28,682.14	200,000.00	0.00	
Total Department 536:		225,000.00	39,532.51	230,000.00	2.22	
Department: 537 CHARGES FOR SERVICES						
592-537-726.000	UTILITY BILLING POSTAGE EXPENSE	4,500.00	740.00	2,000.00	(55.56)	Quarterly Billing
592-537-728.000	UTILITY BILLING SOFTWARE SUPPORT EXP	2,000.00	1,392.00	2,000.00	0.00	
592-537-801.001	UTILITY BILLING LEGAL EXPENSE	1,000.00	0.00	1,000.00	0.00	
592-537-803.000	UTILITY BILLING WATER EXPENSE	800,000.00	722,090.24	800,000.00	0.00	
Total Department 537:		807,500.00	724,222.24	805,000.00	(0.31)	

		2025-26	2025-26	2026-27	2026-27	
		AMENDED	ACTIVITY	PROPOSED	PROP	
GL NUMBER	DESCRIPTION	BUDGET	THRU 4/21/26	BUDGET	% CHANGE	COMMENTS
Department: 538 WWTP						
592-538-729.000	WWTP CHEMICALS EXPENSE	40,000.00	26,676.75	40,000.00	0.00	
592-538-801.000	WWTP CONTRACTED SERVICES EXPENSE	380,000.00	323,193.28	400,000.00	5.26	MHOG Increase
592-538-801.001	WWTP VACTOR TRUCK EXPENSE	5,000.00	605.16	5,000.00	0.00	
592-538-801.002	WWTP STATION CLEANING EXPENSE	10,000.00	1,522.43	10,000.00	0.00	
592-538-801.003	WWTP MANHOLE CLEANING EXPENSE	10,000.00	605.16	10,000.00	0.00	
592-538-801.004	WWTP SEWER LINE CLEANING EXPENSE	10,000.00	0.00	10,000.00	0.00	
592-538-801.005	WWTP LABORATORY FEES EXPENSE	15,000.00	11,655.30	15,000.00	0.00	
592-538-801.006	WWTP GIS FEES EXPENSE	5,000.00	1,650.00	2,500.00	(50.00)	Annual Membership
592-538-822.000	WWTP INSURANCE & BOND EXPENSE	27,000.00	23,414.00	27,000.00	0.00	
592-538-850.000	WWTP TELEPHONE EXPENSE	2,500.00	1,561.26	1,500.00	(40.00)	Internet Change
592-538-851.000	WWTP SCADA MONITORING EXPENSE	8,500.00	8,335.00	10,000.00	17.65	All PS added to Scada
592-538-920.000	WWTP ELECTRICITY EXPENSE	110,000.00	94,472.34	120,000.00	9.09	
592-538-922.000	WWTP NATURAL GAS EXPENSE	10,000.00	3,730.14	10,000.00	0.00	
592-538-930.000	WWTP PLANT EQUIPMENT REPAIR EXPENSE	60,000.00	53,614.30	60,000.00	0.00	
592-538-930.001	WWTP COLLECTION SYSTEM REPAIR EXPENSE	30,000.00	24,221.59	30,000.00	0.00	
592-538-956.000	WWTP MISCELLANEOUS EXPENSE	12,000.00	6,640.59	12,000.00	0.00	
592-538-962.000	WWTP MISS DIG FEES EXPENSE	3,500.00	978.62	3,500.00	0.00	
592-538-966.000	WWTP STATE OF MICHIGAN EXPENSE	3,500.00	2,959.65	3,500.00	0.00	
592-538-969.001	WWTP BIOSOLIDS REMOVAL EXPENSE	43,000.00	42,858.06	45,000.00	4.65	
Total Department 538:		785,000.00	628,693.63	815,000.00	3.82	
TOTAL APPROPRIATIONS		1,817,500.00	1,392,448.38	1,850,000.00	1.79	
TOTAL ESTIMATED REVENUES		2,070,696.00	2,253,532.45	1,856,189.00	(10.36)	
TOTAL APPROPRIATIONS		1,817,500.00	1,392,448.38	1,850,000.00	1.79	
NET OF REV & APPROP:		253,196.00	861,084.07	6,189.00		
HOWELL TOWNSHIP						
TOTAL EST REV - ALL FUNDS		4,518,446.00	4,549,915.77	4,385,939.00	(2.93)	
TOTAL APPROP - ALL FUNDS		4,089,466.44	3,007,082.11	4,181,335.00	2.25	
NET OF REV & APPROP:		428,979.56	1,542,833.66	204,604.00		

8B

**Zoning Board of Appeals
Education and Training**

April 21, 2026

Howell Township reimburses appointed and elected officials that attend educational training sessions. The Board approved an opportunity in March for our ZBA members to attend, but only Township staff took either of the classes. Training is essential and therefore suggest bringing the educators to the Township. The two options are:

Township attorneys Chris Patterson and Sofia Yousiff from Fahey Schultz Burzych Rhodes will put on a 2-3 hour education session that is targeted for our ZBA members based on the Township's Ordinance. Any other elected or appointed official can attend, all for a flat fee of \$1,750.00.

Michigan Association of Planning (MAP) will put on the same class that Township staff attended that is 2-3 hours long, at a discounted rate since the Township is a MAP member, at a cost of \$1,333.00 for 10 attendees. This cost is attendance based and would increase if more people attended, see attached quote.

I am also asking the Board to approve adding our ZBA members to the member list for MAP. The annual fee will come out of the ZBA education budget line and will allow them access to educational materials and discounts on classes put on by MAP. MAP has quoted us a total cost of \$955, which will be allocated between the ZBA and PC budgets accordingly.

Respectfully submitted,
Jonathan Hohenstein



Michigan Association of Planning: A Chapter of the American Planning Association

1919 W. Stadium Blvd., Suite 4, Ann Arbor, MI 48103

Phone: (734)913-2000 | avansen@planningmi.org

On-site Workshop Estimate

Community	Howell Township	Program Requested	Zoning Board of Appeals
Contact Person	Jonathan Hohenstein	Number attending	10
Address	3525 Byron Road	Dates requested	TBD
City/State/Zip	Howell, MI 48855	Instructor	TBD
Phone	517-546-2817	Confirmed Date/Time	TBD
E-mail	treasurer@howelltownshipmi.org	Location	Howell Township Hall

Notes:

Onsite Expenses	Description	Cost	Quantity	Total
		Member Discounted Program Fee	\$1,000.00	1
	Cost of Handouts	\$25.00	10	\$250.00
	Shipping	\$25.00	1	\$25.00
	Travel	\$0.725	80	\$58.00
	TOTAL			\$1,333.00

Annual Renewal Notice

Michigan Association of Planning
1919 West Stadium Blvd, Suite 4
Ann Arbor, MI 48103

Phone: (734) 913-2000
Email: info@planningmi.org
Web: www.planningmi.org



Date: 04/22/2026

Total: **\$750.00**

Howell Township
3525 Byron Road
Howell, MI 48855

Please make your check payable to **MAP or Michigan Association of Planning**. We thank you in advance for prompt payment.

Dues Information

Annual Mini-Group Member Dues- 10 Members
(Renewal Period: July 1, 2026 - June 30, 2027)

\$750.00

NOTE: Your professional planner may belong to the American Planning Association. APA members are automatically members of the state chapter.

Total: **\$750.00**

Member Listings (officials and/or staff)

Please verify the members listed below. Be sure to include email addresses for all members, so that they may receive all member benefits sent via email. Attach a separate document or email changes to info@planningmi.org.

Positions: E=Elected Official PC=Planning Commission S=Staff ZA=Zoning Administrator ZBA=Zoning Board of Appeals O=Other

Name	Position	Address	Email
Cory Alchin	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]
Tim Boal	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]
Dan Bonello	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]
Jodi Fulton	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]
Marnie Hebert	S	3525 Byron Road, Howell, MI 48855	[REDACTED]
Jonathan Hohenstein	ZA	3525 Byron, HOWELL, MI 48855	[REDACTED]
Trent Holman	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]
Sharon Lollo	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]
Matt Stanely	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]
Wayne Williams	PC	3525 Byron Road, Howell, MI 48855	[REDACTED]

8C

**Howell Township
Human Resources Committee Meeting
April 28, 2026 5:00 pm**

Attending: Rob Spaulding, Sue Daus, Brent Kilpela, Jonathan Hohenstein

Deputy Assessor Position

Brent and Carol interviewed two candidates for the position of Deputy Assessor. Brent has selected Amanda Bonnville and would like her wage to be \$29.12 per hour. See Brent's attached documents for more information. **The Committee requests an approval of the appointment of Amanda Bonnville to the position of Deputy Assessor at the wage of \$29.12 per hour.**

Exit Interview of Carol Makushik

The HR Committee will be holding an exit interview with Carol as we get closer to her last day here at the Township. These are important to the Township to try and identify items we are doing right, what we need to improve on, and what we are missing.

Email Policy for Elected and Appointed Officials

Since the Board decided to create email addresses for all elected and appointed officials we are working to create an email use policy for the Board's review in the near future.

Employee Firearm Acknowledgement

After discussions with Tom, the Code Enforcement Officer, the HR Committee worked with the Township attorney to create the attached employee firearm acknowledgment. It would allow Tom, and any future Code Enforcement Officer that meets the requirements, to carry a firearm while performing his duties for the Township. **The Committee requests an approval of the employee firearm acknowledgement and for the policy to be added to the HR manual.**

Respectfully submitted,
Jonathan Hohenstein

Deputy Assessor

Reports to: Township Assessor

Job Posting: 4/6/26 – 4/20/26

Interviewed two candidates. With Amanda Bonnville being the best fit with 19 years of local government experience both as an employee and an elected official. Amanda will fill Carol Makushik's current role as Deputy Assessor when she retires. She will also help backfill Accounting Clerk duties with her experience. I am requesting her pay to match (\$29.12) the outgoing Deputy Assessor based on her experience and the ability to backup the Accounting Clerk.

To be sensitive to our current budget, the new hire will work two days a week with Carol while she gets her required MCAT certification. Her hours will ramp up to full-time with the new budget year while Carol winds down to her last day on September 10th.

Deputy Assessor – Job Posting

Position Title: Deputy Assessor

Department: Assessing Department

Employment Status: Full-Time

Reports To: Township Assessor

Location: Howell Township, Michigan

Position Summary

Howell Township is seeking a detail-oriented and motivated Deputy Assessor. This position works under the direction of the Township Assessor and performs technical and administrative duties related to property appraisal, assessment roll maintenance, database management, field inspections, taxpayer assistance, and compliance with Michigan General Property Tax Act.

Key Responsibilities

- Process transfers of ownership under Proposal A.
- Process deed information and analyze sales information for Assessor's review.
- Review and process Primary Residence Exemption (PRE) applications.
- Enter and maintain property record card data within BS&A Cloud.
- Update and draw new improvements utilizing Apex Sketch.
- Respond to public inquiries regarding assessments and taxation procedures.
- Assist with preparation for the March, July, and December Boards of Review.
- Participate in continuing education to maintain applicable assessor certifications.
- Perform other duties as assigned by the Township Assessor.

Minimum Qualifications

- Michigan Certified Assessing Technician (MCAT) or higher preferred.
- Knowledge of Michigan General Property Tax Law.

- Proficiency with BS&A Cloud software.
- Strong math, analytical, and communication skills.
- Ability to work independently or on a group project.
- Valid Michigan driver's license and reliable transportation.

Work Environment & Physical Requirements

- Combination of office work and fieldwork.
- Ability to walk property sites and work outdoors.

Compensation & Benefits

- Competitive wage based on experience.
- Health, dental, and life insurance.
- Retirement plan participation.
- Paid time off and holidays.
- Training and certification cost assistance.

How to Apply

Submit a Cover Letter and Resume to:

Howell Township – Assessing Department

Attn: Township Assessor

3525 Byron Road

Howell, MI 48855

Or email: assessor@howelltownshipmi.org

Application Deadline: April 20, 2026

HOWELL TOWNSHIP EMPLOYEE FIREARM ACKNOWLEDGEMENT

Howell Township (“Township”) places the highest priority on providing a safe environment for its employees, visitors, and citizens by establishing clear guidelines on the possession and use of firearms and weapons in the workplace.

Although the Township generally does not permit employees to carry firearms and weapons in the workplace, certain employees may be permitted to do so by their immediate supervisor or the Township Board. In particular, the Township has chosen to permit lawful possession of a firearm or weapon while on duty for any employee who both: (1) serves as a Township Zoning Enforcement Officer who will regularly be required to investigate private property in a code-enforcement role; and (2) qualifies as a retired law enforcement officer as defined in MCL 28.421(m) and (o) for purposes of possessing a weapon.

Employees authorized to carry a weapon by the Township must have a license to do so under applicable law and must carry a weapon in a manner consistent with this Acknowledgement and applicable law. Any employee who carries a weapon in the course of their employment must provide proof of licensure to carry the weapon and complete the acknowledgement at the bottom of this form.

Employees authorized to carry a weapon by the Township may only carry handguns, stun guns, tasers, or pepper spray. No other weapon may be carried by a Township employee. Appropriate disciplinary action, up to and including termination, will be taken against any employee who violates this Acknowledgement.

No employee is allowed to carry any weapon in the workplace or on Township business while drinking alcohol, while under the influence of alcohol or drugs, or while taking any medication that may impair an employee’s motor skills or judgment. Employees undergoing court-ordered mental health treatment, who are subject to a restraining or protective order, who have been arrested for, or convicted of, a violent or weapons crime, or who have a history of violence are not permitted to carry a weapon or will have their permission revoked. Employees are not allowed to leave such weapons unattended in such a way that poses a danger to Township employees, staff, or visitors.

Employees who are permitted to and choose to carry a weapon while on duty do so at their own risk, and of their own volition. Employees who carry a weapon recognize that they accept the potential liability of doing so, which may extend to individual criminal or civil liability, which may or may not be indemnified by the Township depending on individualized circumstances. Nothing in this Acknowledgement should be interpreted as the Township’s endorsement of any employee’s decision to carry a weapon. Such a decision is a personal one, not related to any employee’s duties. Any employee who possesses or uses a weapon in a manner contrary to law may be subject to disciplinary action up to and including termination of employment.

Acknowledgement

I, _____ have received and read a copy of this Acknowledgement, I understand that the Township permits me to carry a weapon, and I agree to abide by its provisions. I understand that my failure to abide by the terms set forth in this Acknowledgement may result in discipline up to termination.

Name: _____
(Printed)

Signature: _____ Date: _____

9A

RECEIVED

FEB 24 2026

HOWELL TOWNSHIP

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

TC 2026-05

Parcel ID #: 4706-22-100-014 Date 02/23/26

Applicant Name Elmhurst Street LLC Applicant Address 5860 N. Canton Center Rd. Canton

Phone [REDACTED] Fax _____ Email _____

Property Owner Name Howell Township

Phone _____ Fax _____ Email _____

Current Zoning Classification AR Proposed Zoning Classification SFR

Existing Use Vacant / Farm Proposed Use Single Family Residential Site Condc

Legal Description (attach copy if necessary):
 SEC. 22 T3N, R4E COMM W 1/4 POST SEC 22 TH N 00° 10' 58" W 184.00 FT FOR POB TH N 00° 10' 58" W 651.17 FT TH N 89° 59' 07" E 1272.21 FT TH S 00° 28' 17" E 835.19 FT TH S 89° 59' 07" W 937.41 FT TH N 00° 09' 59" W 184.00 FT TH S 89° 59' 08" W 339.05 FT TO POB 23 AC PARCEL A1 SPLIT 1/16/2006 FROM -002 LEGAL CORRECTED 8/7/06

Requested change in Ordinance / Zoning Map:

Reason for Requested Change:
Proposed development of a single family residential site condominium

Has the Applicant made a previous request to rezone the property?
 Yes No

If yes, state when and the decision of the Township Board:
Planning Commission motion did not carry to recommend approval of request to rezone.

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

Owner Signature 
Printed Name Ryan M Joss.

Date 02/23/26

Subscribed and sworn to before me
This 23rd day of February, 2026
Sandra L. Goetz
Notary Public
Washtenaw County, Michigan
My commission expires: 10/24/29

SANDRA L. GOETZ
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 10/24/29
Acting in the County of



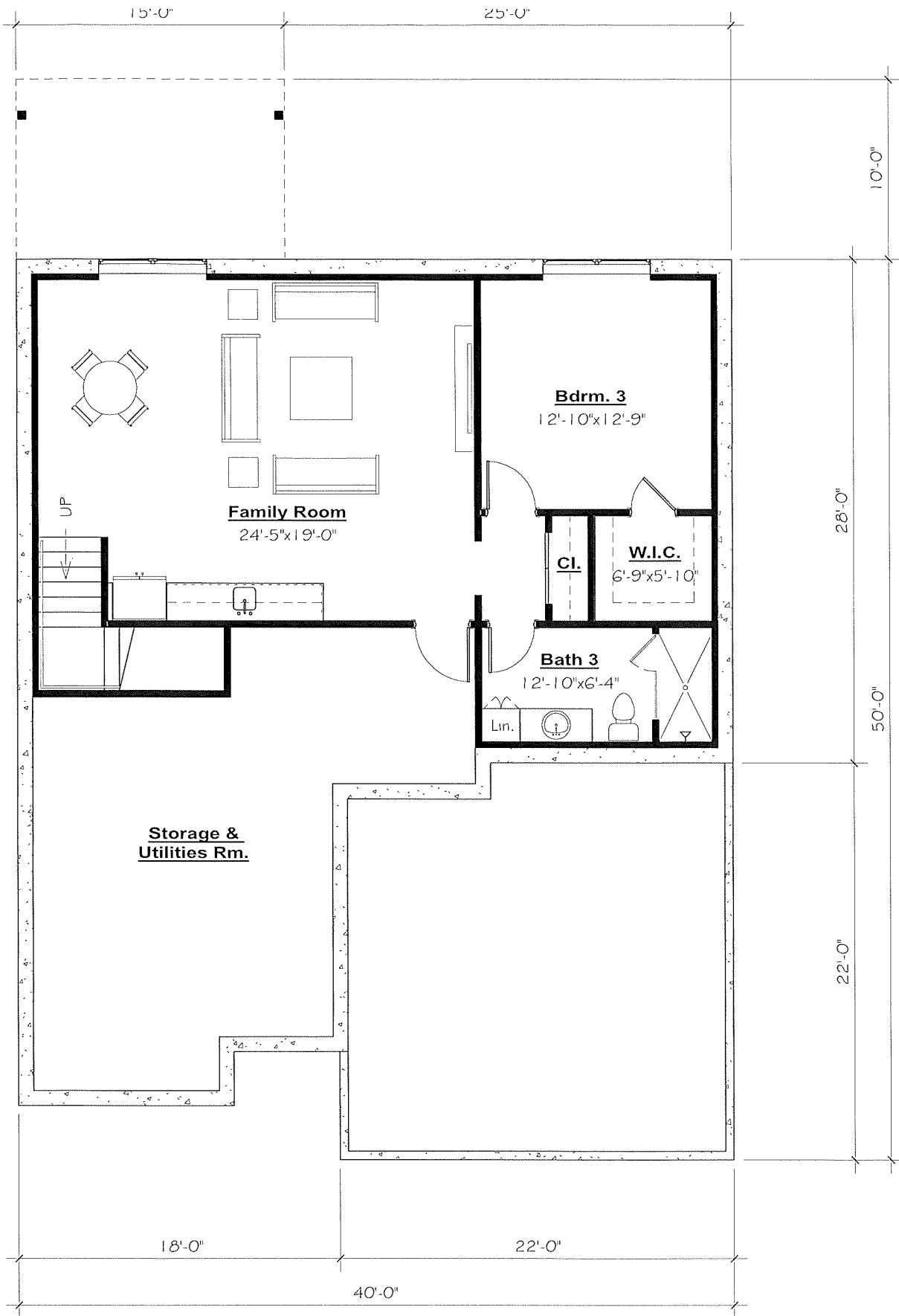






GROSS FINISHED AREA	
1ST FLOOR	1,468 SF
FINISHED BASEMENT AREA	845 SF
TOTAL	2,313 SF

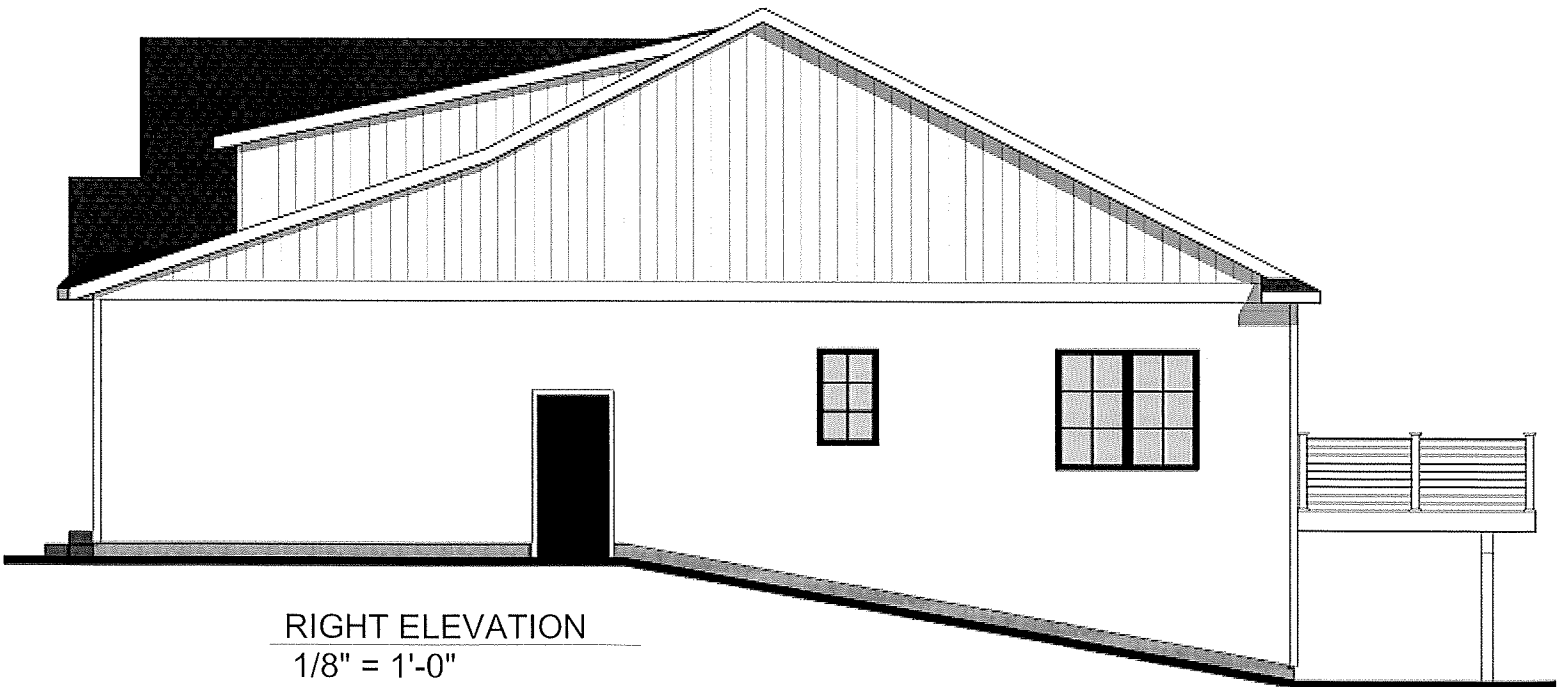
1ST FLOOR PLAN
 1/8" = 1'-0"



BASEMENT PLAN
 1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

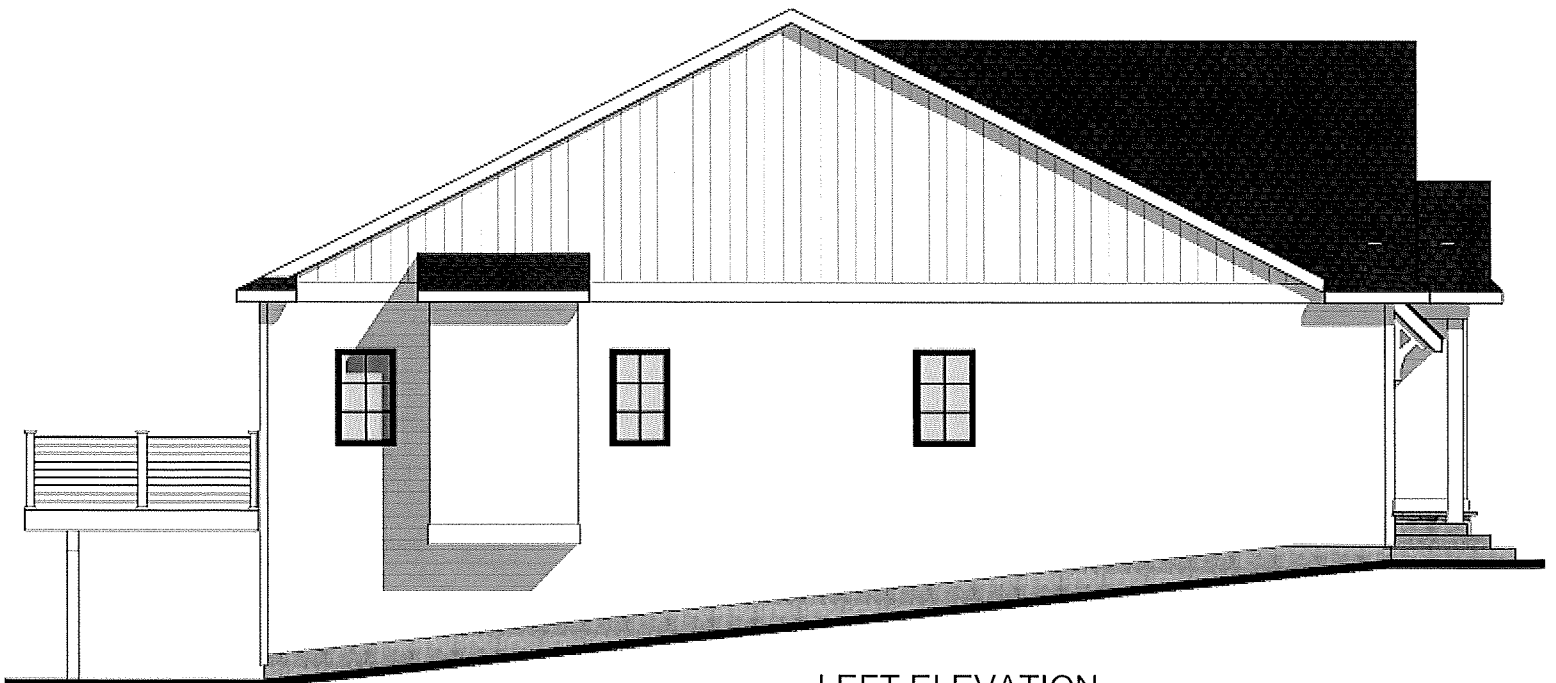


RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION

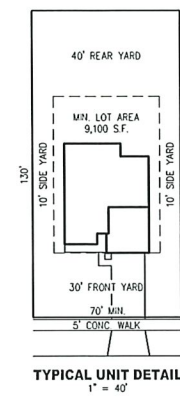
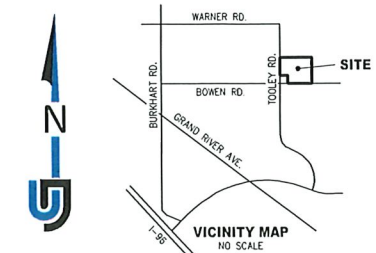
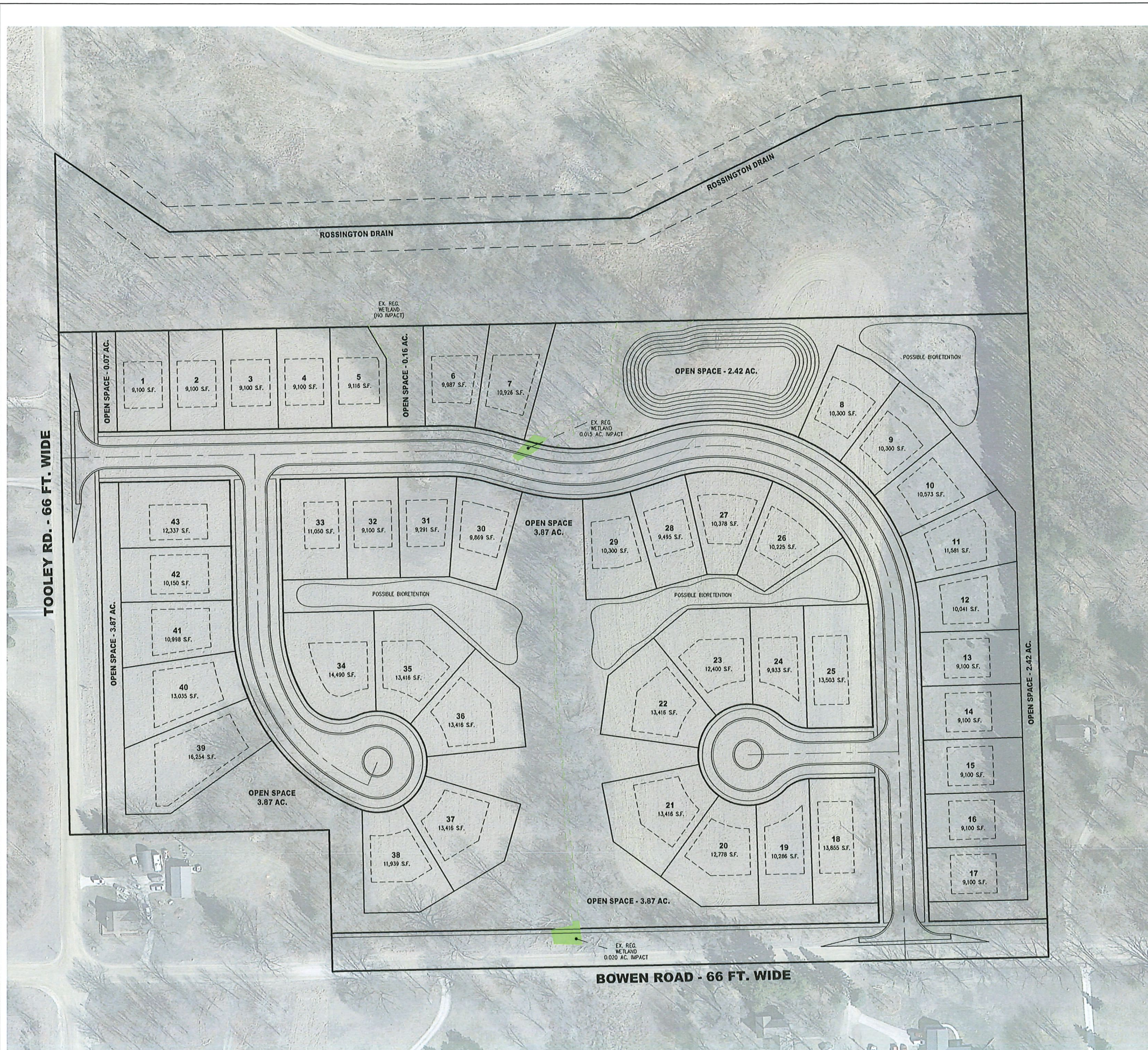
$1/8" = 1'-0"$



LEFT ELEVATION

$1/8" = 1'-0"$

M:\JMLOR GROUP PROJECT FOLDERS\RYAN_JOSS\230915 - RIVERBLUFFS PH1 HOWELL\DESIGN FILES & PLAN SETS\BASE AUTOCAD FILES\RIVERBLUFFS CONCEPT 021926.DWG



SITE DATA:

Current Zoning	AR
Proposed Zoning	SFR
Gross Area	23.00 Acres
Tooley Road Right-of-Way	0.75 Acres
Bowen Road Right-of-Way	1.08 Acres
Net Area	21.17
Number of Units Proposed	43 Units
Net Density	2.03 Units/Ac.

Minimum Lot Width, Area and Setbacks:

Minimum Lot Width	70 Feet
Min Lot Area Provided	9,100 Sq. Ft.**
Front Yard (minimum)	30 Feet
Rear Yard (minimum)	40 Feet
Side Yard (minimum)	10 Feet
Side Yard (total of two)	20 Feet

Open Space Proposed: 6.53 Ac. (28%)

** Will require approval of PC, which may allow up to 10% reduction from 10,000 s.f. min.)

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN PROPERLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811

Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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JMLOR GROUP

49247 WEST ROAD WIXOM, MI 48393
TEL: 248.773.7056 - FAX: 866.890.4807

SECTION 21
T. 3 N., R. 4 E.
HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE: 2/21/2026
REVISIONS

RIVERBLUFFS

CLIENT: RYAN JOSS
13155 WAYNE ROAD
LIVONIA, MI 48150

CONCEPTUAL DEVELOPMENT PLAN

DR BY: SA
CK BY: MN
P.M. SA

SCALE: 0 30 60

JOB NO: 230915
SHEET NO: 1
SHEET 1 OF 1

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
March 24, 2026
6:30 P.M.

MEMBERS PRESENT:

Sharon Lollo	Secretary
Tim Boal	Board Representative
Trent Holman	Commissioner
Cory Alchin	Commissioner

MEMBERS ABSENT:

Wayne Williams	Chair
Matt Stanley	Commissioner

ALSO IN ATTENDANCE:

Township Planner Paul Montagno, Applicant Ryan Joss with Elmhurst Street LLC, Scott Peruski from Kimley-Horn Civil Engineering, Brandon Guest from M/I Homes and Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

Suggested by Board Representative Boal to switch New Business Items 1 and 2, to move EV Go in front of Heritage Square. **Motion** by Boal, **Second** by Holman, **“To approve the agenda.”** Motion carried.

APPROVAL OF THE MEETING MINUTES:

February 24, 2026

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

CALL TO THE PUBLIC

Angela Barbash, 4211 Crandall Rd.- Spoke on noise levels/decibels

Dan Wholihan, 8162 Majestic Blvd- 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 the meeting. There was a lawsuit McCririe vs Howell Township regarding a denied rezoning on Tooley Rd., MHOG will be branching out as their own entity, there was a sewer/water rate discussion and the debt fee on the water rate was removed which will reduce water rates, future road projects in the Township were discussed, Township emails for Trustees and Planning Commission members are being considered , Rob Spaulding was appointed as Supervisor and revision of Resident Research Committee members was approved.

ORDINANCE VIOLATION REPORTS:

Report in packet. Secretary Lollo questioned complaint regarding construction activity on Pinecroft Lane in Pine View Village.

SCHEDULED PUBLIC HEARINGS:

- A. PC2026-05: Elmhurst St. LLC, Request to Rezone Parcel # 4706-22-100-014, Vacant Land from Agricultural Residential (AR) to Single Family Residential (SFR)- Township Planner Montagno gave an overview of the property and answered questions. It is about 22.7 acres at the intersection of Tooley Rd. and Bowen Rd. in the Agricultural Residential Zoning, they are looking to rezone to Single Family Residential. They have provided a concept plan which currently shows 44 proposed homes. Future Master Plan is intended for the site to be Residential- medium density zoning. The parcel is within the planned municipal sewer and water district. Applicant Ryan Joss with Elmhurst Street LLC spoke on his project and answered questions. **Motion** by Holman, **Second** by Boal, **“To Open the public hearing.”**

Mark Gorski, 2990 Bowen Rd.- Questioned number of houses proposed

Rod Rouse, 2484 Tooley Rd.- Spoke on opposition of development due to roads and amount of water flow that is in the area

Angela Barbash, 4211 Crandall Rd- Spoke on opposition of development due to roads and power grid

Chuck Frantjeskos, 3353 Bowen Rd- Spoke on concerns with traffic and the gravel roads

Steve Ripper, 2851 Bowen Rd- Spoke on concerns with infrastructure and development

Michael Wetherbee, 2520 Tooley Rd- Spoke on concerns with infrastructure and water flow

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

Board Representative Boal questioned conditional rezoning procedure and voiced his concerns with the gravel roads. Secretary Lollo questioned if a condition to the rezoning could include only a certain amount and/or affordable homes. Commissioner Alchin questioned if it is possible to have conditional rezoning that includes certain aspects of development. Commissioner Holman voiced his concerns with infrastructure. Discussion followed. **Motion** by Boal, **Second** by Holman, **“To deny the request to rezone parcel # 4706-22-100-104, PC2026-05 to do a request to recommend denial to the Township Board. Concerning the public infrastructure of the roads, not being able to handle that amount of future project.”** Roll Call: Alchin-yes, Lollo-yes, Holman-yes, Boal-yes. Motion passes 4-0.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Livingston County Planning's Quarterly Newsletter- Information provided
- B. Email Accounts and Document Retention Information-Zoning Administrator Hohenstein reported that the Township Board is considering providing email accounts for Trustees, Planning Commission and Zoning Board of Appeals members and document retention information is provided in the packet by Township Clerk Daus.
- C. Planning Commission Subcommittee Report- Report in packet.

- D. Appointment of new Vice-Chairperson- **Motion** by Boal, **Second** by Lolloio, **“To postpone Item 11D, appointment of new Vice-Chairperson for the Planning Commission until our next meeting.”** Motion carried.
- E. Livingston County’s Master Plan Notice- Information in packet

OLD BUSINESS:

None

NEW BUSINESS:

1. PC2026-04: EV Go, Amendment to Approved Site Plan, 1475 N. Burkhart Rd.- Planner Montagno gave a brief overview, the applicant would like to amend the previous site plan and change the location of the EV charging stations at Kensington Valley Outlets. Representative Scott Peruski from Kimley-Horn Civil Engineering answered questions. Board Representative Boal questioned the type of lighting in the parking lots. **Motion** by Boal, **Second** by Lolloio, **“To approve PC2026-04, EV Go Amendment to approved site plan at 1475 N. Burkhart Rd.”** Motion carried.
2. PC2026-01: Heritage Square (M/I Homes) PUD Phase II Final Site Plan Review, Parcel# 4706-32-400-016- Planner Montagno gave an overview of the project and answered questions. The project is a Multi-Phase Development the was originally approved in 2024 with Amendments in 2025. The final PUD plan was laid out in phases and the Final Site Plan for phases two and three were reviewed from the previous approved PUD plan and what they are proposing is consistent with the layout and design. Representative from M/I Homes Brandon Guest gave an overview of their project and answered questions. They will provide lighting and landscaping plans at their next submittal for review. They still need to acquire a Soil Erosion Permit, but all other permits have been received and are hoping to have a model home completed in June this year. Commissioner Alchin questioned if there has been a road study completed on the impact of the number of homes and traffic that will affect the Burkhart and I-96 interchange. Board Representative Boal questioned if there was an engineer’s report, how many roads in the subdivision were between 20-26 feet, if residents would be allowed to park on the road and if M/I Homes had any concerns with the Fire Marshall report. Discussion followed. **Motion** by Holman, **Second** by Lolloio with friendly amendments, **“To approve PC2026-01, Heritage Square M/I Homes PUD phase two and three, Final Site Plan review Parcel #4706-32-400-016 conditional upon final engineering report and landscaping and Fire Marshall confirmation.”** Motion carried.
3. PC2026-06: Temporary Use- Various Craft Shows, 1475 N. Burkhart Rd.- Planner Montagno gave an overview of the Temporary Use request. The applicant is looking to hold a craft show in the Center Court of the Kensington Valley Outlet Mall. These events will take place May 30th and 31st, August 29th and 30th, September 26th and 27th, and October 24th and 25th but no hours of operation were noted for when the events will take place. If any signs are present a Sign Permit will be required from the Zoning Administrator. Applicant Kaitlyn Showich gave an overview of craft show times, food trucks, bathroom facilities and trash disposal. Secretary Lolloio questioned how they will block off the food truck area and how trash will be disposed of. Commissioner Holman questioned if the food trucks would be responsible for their own trash disposal and containers. Board Representative Boal questioned if there were any concerns with the conditions or concerns from the Planner’s report and how many people they expect to attend. **Motion** by Holman, **Second** by Lolloio with friendly amendments, **“To approve PC2026-06 Temporary Use various craft shows at 1475 N. Burkhart Rd. subject to conditions of the Planners report as presented.”** Motion carried.

4. Resident Research Committee- Decibel Limits and Noise Research: Information in packet. Kristin Dennison spoke on their research of decibel limits and noise.

CALL TO THE PUBLIC:

Lorena Ermacora, 1807 Oak Squire Lane- Spoke on extending data center moratorium

Angela Barbash, 4211 Crandall Rd- Spoke on possible Native American burial site in Township and extending the moratorium

Todd Kozakiewicz, 6205 Raddatz- Spoke on noise of data centers

ADJOURNMENT:

Motion by Boal, **Second** by Holman, **“For adjournment.”** Motion carried. The meeting was adjourned at 8:40 P.M.

Date

Sharon Lollo
Planning Commission Secretary

Marnie Hebert
Recording Secretary

Vacant property on tooley rd

From Nicole Shaw [REDACTED]

Date Sun 3/1/2026 4:05 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

To whom it may concern,

I recently saw the request for the rezoning on Tooley Rd (parcel 4706-22-100-014). We live across the street (2735 Bowen rd). I know we probably speak for all of our neighbors that we are also against rezoning from AR to SFL for this property. I feel like our area has been constantly under attack between the potential data center and now the potential for group of single family homes to be built.. We love our home because of the wildlife & peacefulness that we get, adding a neighborhood of homes will increase traffic, noise and decrease homes for the animals (that we love watching everyday). Please let's keep this part of Howell as it is.... quiet, with animals and their freedom. Once we start allowing this so close to our homes, this is when our area goes down hill.

Nicole & Alan Shaw
2735 Bowen rd
Howell, mi 48855

Sent from my iPhone

NO! ~~To~~ Rezone Request!

Parcel Zoning
To Jonathan Hohenstein

RECEIVED 3-11-26

Regarding public hearing

MAR 16 2026

Vacant land on Tooley rd parcel 4706-22-100-014

HOWELL TOWNSHIP

Tried to voice my opinion to you via email - link would not go through to you - apologize for my handwriting - Arthritis - years ago we were forced out of our home on the old Tooley rd, due to Airport

Expansion! We moved just a ways down the ~~old~~ road to Bower - East of Tooley -

We have been blessed by beautiful wildlife, peaceful days, nights, and appreciation for it all.

Here are our concerns!

#1 These dirt ~~roads~~ roads are not well taken care of! They grade, next few days, same pot holes are back!

Adding more traffic to these roads will make it worse!
Not to mention how fast people fly up and down this road! Lots of accidents!

#2 We lose power A LOT!
even on a nice day! Adding homes only adds to more problems taxing the power grid!

#3 Strangers - in a scary world, we trust that nothing would happen to us -

years ago, when Howell Township, allowed sewers to go through property next to ours, we had strangers on our property, trespassers who drained a ton of water onto our property!

The grade was changed in the field and now when we have downpours, the water pours across our yard and washes away any progress we had made without ~~lawn~~ lawn!

The Township did nothing, except we were able to take some rocks from that soil field ~~next~~ next to us!

We just want to keep our
quiet life - More houses -
More problems!

And, unfortunately I don't
see Township doing anything
to solve any problems -

Thank you for reading -

Linda & William Turner
2700 Bowen Rd Howell, NJ 08855

Just another comment -
After writing this, we lost power
again! With no storm.

Thank you
for your time



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: March 18, 2026

Land Use and Zoning Analysis For Howell Township, Michigan

Applicant:	Elmhurst Street, LLC
Project Name:	Riverbluff Rezoning
Location:	Parcel # 4706-22-100-014
Current Zoning:	AR - Agricultural Residential
Action Requested:	Rezoning from AR - Agricultural Residential to SFR - Single Family Residential

PETITION

The applicant is requesting a rezoning for parcel #4706-22-100-014 at the northeast corner of Tooley Rd. and Bowen Rd. The petitioner requests to rezone the approximately 22.27-acre site from AR - Agricultural Residential to SFR - Single Family Residential (shown on Figure 1 on the next page).

The applicant has stated that the reason for the proposed rezoning is to develop a single-family site condominium. A concept site plan that is not being reviewed as part of this rezoning petition was submitted along with the application.

SITE DESCRIPTION/CURRENT USE

The subject site is approximately 22.27-acres and is rectangular in shape except for roughly 184 by 339 foot parcel that cuts out the southwest corner of the subject parcel located immediately at the intersection of Tooley Rd. and Bowen Rd. The site is surrounded by residential to the west, south and east. There is an undeveloped wooded parcel to the north. The site is currently

undeveloped but appears to be used for crop farming. There are trees along the perimeter of the site along with a row of trees that runs through the middle from north to south.

Figure 1 - Aerial Image of Site and Surroundings



Source: Livingston County Parcel Viewer

SURROUNDING ZONING, LAND USE, AND FUTURE LAND USE

Table 1 below 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	Farm Land	Residential – Medium Density
North	SFR – Single Family Residential	Vacant	Residential – Medium Density
South	SFR – Single Family Residential	Residential	Residential – Medium Density Residential – Low Density
East	AR – Agricultural Residential	Residential	Recreation and Preservation

West	AR – Agricultural Residential	Residential	Residential – Medium Density
Southwest	RT - Research & Technology	Airport Property	Airport

Figure 2. Zoning of Subject Properties

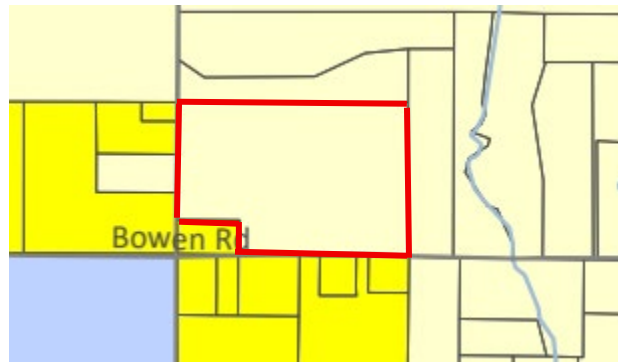
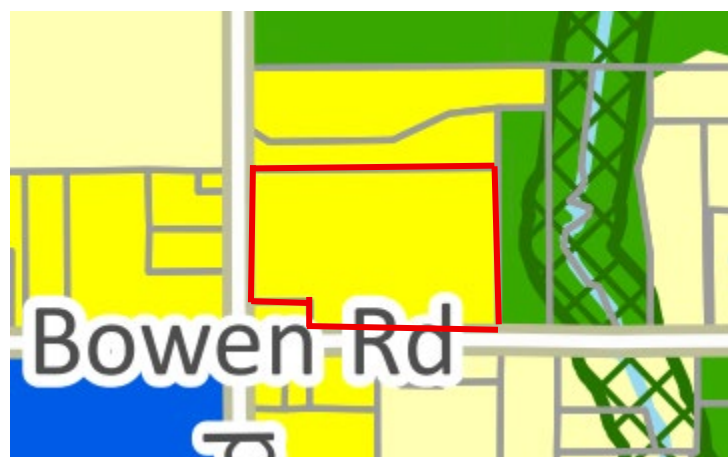













Figure 3. Future Land Use Map



 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	

As shown in Table 1 and Figure 2, the subject parcel and the parcels to the north and east are all zoned AR – Agricultural Residential. The parcels to the South and west are zoned as SFR – Single Family Residential.

The Future Land Use map designates the subject site as Residential – Medium Density along with the parcels to the north, south and west. The parcel to the east is designated as Recreation and Preservation.

The Master Plan states the following regarding Medium Density Residential: These areas are intended to provide more dense housing in close proximity to developed areas. These areas would support attached multifamily developments that might include duplexes, single story attached condos, townhomes, or even low-density apartment complexes. All of these housing products should have design characteristics that are similar to the single-family development that exists in the surrounding areas of the Township. These developments should have similar amenities to single family neighborhoods such as sidewalks, pedestrian scale lighting and neighborhood scale parks. The intent of these areas are to have higher density development closer to more intense land uses so that residents have more direct access to retail, services and transportation.

DEVELOPMENT POTENTIAL

Current Zoning

The current AR – Agricultural Residential zoning 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 SFR – Single Family Residential zoning is to provide for single family housing neighborhoods free from other uses except those which are (1) normally accessory and (2)

compatibly supportive and convenient to the residents living within such a district. The size of lots and parcels in this district should be planned to be of such an area and width and density so that on-site water supply and wastewater disposal systems are not to be permitted and development can only be allowed if and when public water supply and wastewater sanitary sewer systems are available as a direct abutting service to each lot or parcel planned to be used for housing or other permitted use in the district. The language of the PURPOSE shall not preclude development of existing lots and parcels where sewer and or water are not available provided they or any future subdivision of them can meet the onsite water supply and wastewater disposal permit requirements of the Livingston County Public Health Department and other requirements of the SFR Zoning District and this Zoning Ordinance.

Permitted uses in the SFR district are primarily single-family housing and accessory uses. The district also allows for state licensed day care and foster care facilities.

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 zoning plan on page 16 of the Township Master Plan indicates that the zoning associated with the Residential – Medium Density future land use designation is MFR – Multiple family residential. The proposed SFR zoning district is less dense than MFR, but still consistent as far as they are both intended for residential use.

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 site is surrounded by single family residential uses. The Livingston County Airport is to the southwest of the site, but the flight path of planes does not go towards the subject site.

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

The site is within the Township’s planned municipal sewer and water districts. The roads that provide access to this site are not paved. Based on the concept plan, the site could be developed for potential 43 new homes which might generate 406 daily vehicle trips based on the ITE trip generation manual.

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

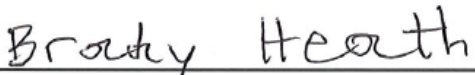
The proposed rezoning would be better suited for the area because it aligns with the policies and uses proposed in the Master Plan. The site is generally surrounded by existing residential uses.

RECOMMENDATIONS

The Planning Commission should review each of the findings from Section 23.02.D.5 in the Zoning Ordinance to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.



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



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

#308-2603

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



Livingston County Department of Planning

April 16, 2025

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

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

Re: Planning Commission Review of Z-09-26

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, April 15, 2026, and reviewed the rezoning request detailed above. The County Planning Commissioners made the following recommendations:

Z-09-26 Approval. The proposed rezoning from AR to SFR is consistent with the overall goals and policies of the 2023 Howell Township Master Plan and the 2026 Livingston County Master Plan.

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

Department Information

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

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

Web Site
[Milivcounty.com/planning](https://milivcounty.com/planning)

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

Agendas and meeting minutes are available at:
<https://milivcounty.gov/planning/commission/>



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, April 15, 2026– 6:30 p.m.

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

Agenda

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

1. Call to Order
2. Pledge of Allegiance
3. Roll and Introduction of Guests
4. Approval of Agenda – April 15, 2026
 - A. Welcome New Planning Commissioner Sally Witkowski
5. Approval of Meeting Minutes – March 18, 2026
6. Call to the Public
7. Zoning Reviews
 - A. Z-07-26 Green Oak Township Text Amendments, Section 38-171 Accessory Buildings and Structures
 - B. Z-08-26 Green Oak Township Conditional Rezoning, Section 29, LB to LI
 - C. Z-09-26 Howell Township Rezoning, Section 22, AR to SFR
 - D. Z-10-26 Oceola Township Text Amendments, Section 4.02 Schedule of Regulations
 - E. Z-11-26 Conway Township Text Amendments, Section 13.11 Moratoriums
8. Old Business
9. New Business
 - A. Resolution to Oppose Preempting Local Control for Residential Zoning Standards and Regulations
10. Reports
 - A. 2026 Citizen Planner Program Update – Classes begin April 23rd

Department Information

Administration Building
304 E. Grand River Ave.
Suite 206

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

•
Web Site
Milivcounty.com/planning

11. Commissioners Heard and Call to the Public

12. Adjournment

DRAFT
LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES
County Administration Building
304 E. Grand River Ave.
Howell, Michigan
April 15, 2026
6:30 p.m.

COMMISSIONERS PRESENT: Matt Ikle, Bill Call, Dennis Bowdoin, Sally Witkowski, Kevin Galbraith, Chuck Wright, Margaret Burkholder

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Scott Barb, Rob Stanford, Martha Haglund, Abby Carrigan

OTHERS PRESENT: Bruce Powellson; Sign-in sheet attached for resident attendees

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Ikle at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL AND INTRODUCTION OF GUESTS:**
4. **APPROVAL OF AGENDA:**

Commissioner Action: IT WAS MOVED BY COMMISSIONER GALBRAITH TO AMEND THE AGENDA TO ADD AN "ITEM 4.A" TO THE AGENDA, TO WELCOME NEW PLANNING COMMISSIONER SALLY WITKOWSKI. SECONDED BY COMMISSIONER WRIGHT.

All in favor, motion passed

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE AMENDED AGENDA, DATED APRIL 15, 2026. SECONDED BY COMMISSIONER GALBRAITH.

All in favor, motion passed

- A. WELCOME AND INTRODUCTION OF NEW PLANNING COMMISSIONER SALLY WITKOWSKI**

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

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES DATED MARCH 18, 2026. SECONDED BY COMMISSIONER GALBRAITH.

All in favor, motion passed

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

7. REZONING REVIEWS:

A. Z-07-26 GREEN OAK TOWNSHIP, TEXT AMENDMENTS
SECTION 38-171 ACCESSORY BUILDINGS AND STRUCTURES

The Green Oak Township Planning Commission is proposing to amend their Zoning Ordinance to revise the setback and height standards for Accessory Buildings and Structures. Staff have reviewed the proposed amendment for compatibility with the existing ordinance language.

Township Recommendation: Approval. The Green Oak Township Planning Commission held a Public Hearing on November 5, 2025. There were no public comments. The Township Planning Commission recommended approval at their March 5, 2026, meeting.

Staff Recommendation: Approval. The proposed language adds clarity to the standards for accessory buildings and are consistent with the Township Zoning Ordinance

Commissioner Discussion: Commissioner Wright asked about the setback requirement listed in the first table being 0-20 when it should be 5-20. He also asked about how cargo containers would apply to the Ordinance.

Public Comments: None

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

Motion Passed: 7-0

B. Z-08-26 GREEN OAK TOWNSHIP, CONDITIONAL REZONING
LOCAL BUSINESS (LB) TO CONDITIONAL LIMITED INDUSTRIAL (LI) SECTION 29

Current Zoning: Local Business (LB)

Proposed Zoning: Limited Industrial (LI)

Section: 29

Township Master Plan: General Commercial: *Commercial uses are larger in scale and cater to a regional market. These areas have a closer relationship with highway uses and could include automobile related services, restaurants, shopping centers, etc. The criteria for location of these uses include accessibility to water and sewers, direct access to paved roads and lands capable of supporting development. General Commercial is appropriate near US-23 and M-36, US-23 and Eight Mile, and US-23 and Lee Road, and at select locations along Grand River Avenue, as designated on the Future Land Use Plan.*

The Master Plan designates this parcel as General Commercial, that corresponds with the Local Business and Highway Commercial in the Township Master Plan. The proposed zoning to Limited Industrial is not consistent with Township Master Plan. While the conditions limit some intensive uses that could be proposed for this property, the broader area appears to primarily be envisioned for commercial development near the highway and along M-36.

Outlined in Section 38-542 of the Township Zoning Ordinance the Conditional Rezoning Process, the general procedure requires the inclusion of a concept or site plan that complies with the 38-71 (3) (Required Data for Site Plans). It appears that a concept plan with the required data was not included with the application. Although no site changes are being proposed at this time, a concept plan should still be submitted for recording alongside the conditions per the Township Zoning Ordinance.

The conditional rezoning process did not include a public hearing to gather comments on the proposal. The original public hearing was noticed as a straightforward rezoning from LB to LI. Once the application was revised to a conditional rezoning, it should have been re-noticed to surrounding landowners and republished in the newspaper as a conditional rezoning with a new public hearing.

Township Planning Commission Recommendation: Approval. The Green Oak Township Planning Commission held a public hearing for the rezoning request from Local Business to Limited Industrial at their February 19, 2026, meeting. The original request was for a straightforward rezoning that did not offer conditions. Public comments included an individual that spoke about preferring commercial uses over industrial and the listing broker for the property spoke about site conditions and the surrounding land uses.

At the March 05, 2026, Planning Commission meeting the rezoning request was discussed as a conditional rezoning from Local Business to Conditional Limited Industrial. There was not a public hearing to hear comments for the revised Conditional Rezoning request. Following discussion Township Planning Commission recommended Approval.

Staff Recommendation: Disapproval: The proposed conditional rezoning is inconsistent with the Township Master Plan and would diminish the availability of commercial uses that have been envisioned for the area. Future permitted uses under Limited Industrial could conflict with existing commercial establishments. Furthermore, the conditional rezoning did not follow the correct procedure in the Township Zoning Ordinance with the absence of a concept plan; and the request should have been re-published along with a new public hearing once the applicant revised their request to be conditional.

Commissioner Discussion: Commissioner Galbraith asked when the last master plan for the Township was approved. Commissioner Bowdoin is in favor of disapproval due to it not following the master plan, following procedure and not holding a separate public hearing after a major change to the application.

Public Comments: None

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL, SECONDED BY COMMISSIONER BURKHOLDER TO RECOMMEND DISAPPROVAL; THE CONDITIONAL REZONING IS INCONSISTENT WITH THE MASTER PLAN AND DID NOT FOLLOW THE CORRECT PROCEDURE REQUIRED IN THE TOWNSHIP ZONING ORDINANCE.

Motion Passed: 7-0

**C. Z-09-26 HOWELL TOWNSHIP, REZONING
SECTION 22 AGRICULTURAL RESIDENTIAL (AR) TO SINGLE FAMILY RESIDENTIAL (SFR)**

Current Zoning: Agricultural Residential (AR)

Proposed Zoning: Single Family Residential (SFR)

Section: 22

Township Master Plan: Medium Density Residential: *These areas are intended to provide more dense housing in close proximity to developed areas. These areas would support attached multifamily developments that might include duplexes, single story attached condos, townhomes, or even low-density apartment complexes. All of these housing products should have design characteristics that are similar to the single-family development that exists in the surrounding areas of the Township. These developments should have similar amenities to single family neighborhoods such as sidewalks, pedestrian scale lighting and neighborhood scale parks. The intent of these areas is to have higher density development closer to more intense land uses so that residents have more direct access to retail, services, and transportation."*

The proposed rezoning application as submitted aligns with the policies and goals of the Howell Township Master Plan and does, in effect, allow a potentially better suited residential development on the parcel than would be allowed with any multifamily use. The Township Master Plan indicates developments within the Medium Density Residential classification should have similar amenities to single family neighborhoods such as sidewalks and pedestrian scale lighting and have direct access to retail, services, and transportation. Any concerns over the number of homes allowed on the site should be addressed during the site plan review process along with access agreements to maintain the gravel and/or paved roads.

Township Planning Commission Recommendation: Disapproval: The proposed rezoning was recommended for disapproval at their March 24, 2026, public hearing. There were comments from surrounding property owners concerned with potential increase in the number of homes allowed on the property.

Staff Recommendation: Approval: The proposed rezoning from AR (Agricultural Residential) to SFR (Single Family Residential) is consistent with the overall goals and policies of the 2023 Howell Township Master Plan and the 2026 Livingston County Master Plan.

Commissioner Discussion: Commissioners discussed the Township Master Plan designation and surrounding land uses. Commissioner Bowdoin believes the township still has a lot of control at the site plan level. Commissioner Witkowski inquired about the road condition and maintenance of the road.

Public Comments:

Debbie Mannisto, Howell Township: Lives near the proposed rezoning and is in support of the Township's Planning Commission to disapprove the rezoning. She is concerned with road maintenance and traffic.

Tim Boal, Howell Township: Serves on the Township Planning Commission and spoke about the potential increase in traffic counts and traffic.

Toni Michaels, Howell Township: Lives near the proposed rezoning and spoke about potential Native American burial grounds in the area.

Pam Adas, Howell Township: Spoke in support of the townships' decision to deny the rezoning.

Michelle Vecheta, Howell Township: Lives near the proposed rezoning and wants it to remain Agricultural.

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

Motion Passed: 7-0

D. Z-10-26 OCEOLA TOWNSHIP TEXT AMENDMENTS
SECTION 4.02 SCHEDULE OF REGULATIONS

The Oceola Township Planning Commission proposes to amend section to Section 4.02 Schedule of Regulations, of the township zoning ordinance, which pertains to the regulation of land divisions. The township relies solely on the state statute and has no separate land division ordinance. The text amendments were reviewed relative to compliance with the Michigan Land Division Act (MCL 560.108)—specifically subsections (2)(i), (2)(ii), and (6), in relation to approved Senate Bill No. 23, which included amendments to Section 560.108 of the Michigan Land Division Act.

Township Planning Commission Recommendation: Approval. Oceola Township Planning Commission held a public hearing regarding the proposed amendments on March 10, 2026. Minutes of the meeting were not available at the time of this review. The Oceola Township Planning Commission recommended Approval of the proposed amendments at the March 10, 2026, Planning Commission Meeting.

Staff Recommendation: Approval. The proposed amendment appears to be fully compliant with the Michigan Land Division Act. It is consistent with both the mandatory provisions of Section 108(2)(i) and (ii) and the optional framework established under Section 108(6). The Township's decision to opt out is clearly authorized, does not conflict with state law, and does not create any new regulatory obligations. While the amendment does not expand local authority, it effectively clarifies the Township's intent to operate within a limited, state-defined land division framework.

Commissioner Discussion: Commissioner Wright suggested all Townships make amendments as soon as possible to comply with the new State law.

Public Comments: None

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN, SECONDED BY COMMISSIONER WRIGHT TO RECOMMEND APPROVAL.

Motion Passed: 7-0

**E. Z-11-26 CONWAY TOWNSHIP TEXT AMENDMENTS
SECTION 13.11 MORATORIUMS**

The Conway Township Planning Commission proposes to add a new section to the township zoning ordinance within Article 13: Special Land Uses, entitled: “Section 13.11 Moratoriums”, which pertains to the process to allow the Township Planning Commission to request a moratorium when needed from the Township Board, whereby subsequently, the Township Board of Trustees imposes a moratorium by resolution.

Township Planning Commission Recommendation: Approval. Conway Township Planning Commission held a public hearing regarding the proposed amendments on March 9, 2026. There was one resident who spoke about the amendments. The Conway Township Planning Commission recommended Approval of the proposed amendments at the March 9, 2026, Planning Commission Meeting.

Staff Recommendation: Approval With Conditions. The proposed ordinance is fundamentally sound and likely defensible against legal challenge, if properly implemented, however incorporating the following conditions will better align it with Michigan case law and planning best practices.

- It’s recommended that the ordinance be revised to narrow the scope of potential moratoria. Rather than authorizing a suspension of “any and all applications, permits, rezonings, licenses, or approvals,” the language should require that any moratorium be specifically tailored to clearly defined land uses, geographic areas, or regulatory gaps. This will help ensure that any imposed moratorium is proportional to the identified planning concern and not interpreted as a blanket prohibition.
- It’s recommended that the ordinance should include more explicit standards for when a moratorium is appropriate. This could include criteria such as the identification of a demonstrated and documented planning deficiency, evidence of a land use trend or development pressure that current regulations do not adequately address, or a finding that immediate action is necessary to prevent potential adverse impacts. Establishing such standards will reduce the risk of arbitrary application and strengthen the Township’s position under judicial review.
- It’s recommended that the ordinance be revised to clarify that active and ongoing planning efforts will be undertaken during the moratorium period. This may include a requirement that the Township or Planning Commission adopt a work plan, initiate ordinance amendments, hold public hearings, or otherwise demonstrate measurable progress toward resolving the issues that prompted the moratorium. Including this requirement directly addresses concerns raised in Bell River Associates and reinforces that the moratorium is being used in good faith.
- It’s recommended that the Township consider requiring periodic review or status reporting during the moratorium period, particularly if an extension is contemplated. This could involve interim reports to the Township Board or public updates on the status of planning activities. Such a provision promotes transparency and accountability while further demonstrating that the moratorium remains necessary and appropriately limited.
- The ordinance could be strengthened by clarifying that extensions are not automatic and must be supported by updated findings demonstrating both continued necessity and documented progress toward completion of the underlying planning work.

Commissioner Discussion: Commissioner Wright requested clarification on the legislation approved in the staff review. Commissioner Ikle wanted clarification regarding moratoriums that are reactionary in nature. Moratoriums should be proactive, as a regulatory tool that is used before any application comes before the township.

Public Comments: Mark Mannisto spoke about the importance of moratoriums and is supportive of them.

Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER, SECONDED BY COMMISSIONER GALBRAITH TO RECOMMEND APPROVAL WITH CONDITIONS THAT ARE OUTLINED IN PLANNING STAFF'S REVIEW.

Motion Passed: 7-0

8. OLD BUSINESS

9. NEW BUSINESS

10. REPORTS

A. Resolution To Oppose Preempting Local Control for Residential Zoning Standards and Regulations

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

TO APPROVE THE PLANNING COMMISSION RESOLUTION THAT OPPOSES THE PREEMPTION OF LOCAL CONTROL FOR RESIDENTIAL ZONING STANDARDS AND REGULATIONS IN HOUSE BILLS 5529-5532 AND 5581-5585 OF 2026.

Motion Passed: 7-0

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: Dan Bonello discussed the importance of requiring developers to state the purpose of their applications at time of submittal so local decision makers have all the information needed. Mark Mannisto again on moratoriums that are currently active around the county and how they are a great tool to allow local planning commissions to formulate policies and ordinance changes.

12. ADJOURNMENT

Commissioner Action: MOTION BY COMMISSIONER BURKHOLDER SECONDED BY COMMISSIONER CALL TO ADJOURN AT: 7:48 P.M.

**LIVINGSTON COUNTY PLANNING COMMISSION
RESOLUTION
OPPOSING LEGISLATION PREEMPTING LOCAL CONTROL FOR
RESIDENTIAL ZONING STANDARDS AND REGULATIONS
April 15, 2026**

Whereas, House Bills 5529 through 5532 and 5581 through 5585 of 2026 have been introduced in the State of Michigan House of Representatives and referred to committees for consideration; and

Whereas, the House Bills preempt local zoning regulations, imposing statewide requirements related to minimum lot sizes, duplex housing, accessory dwelling units (ADUs), parking requirements, dwelling unit sizes, setback standards, and development review processes; and

Whereas, local zoning and housing standards are carefully developed to align with the capacity of roads, stormwater systems, water and sewer infrastructure, and police and fire services, and are integrated with long-range master plans, capital improvement plans, and municipal budget forecasting; and

Whereas, if enacted into law communities could not consider their unique housing needs that require careful consideration of infrastructure availability and traffic impacts; and

Whereas, if enacted into law, the policy would increase residential density, thereby placing additional pressure on public services, the costs of which are ultimately incurred by local municipalities.

Whereas, local communities have been and continue to work to address housing supply and availability through Master Plan and Zoning Ordinance updates; and

Whereas, if enacted into law a municipality with any existing residential policy, practice, regulation, rule, or ordinance in conflict with the proposed legislation would be null and void; and

Whereas, Michigan has historically recognized that zoning and land use decisions are best made at the local level, where elected officials and planning bodies have the greatest understanding of community character, infrastructure capacity and long-term development goals.


THEREFORE, BE IT RESOLVED that the Livingston County Planning Commission opposes the preemption of local control to regulate residential standards in House Bills: 5529 through 5532 and 5581 through 5585 of 2026.

BE IT FUTHER RESOLVED, the Livingston County Planning Commission urges the Michigan Legislature to preserve local zoning authority and work collaboratively with municipalities to address housing needs and development policy in a manner that respects local planning processes.

Motion to Adopt Resolution by Commissioner Wright, Supported by Commissioner Call.

Yeas: 7

Nays: 0




Kevin Galbraith, Secretary
Livingston County Planning Commission



Matt Ikle, Chair
Livingston County Planning Commission

Date of Adoption: April 15, 2026

	LIVINGSTON COUNTY PLANNING DEPARTMENT REZONING REQUEST	CASE NUMBER:
		Z-09-26

COUNTY CASE NUMBER:	Z-09-26	TOWNSHIP:	Howell Township
REPORT DATE:	April 8, 2026	SECTION NUMBER:	Section 22
STAFF ANALYSIS BY:	Scott Barb	TOTAL ACREAGE:	22.27 acres

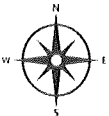
APPLICANT / OWNER:	Elmhurst St. LLC
LOCATION:	Tooley/Bowen Roads
LAND USE:	Currently vacant parcel; open field, potential cropland

CURRENT ZONING:	REQUESTED ZONING:
AR – Agricultural Residential	SFR – Single Family Residential
PERMITTED/SPECIAL USES (Not all inclusive):	PERMITTED/SPECIAL USES (Not all inclusive):
<u>Permitted:</u> AR: Tree & small fruit production, field crops, livestock and poultry production, apiaries, greenhouses, child & adult family day care homes, adult & foster care homes, agricultural buildings, churches, stables.	<u>Permitted:</u> SFR: Single family dwellings, state licensed day care, state licensed foster care.
<u>Special:</u> AR: Confined animal feedlots, airports & landing fields, campgrounds & day camps, public & private cemeteries, agribusiness, state licensed day care facilities, home businesses.	<u>Special:</u> SFR: State licensed day care (7 to 12 individuals), adult & childcare, rearing & housing of horses, mules, & other domesticated animals.

Minimum Lot Areas: AR: One acre; SFR: 10,000 sq. ft. with public sewer

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:	ESSENTIAL FACILITIES AND ACCESS:
The proposed rezoning was recommended for disapproval at the March 24, 2026, public hearing. There were comments from surrounding property owners concerned with potential increase in the number of homes allowed on the property.	Water: Within planned water district
	Sewer: Within the planned sewer district
	Access: Property can be accessed via Tooley or Bowen Roads

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:

	Land Use:	Zoning:	Master Plan:
Subject Site:	Vacant	AR Agricultural Residential	Medium Density Res.
	To the North:	Vacant/Cropland	AR Agricultural Residential Medium Density Residential
	To the East:	Single Family Home	AR Agricultural Residential Recreation and Preservation
	To the South:	Single Family Homes	SFR Single Family Residential Medium Density Residential & AR
	To the West:	Single Family Homes	SFR Single Family Residential Medium Density Residential

ENVIRONMENTAL CONDITIONS:

Soils / Topography:	The site is composed primarily of Miami loamy sands with 2 to 6 percent slopes that have fair stability and slight septic limitations.
Wetlands:	The MIDEQ map tool designates the parcel as uplands.
Vegetation:	The parcel is currently vacant cropland with both agricultural and residential potential.
County Priority Natural Areas:	There are no priority natural areas on site. The Shiawassee River lies east of the subject property.

TOWNSHIP MASTER PLAN DESIGNATION:

The Howell Township Future Land Use Map (2023) designates the subject parcel as a **Medium Density Residential** area. The Township Master Plan states the following regarding the Agricultural/Rural Residential future land use classification:

“These areas are intended to provide more dense housing in close proximity to developed areas. These areas would support attached multifamily developments that might include duplexes, single story attached condos, townhomes, or even low-density apartment complexes. All of these housing products should have design characteristics that are similar to the single-family development that exists in the surrounding areas of the Township. These developments should have similar amenities to single family neighborhoods such as sidewalks, pedestrian scale lighting and neighborhood scale parks. The intent of these areas is to have higher density development closer to more intense land uses so that residents have more direct access to retail, services, and transportation.”

The 2023 Howell Township Master Plan and Future Land Use Map indicates that the parcel is well intentioned for residential development. Residential land uses included in this classification include single family homes that are less intense than the multifamily uses that are comparable within the same district. As proposed, the rezoning is supported by the Howell Township Master Plan and single family homesites would be a better use of the property than apartments, duplexes, or other forms of multifamily use.

COUNTY COMPREHENSIVE PLAN:

The current 2026 Livingston County Master Plan is in the final approval process currently. 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 (Ag Residential) to SFR (Single Family Residential) for the purpose of developing a 43-unit subdivision on the subject parcel. The proposed rezoning is subject to the requirements for rezoning of land as stated in the Howell Township Zoning Ordinance section 23.02.D.5. Those requirements are detailed below:

1. **Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.** The proposed site is classified as a residential use and accommodates single family homes that would be less intense than other forms of multifamily housing as stated in the Howell Township Master Plan.
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 the surrounding uses and land use classifications around the subject site.
3. **Whether any public services and facilities would be significantly or adversely impacted by a development or use allowed under the requested zoning.** The site is within planned water and sewer districts and no significant impact on roads is foreseen. Agreements to maintain any gravel and/or paved roads should be included within a proposed site plan for the development.
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 proposed rezoning is compatible with the Township Master Plan and will be surrounded by existing residential uses.

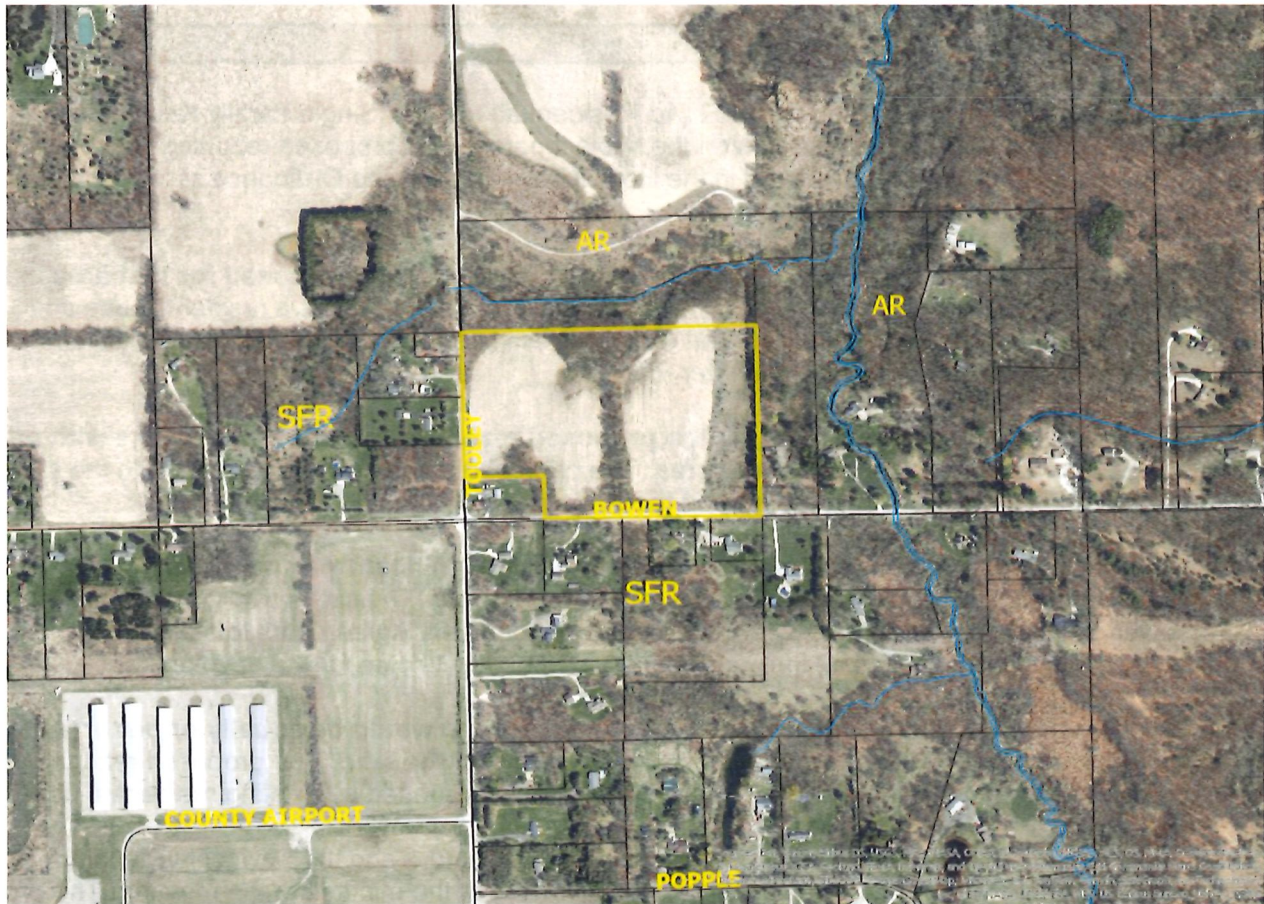
Based on our review, the request to rezone is not conditional in nature and the Township Planning Commission comments reference a separate process as stated in the minutes of the meeting. The proposed rezoning application as submitted aligns with the policies and goals of the Howell Township Master Plan and does, in effect, allow a potentially better suited residential development on the parcel than would be allowed with any multifamily use. The Township Master Plan indicates developments within the Medium Density Residential classification should have similar amenities to single family neighborhoods such as sidewalks and pedestrian scale lighting and have direct access to retail, services, and transportation. Any concerns over the number of homes allowed on the site should be addressed during the site plan review process along with access agreements to maintain the gravel and/or paved roads.

The request to rezone the 22.27-acre parcel from AR to SFR is compatible with the Howell Township Master Plan as it aligns with the overall goals and policies of the Township's vision for this immediate and surrounding area.

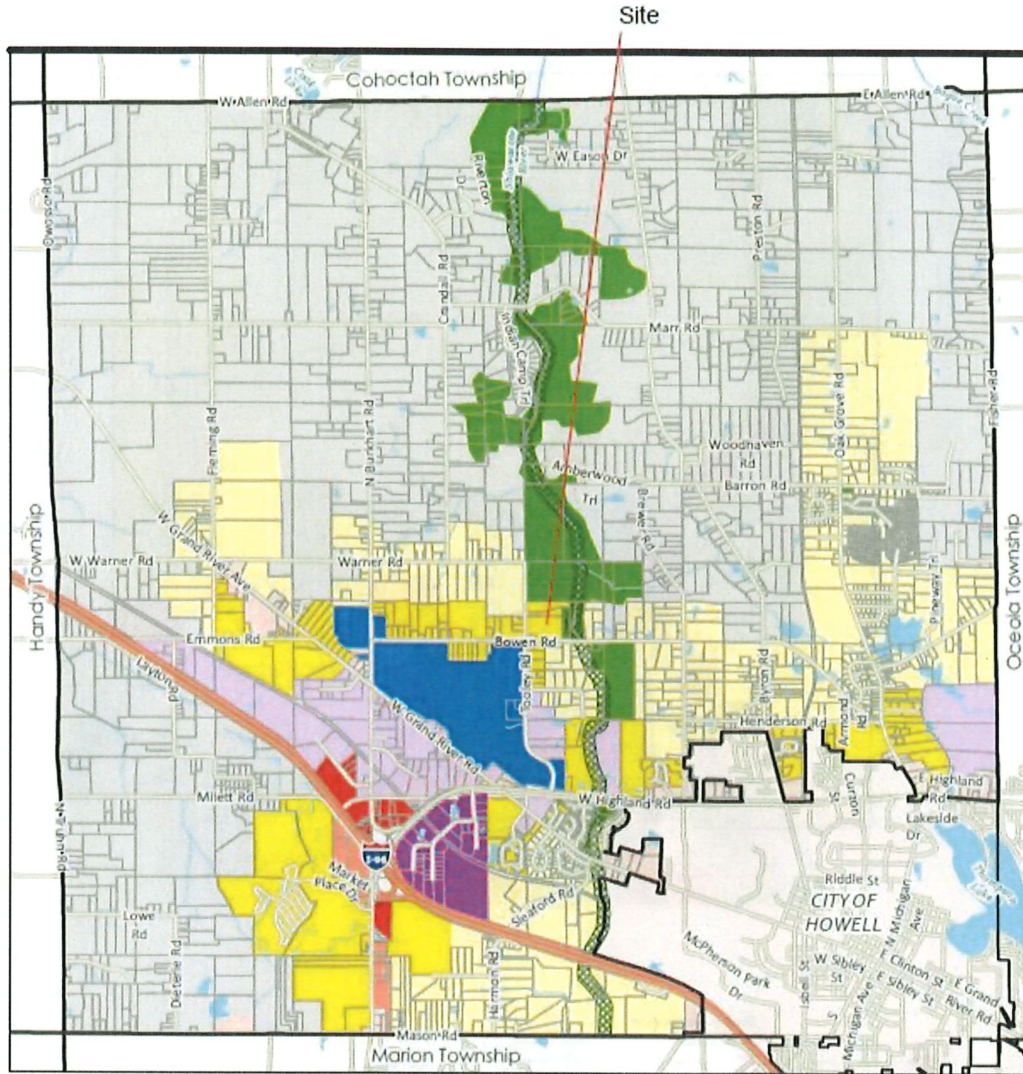
COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL. The proposed rezoning from AR (Agricultural Residential) to SFR (Single Family Residential) is consistent with the overall goals and policies of the 2023 Howell Township Master Plan and the 2026 Livingston County Master Plan.

EXISTING LAND USE MAP WITH SURROUNDING ZONING



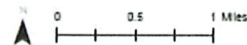
FUTURE LAND USE MAP



- | | |
|---------------------------|-----------------------------------|
| 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

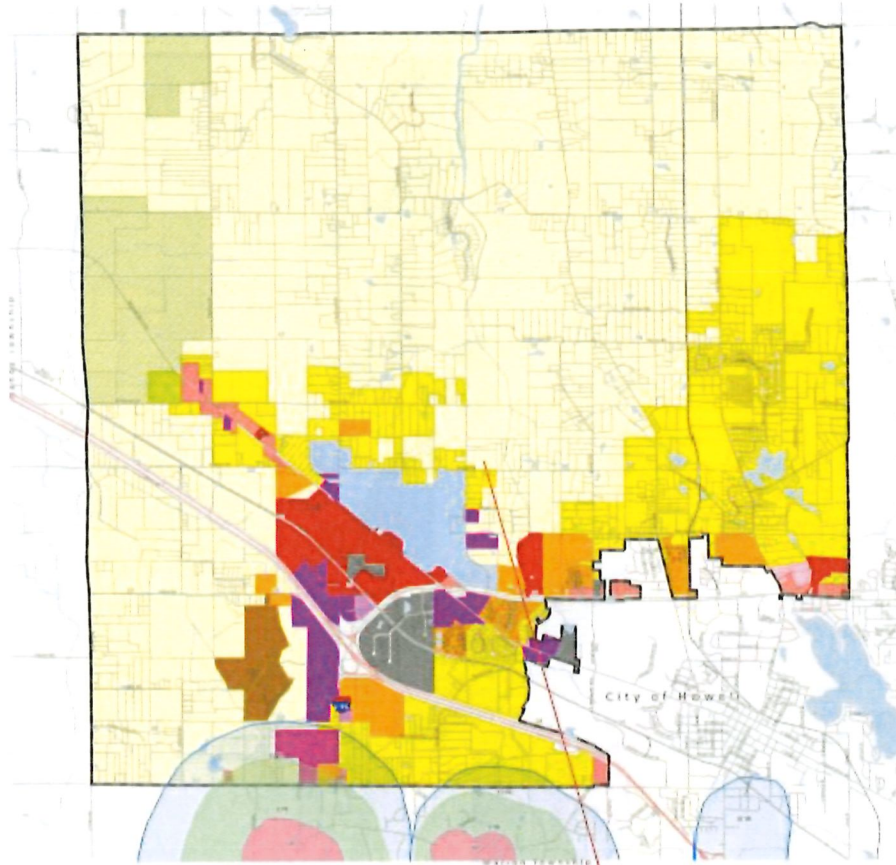
Howell Township
Livingston County, Michigan



Data: Livingston County, State of Michigan
 Prepared by: Carlisle/Worlman Associates, Inc.
 Date: December 7, 2022



TOWNSHIP ZONING MAP



Site of Rezoning

Zoning Designation			
■ Conditional Zoning	■ OX - Office Service	■ RT - Research & Technology	■ R-100 - Residential Medium Density
■ R20 - Planned Office Development	■ NSD - Neighborhood Service Commercial	■ R-100 - Residential Single-Detach	■ R-100 - Residential Single-Detach
■ AA - Agricultural Residential	■ HSC - High-Density Service Commercial	■ Wellhead Protection Areas	■ R-100 - Residential Single-Detach
■ SR - Single-Family Residential	■ NSD - Neighborhood Service Commercial	■ FPA	■ R-100 - Residential Single-Detach
■ MHA - Multiple-Family Residential	■ R-100 - Residential Single-Detach	■ FPA	■ R-100 - Residential Single-Detach
■ R-100 - Residential Single-Detach	■ Industrial	■ FPA	■ R-100 - Residential Single-Detach

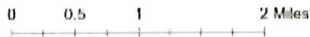
CERTIFICATION

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

Township Supervisor: *Mike West* Date: 10/18/21
 Township Clerk: *Janice Reed* Date: 04-08-26

ZONING DISTRICTS MAP

Howell Township
Livingston County



11D

Monthly Permit List

05/04/2026

1/5

ADD REU

Permit #	Applicant	Address	Fee Total	Const. Value
PREU26-001	SE METRO PROPERTY SERVICES LLC BRET RUSELL	3480 W GRAND RIVER AVE	\$3000.00	\$0.00
	Work Description: One REU			
PREU26-002	PUNG JACOB AND DANA	660 HENDERSON ROAD	\$3700.00	\$0.00
	Work Description: One REU			
PREU26-004	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4005 HERITAGE SQUARE	\$3000.00	\$0.00
	Work Description: One REU for open common space			
PREU26-003	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	394 SEDGEVIEW COURT	\$3000.00	\$0.00
	Work Description: One REU to water common area			

Total Permits For Type: 4
Total Fees For Type: \$12700.00
Total Const. Value For Type: \$0.00

Commercial Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P26-072	MICHIGAN DEMOLITION BRIAN	228 N BURKHART RD	\$150.00	\$0.00
	Work Description: Demolish house on the Heart of the Shepard Church property			
P26-063	KIMLEY - HORN	1475 N BURKHART RD	\$250.00	\$0.00
	Work Description: Installing electric vehicle charging system, with ten charging stations, in existing parking lot			
P26-069	SE METRO PROPERTY SERVICES LLC BRET RUSELL	3480 W GRAND RIVER AVE	\$50.00	\$0.00
	Work Description: Interior renovation of an existing building for aviation purposes.			
P26-080	LEPPEK HOLDINGS LLC	4640 W GRAND RIVER AVE	\$250.00	\$0.00
	Work Description: Commercial building per site plan approved by Howell Township Planning Commission April 22, 2025.			

Total Permits For Type: 4
Total Fees For Type: \$700.00
Total Const. Value For Type: \$0.00

MHOG

Permit #	Applicant	Address	Fee Total	Const. Value
PMHOG26-018	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$0.00	\$0.00
	Work Description: 1" Meterhorn			

PMHOG26-015	SE METRO PROPERTY SERVICES LLC BRET RUSELL	3480 W GRAND RIVER AVE	\$0.00	\$0.00
Work Description:				
PMHOG26-017	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4005 HERITAGE SQUARE	\$0.00	\$0.00
Work Description:				
PMHOG26-014	BRIGHT CECILIA L	2505 OAK GROVE RD	\$0.00	\$0.00
Work Description:				
PMHOG26-016	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	394 SEDGEVIEW COURT	\$0.00	\$0.00
Work Description:				

Total Permits For Type:	5
Total Fees For Type:	\$0.00
Total Const. Value For Type:	\$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P26-077	ELLIOTT, DAVE	3434 AMBER OAKS DR	\$50.00	\$0.00
Work Description: 22' x 16' Trex deck about 2' elevation. Removing current concrete patio				
P26-083	REDMAN NICHOLAS AND KELLY	3599 AMBER OAKS DR	\$75.00	\$0.00
Work Description: 10' x 12' shed that can NOT be attached to the concrete or ground				
P26-068	GEN PRO	199 E BARRON RD	\$10.00	\$0.00
Work Description: whole Home Generator				
P26-089	WEST MICHIGAN GLASS BLOCK	1344 BLUE PINE WAY	\$75.00	\$0.00
Work Description: Cut opening from existing 32" basement window to 49.5" in height and keep existing width and install Egress window well system with ladder.				
P26-067	RENEWAL BY ANDERSEN	5015 N BURKHART RD	\$10.00	\$0.00
Work Description: New entry and storm door				
P26-062	Armstrong Enterprises, Inc.	2323 BYRON RD	\$10.00	\$0.00
Work Description: Tear off and re-roof				
P26-082	ISWITCH ROOFS	3207 CRANDALL RD	\$10.00	\$0.00
Work Description: Tearing off old shingles and replacing with new shingles				
P26-085	SUNNY HOMES, INC	EASON - VACANT	\$75.00	\$0.00
Work Description: Single family two story home with attached garage				
P26-084	On Top Roofing	2951 FLEMING RD	\$10.00	\$0.00
Work Description: Re-roof house with attached garage roof				
P26-088	Encon Roofing LLC	4497 GRAPE VINE DR	\$10.00	\$0.00
Work Description: Remove and install new roofing on home and shed				

P26-092	COY AARON AND LIVINGSTON KATHERINE	849 HENDERSON RD	\$10.00	\$0.00
	Work Description: Installing a house generator on a concrete pad next to the garage			
P26-071	SPACESTAR DECK BUILDERS	3229 HILL HOLLOW LN	\$50.00	\$0.00
	Work Description: Removing existing deck pavers and pouring 12' x 21' concrete pad			
	Install 12' x 25' Trex deck with rails over new concrete pad			
	Installing 1' 6" of new concrete to each side of the existing driveway			
P26-073	AIS CARPET OUTLET	3296 HILL HOLLOW LN	\$50.00	\$0.00
	Work Description: Install 4' high black chain link fence with 5' gate			
P26-091	A-BETTER EXTERIOR,LLC	1973 LAYTON RD	\$10.00	\$0.00
	Work Description: Remove old shingles and replace with new shingles on house and detached garage.			
P26-087	RK CONSTRUCTION 1	455 E MARR RD	\$10.00	\$0.00
	Work Description: Remove old shingles and install new underlayment and new shingles			
P26-078	METAL MICHIGAN LLC	3598 OAK GROVE RD	\$10.00	\$0.00
	Work Description: Tear off and re-roof with 28 gauge metal roofing and fascia replacement			
P26-074	KRAWCZAK JORAN & KRISTEN & KRISTEN	4317 OAK GROVE RD	\$10.00	\$0.00
	Work Description: Tear-off and re-shingle house and attached garage			
P26-079	BEACH NICHOLAS	OWOSSO - VACANT	\$75.00	\$0.00
	Work Description: 60' x 72' x 26' pole barn Agricultural use affidavit on file			
P26-064	KNUTH CONSTRUCTION	5330 OWOSSO RD	\$75.00	\$0.00
	Work Description: New Accessory Structure			
P26-081	GOTO Roofing Inc.	5200 PRESTON KNOLLS DR	\$10.00	\$0.00
	Work Description: Re-roof on house and install seamless gutters with screens			
P26-070	SUPERIOR CUSTOM HOMES	1023 RIVER LINE DR	\$50.00	\$0.00
	Work Description: 10' x 8' treated wood deck with stairs on rear of house			
P26-066	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4125 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New Single Family Home			
P26-065	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4133 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New Single Family Home			
P26-075	SCHWARTZ ELLEN LATHAM	2071 TOOLEY RD	\$10.00	\$0.00
	Work Description: Temporary mini-greenhouses on property, to be removed before July 1st.			
P26-076	1-800 HANSONS	5799 WARNER RD	\$10.00	\$0.00
	Work Description: Tear off and re-shingle roof			

P26-086 HOME PRO EXTERIORS 1132 WILLOW LN \$10.00 \$0.00
Work Description: Tear off and re-shingle roof of existing home

Total Permits For Type: 26
Total Fees For Type: \$875.00
Total Const. Value For Type: \$0.00

Sewer Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS26-035	TITAN PLUMBING GROUP	1784 BYRON RD	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS26-032	PUNG JACOB AND DANA	660 HENDERSON ROAD	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS26-030	BRIGHT CECILIA L	2505 OAK GROVE RD	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS26-027	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4125 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS26-025	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4133 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Sewer Connection			

Total Permits For Type: 5
Total Fees For Type: \$25000.00
Total Const. Value For Type: \$0.00

Water Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS26-031	SE METRO PROPERTY SERVICES LLC BRET RUSELL	3480 W GRAND RIVER AVE	\$5000.00	\$0.00
	Work Description: water connection			
PWS26-034	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4005 HERITAGE SQUARE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS26-029	BRIGHT CECILIA L	2505 OAK GROVE RD	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS26-028	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4125 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS26-026	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4133 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Water Connection			

PWS26-033

MI HOMES OF MICHIGAN
LLC A DELAWARE LIMITED
LIABILITY COMPANY

394 SEDGEVIEW COURT

\$5000.00

\$0.00

Work Description: Water Connection

Total Permits For Type:	6
Total Fees For Type:	\$30000.00
Total Const. Value For Type:	\$0.00

Grand Total Fees:	\$69,275.00
Grand Total Permits:	50.00

Code Enforcement List

05/04/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4921 W GRAND RIVER	M & E INDUSTRIES LL	4706-20-100-010	04/16/2026	PUBLIC - COMPL	OPEN - COMPLANT RECEIVE
Complaint There is a cube truck and two folding signs blocking the clear vision site in the road right of way. I did call the Rust Doctors on Friday and asked the office personal to move the obstructions. They said they will, but they are still there. This is a safety concern as I was almost hit while pulling out of the neighboring businesses driveway.					
Comments 4/13/26 - Complaint received. Made contact at the business advised them of the complaint and concerns. Advised I would follow-up with regulations regarding temp signs and parking. 4/14/26 - Followed up with Rust Doctor employee and explained the guidelines and measured distance from roadway the proper setback distance and marked with paint. Employee moved one sign and cube van parked on the property behind paint markings. 4/16/26 - Drive-by inspection of Rust Doctor, cube van moved back into road right of way. 4/24/26 - Met with owner, provided Ordinances outlining Parking and temporary signage. He stated that he would make the correct and possibly contact the Township office for a variance. 4/26/26 - Vehicle and signs in acceptable locations					
2110 W BARRON RD	KOVAL JUSTIN ALLEN	4706-15-100-019	04/07/2026		OPEN - COMPLANT RECEIVE
Complaint Merrick Randell and Toshi Painter moved to the address in August or September 2025. They reside with at least three middle school or younger children in a 25-30 ft travel trailer. Per Michigan Law it is illegal to reside in a travel trailer. The trailer has not moved in six months, unknown where they are dumping their grey or black waste. Running an Auto repair out of the pole barn on Facebook named Friendly Turk69 757-646-3459					
Comments 4/6/26 - Made contact at the house and spoke with a woman who indicated that she was the individual residing in the camper. She stated that it was only temporary until renovations are completed in the basement of the house for her and her children to move into. I asked what the time frame for completion on the basement project but she was unable to provide a projected completion date. she referred me to the home owner Justin Koval. Koval inquired as to the what ordinance he was violation by allowing them to live in the camper and denied any business being run out of the barn. He stated he works on things in there but it was in no way a business. I advised him that i did not know the specific ordinance prohibiting the camper but I would follow up with him next week. the I would follow up with the ordinance which prohibits the camper as a dwelling 4/20/26 - Attempted to make contact at the residence, no answer. Noted the camper has been removed from the property. Spoke with complainant still maintaining a business is being ran out of barn and provided photos of vehicles. 4/27/26 - Drive-by inspection of property, same vehicles still on location, no additional noted.					

Code Enforcement List

05/04/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1682 PINECROFT LANE	PINEVIEW VILLAGE	4706-27-201-071	01/14/2026	PUBLIC - COMPL	OPEN - COMPLANT RECEIVE
Complaint					
Ongoing construction activity at the Pineview Village, new development is creating noise and vibrations in violation of Howell township Ordinance No. 123.Noise Violation:On 10/09/2025 at approximately 6:30 a.m. EST, construction activity produced load equipment and impact noise that was plainly audible inside my residence and woke my household.On 01/08/2026 and approximately 6:32 a.m. EST, a heavy dumpster delivery and construction activity again produced noise plainly audible and inside my residence and woke my household.Both incidents occurred prior to the permitted 7:00a.m. start time for construction activity under Township Ordinance No. 123.Vibration Violations:On most weekdays during active construction, Heavy machinery (including excavators, compactors, and trucks) produces vibrations that are felt inside my residence. Ordinance No. 123 requires vibrations from any operation to be controlled so they cannot be felt beyond the property line. These vibrations are perceptible inside my home and disturb normal use and enjoyment of the residence.I am requesting Township Investigation and enforcement of the noise and vibration provisions of Ordinance No. 123					
Comments					
01/12/26 - Email received from resident of Pineview Village in reference to construction activity prior to 0700. Responded to resident advising him to complete Ord Enforcement Complaint form.					
01/13/26 - Arrived in Pineview Village 6:00 am checking for construction activity. remained onsite until 6:55 am. No activity in construction areas, no workers arriving at work.					
01/14/26 - Arrived in PV at 6:10 am, no activity in construction areas. GFL arrives in area at approx 6:35 am for garbage collection.					
01/16/26 - In PV approx 6:35 am no activity in construction areas. Official complaint form received and entered into computer.					
01/19/26- Checked the area between 6-7 am, no activity					
01/21/26 - Area checked, no activity.					
03/04/26 - Unfounded at this time. Additional construction expected soon and will monitor more closely.					

Code Enforcement List

05/04/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIVER Complaint	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.					
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.					
12.16.25 - Owner and Engineer before the PC for preliminary site plan approval. Application tabled until updates are made to plans including: landscaping, parking, screening, storm water					
2.25.26 - Owner indicated that site plan is still being updated per PC requirements, contemplating other changes to the site plan as well					
3.5.26 - Spoke to owner, Justice Fence is moving out by 5.1.26. Owner would like to cancel site plan process. Indicated that property still needs to comply with the Ordinance and the outside storage of equipment such as trucks would need to be screened per 12.02-L.					
3.25.26 - Owner confirmed that they would be making changes to the site plan and resubmitting to the PC for review and approval.					

Records: 4

Population: All Records

1 1 E

Monthly Activity Report for April 2026 – Assessing Dept/Brent Kilpela

MTT UPDATE:

The Operating Engineers Local 324 Journeyman and Apprentice Training Fund v Howell Township: The initial property tax petition was received on April 21st. The property owner believes they qualify as a charitable organization and should be exempt from taxation. I have contacted our township attorney and Oceola Township regarding this matter. This was successfully litigated jointly with Oceola Township for the tax years 2009-2011. In my judgement, with this appeal being about case law and not valuation, it is appropriate to engage the township attorney on this matter.

SMALL CLAIMS TRIBUNAL:

No Open Appeals

ASSESSING OFFICE:

ASSESSOR: Worked with BS&A support staff for two weeks on coming up with a “work around” plan to rollover the database to the 2027 assessment year. They agreed with my plan finally so we can keep working here at the township while they diagnose the internal issues with their software. They hope to have a resolution by June 15th. Pausing the assessing functions that long is not realistic. Land division applications need to be addressed, and the 2027 fieldwork needs to start by mid-April to stay on schedule with the assessment roll process.

My long-time deputy Carol Makushik has decided on a retirement date. Her last day will be September 10th. She just recently passed the 20-year mark as a Howell Township employee. Her loyalty and legacy knowledge of Howell Township will be dearly missed. Please wish her well on her retirement the next time you see her at the township. We have worked hard to find her replacement. Carol has graciously agreed to train her successor.

OTHER: I attended the April Wastewater Treatment Plant meeting. Completed the proposed 2026-2027 budget. Attended the Financial Monitoring meeting and the subsequent HR meeting on April 28th.

11H

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Township Planner Paul Montagno, Michigan Underground Specialists representative Robert Dickerson, Applicant Ron Bergman with RMB Commercial and Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MEETING MINUTES:

March 24, 2026

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

CALL TO THE PUBLIC

Tony Maurer, Okemos- Spoke on Data Centers and moratorium

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

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

ORDINANCE VIOLATION REPORTS:

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

SCHEDULED PUBLIC HEARINGS:

None

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

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

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

OLD BUSINESS:

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

NEW BUSINESS:

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

CALL TO THE PUBLIC:

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

ADJOURNMENT:

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

Date

Sharon Lollo
Planning Commission Secretary

Marnie Hebert
Recording Secretary

DRAFT



Livingston County Department of Planning

MEMORANDUM

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

TO: Livingston County Municipal Legislative Bodies, Contiguous Municipal Bodies, Livingston County Board of Commissioners, Southeast Michigan Council of Governments, Public Utility Companies and Railroad Companies

FROM: Livingston County Planning Department and Livingston County Planning Commission

DATE: April 29, 2026

SUBJECT: NOTICE OF ADOPTION OF THE 2026 LIVINGSTON COUNTY MASTER PLAN

In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, notice is given that the Livingston County Planning Commission adopted the 2026 Livingston County Master Plan on March 18, 2026. The Livingston County Board of Commissioners formally endorsed the Plan on April 27, 2026.

A full copy of the newly adopted Master Plan can be found on the Livingston County Planning Department website at: <https://milivcounty.gov/planning/2026-master-plan/>

Thank you for your continued cooperation and input. If you have any questions regarding the Plan, please contact Livingston County Planning Department at: (517) 546-7555 or by email at planning@livgov.com.

Respectfully,

A handwritten signature in blue ink that reads "Scott Barb".

Scott Barb,
Planning Director
Livingston County Planning Department

Department Information

Administration Building
304 E. Grand River Ave.
Suite 206

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

•
Web Site
[Milivcounty.com/planning](https://milivcounty.com/planning)

1 1J

Howell Township Monthly Wastewater Operations Report



Check Valve Removal at Pump Station 71

April 2026

Howell Township Wastewater System Operations Report April 2026

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 March 2026
- Attachment 1.4 – Process Data
- Attachment 1.5 – Brighton Analytical Data
- Attachment 1.6 – Monthly Flow Summary
- Attachment 1.7 – Verification of NPDEDS Permit Submittal
- Attachment 1.8 – South Clarifier 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 – Pump Station 71 SCADA and Check Valve Repair
- Attachment 2.4 – Pump Station 79 Pump Replacement
- Attachment 2.5 – Monthly Miss Dig Log

Section 3 – Repairs and Capital Improvements

- Attachment 3.1 – April 2026 Capital Projects Cost and Status Summary
- Attachment 3.2 – New Development Log

Section 1

Plant Operation

Howell Township Plant Operations

Summary for March Activities:

Wastewater Treatment: The Wastewater Treatment Plant (WWTP) processed a total of **9.69 million gallons (MG)** of wastewater in March with no permit violations. (*See Attachment 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.

Monthly Influent Flow Totals (*See Attachment 1.6*)

- Minimum daily flow: 0.2938 MG
- Maximum daily flow: 0.5821 MG
- Average daily flow: 0.3728 MG
- Total Influent flow: 11.557 MG

Monthly Effluent Flow Totals

- Minimum daily flow: 0.2746 MG
- Maximum daily flow: 0.5827 MG
- Average daily flow: 0.3364 MG
- Total Effluent flow: 10.427 MG

State of Michigan Discharge Permit: All required information was collected and compiled for submission of the new permit application to the State of Michigan. (*See Attachment 1.7*)

South Clarifier: FHC completed all required mechanical work on the south clarifier. K & J Electric replaced the limit switch. The clarifier was tested and is operating properly. It is scheduled to be placed back into service this month (*See Attachment 1.8*).

UV Lights: CraneTech was onsite to service the hoist for the UV lights. They identified that the brake did not have an air gap, preventing the hoist from operating properly. This issue was caused by rust buildup. The technician disassembled the brake, cleaned off the rust, then reassembled and adjusted it. All systems tested successfully.

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:
 - K & J replaced faulty limit switch, clarifier is now fully functional
- Sand Filters:
 - Normal Operation
- Post Aeration:
 - Normal Operation
- UV System:
 - Normal Operation
- Recycle Pump Station:
 - Normal Operation
- Admin Building
 - New SCADA Computer Installed

Howell Township WWTP	
Plant Performance	Mar-26
HT WWTP Flows	
TOTAL MONTHLY EFF (MG)	10.43
TOTAL MONTHLY INF (MG)	11.56
Final Effluent Monitoring	
INF pH	7.15
EFF pH	7.19
INF NH3-mg/L	32.63
EFF NH3-mg/L	0.16
INF PO4-mg/L	6.01
EFF PO4-mg/L	0.27
INF TSS-mg/L	387.43
EFF TSS-mg/L	4.81
INF CBOD-mg/L	207.67
EFF CBOD-mg/L	1.14
<i>AVG.% NH3-N REMOVAL</i>	99.52%
<i>AVG.% TOTAL P REMOVAL</i>	95.49%
<i>AVG.% TSS REMOVAL</i>	98.76%
<i>AVG.% CBOD REMOVAL</i>	99.45%
<i>AVG.% OVERALL REMOVAL RATE</i>	98.31%
Chemical Used	
Ferric Gallons	1,106
Utilities	
Gas	281
Power KWH	41,440
Water Gallons	55,926
Sludge Processing	
Gallons Wasted	284,258
Gallons Hauled	
Weather Summary	
TOTAL PRECIPITATION	3.50
AVG DAILY PRECIPITATION	0.50
MAX DAILY	1.25

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

Permit NO. MI0055727

Violations		
NO.	Parameter	Limit

PARAMETER	FLOW	SUSPENDED SOLIDS		CBOD ₅			AMMONIA NITROGEN			TOTAL PHOSPHORUS		TOTAL MERCURY					Chloride	Sulfate	FECAL COLIFORM		pH MIN	pH MAX	D.O.				
		7 DAY AVG	mg/l	lbs/day	<1.0	7 DAY	daily max	<0.01	7 DAY	daily max	<0.1	ng/L	lbs/day	ng/L	ng/L	ng/L			ng/L	ng/L				7 DAY	0=1		
Dates	MGD	mg/l	lbs/day	mg/l	lbs/avg	lbs/day	mg/l	lbs/avg	lbs/day	mg/l	lbs/day	mg/l	lbs/day	ng/L	lbs/day	ng/L	ng/L	ng/L	ng/L	mg/L	mg/L	GEO MEAN	daily MAX	6.5	9.0	Daily MIN	
Sunday, March 1, 2026	0.3119	7.2	19	2.7	7.0	0.13	0.3	0.40	1.0	0.37	1.0	0.33	0.9									98	7.19	7.19	10.3		
Monday, March 2, 2026	0.3257	7.8	21	1.8	4.9	0.06	0.2	0.37	1.0	0.33	0.9	0.2	0.44	1.2								58	99	7.37	7.37	10.7	
Tuesday, March 3, 2026	0.3220	6.4	17	1.8	5.6	0.06	0.2	0.33	0.9	0.2	0.44	1.2										95	7.36	7.36	10.6		
Wednesday, March 4, 2026	0.3154	9.2	32	3.3	11.7	2.75	9.7	0.97	3.4													47	93	7.45	7.45	10.6	
Thursday, March 5, 2026	0.4235																					52	96	7.52	7.52	10.2	
Friday, March 6, 2026	0.3897	5.5	16		4.8		1.5															58	58	7.56	7.56	9.7	
Saturday, March 7, 2026	0.5827	5.3	16	6.0	19	0.7	4.2	2.2	0.21	1.6	0.7	0.51	1.6									68		7.39	7.39	9.1	
Sunday, March 8, 2026	0.3823	4.9	15	4.8	14	1.3	4.0	3.8	0.08	1.6	0.2	0.40	1.2									68	98	7.54	7.54	9.6	
Monday, March 9, 2026	0.3500	4.5	14	5.2	14	1.3	3.7	3.5	0.10	1.6	0.3	0.33	0.9									65	44	99	6.91	6.91	9.6
Tuesday, March 10, 2026	0.3223	4.7	15	7.6	26	1.5	3.8	5.2	0.17	1.6	0.6	0.46	1.6									38	12	96	7.15	7.15	9.6
Wednesday, March 11, 2026	0.4181	4.3	13	6.2	19	1.3	2.7	3.9	0.03	0.3	0.1	0.32	1.0									38	49	96	7.03	7.03	9.2
Thursday, March 12, 2026	0.3608	4.3	13		2.7		0.3			0.3												29	14	93	7.04	7.04	9.9
Friday, March 13, 2026	0.3330	4.3	13		2.7		0.3			0.3												21	10		6.96	6.96	9.8
Saturday, March 14, 2026	0.3320	4.3	13		2.7		0.3			0.3												21			6.88	6.88	9.8
Sunday, March 15, 2026	0.3381	4.2	13	5.8	16	1.0	2.8	2.8	0.12	0.2	0.3	0.34	1.0									21		96	7.23	7.23	10.2
Monday, March 16, 2026	0.3660	4.3	13	5.0	15	1.0	2.6	3.1	0.03	0.2	0.1	0.27	0.8									31	330	97	6.94	6.94	9.6
Tuesday, March 17, 2026	0.3340	4.4	13	6.2	17	2.1	3.0	5.8	0.06	0.2	0.2	0.23	0.7									57	270	98	7.09	7.09	10.3
Wednesday, March 18, 2026	0.3311	4.4	13	7.6	21	3.3	3.5	9.1	0.03	0.1	0.1	0.28	0.8						220	31		79	240	95	6.99	6.99	10.4
Thursday, March 19, 2026	0.3295	4.6	13	7.6	21	3.3	4.3	9.1	0.12	0.1	0.3	0.27	0.7									106	64	96	7.11	7.11	10.2
Friday, March 20, 2026	0.3216	4.6	13		4.3		0.1			0.1												183	150		6.92	6.92	10.0
Saturday, March 21, 2026	0.2935	4.6	13		4.3		0.1			0.1												183			6.95	6.95	10.0
Sunday, March 22, 2026	0.3061	4.6	13	6.0	15	1.3	4.3	3.3	0.34	0.2	0.9	0.29	0.7									183		95	7.26	7.26	9.8
Monday, March 23, 2026	0.2977	4.8	13	6.4	16	1.2	4.3	3.0	0.05	0.2	0.1	0.28	0.7									128	55	97	7.20	7.20	9.6
Tuesday, March 24, 2026	0.2871	4.4	12	3.4	8	1.1	3.9	2.6	0.04	0.2	0.1	0.29	0.7									114	150	94	7.15	7.15	10.4
Wednesday, March 25, 2026	0.3015	3.8	10	3.2	8	1.0	2.9	2.5	0.08	0.2	0.2	0.33	0.8									105	160	96	7.09	7.09	10.1
Thursday, March 26, 2026	0.3148	3.1	8	2.8	7	1.0	2.0	2.6	0.17	0.2	0.4	0.32	0.8									123	140	97	7.16	7.16	9.2
Friday, March 27, 2026	0.3140	3.1	8		2.0		0.2			0.2												127	180		7.16	7.16	10.1
Saturday, March 28, 2026	0.2828	3.1	8		2.0		0.2			0.2												127			7.30	7.30	10.2
Sunday, March 29, 2026	0.2850	4.0	10	12.0	29	1.3	2.0	3.1	0.03	0.1	0.1	0.33	0.8									127			7.25	7.25	11.6
Monday, March 30, 2026	0.2805	4.1	10	7.2	17		1.6		0.08	0.1	0.2	0.33	0.8									123	46		7.34	7.34	10.0
Tuesday, March 31, 2026	0.2746	4.7	11	7.6	17		1.2		0.03	0.1	0.1	0.32	0.7									95	42		7.41	7.41	9.6

Signature of Principal Executive Officer or Authorized Agent: _____
 Signature of Principal Executive Officer or Authorized Agent: _____
 Deputy Director: James Auletta

FROM: 3/1/2026
 TO: 3/31/2026

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

Process Data Report

DATE	Process Testing					Ferric		Clarifier Sludge Blanket		Wastings	RAS	Sludge Tanks			UTILITIES			Generator
	PO4 COMP	NH3 COMP	D.O.	Mixed Liquor	Settling	Daily Inches	Gallons	ft	ft	GPD	GPD	1	2	3	GAS METER	KWH * 100	WATER	Hours
Sunday, March 1, 2026	0.71		10.32			4	32	4.0				11.00	4.50	4.50	2,214	34784	1625889	
Monday, March 2, 2026	0.65		10.68	6220		4	32	5.5		5,769		11.00	4.50	4.50	2,232	34793	1625993	
Tuesday, March 3, 2026	0.59		10.59			4	32	5.5		5,812		11.00	4.50	4.50	2,250	34802	1633080	
Wednesday, March 4, 2026	0.86		10.56			4	32	5.0		5,782		11.00	4.50	4.50	2,263	34812	1635562	
Thursday, March 5, 2026	2.00	2.50	10.22			4	32	6.0		21,676		11.00	4.50	4.50	2,269	34821	1637446	
Friday, March 6, 2026	2.00	0.25	9.71					6.0		43,722		11.00	4.50	4.50	2,278	34830	1639497	
Saturday, March 7, 2026	2.00		9.11			1	8	5.0		21,917		11.00	4.50	4.50	2,283	34843	1660111	
Sunday, March 8, 2026	1.36		9.64			6	49	4.0		10,850		11.00	4.50	4.50	2,287	34859	1662384	
Monday, March 9, 2026	1.02		9.58	6030	730	5	41	3.5		1,083		11.00	4.50	4.50	2,289	34866	1664068	1028.9
Tuesday, March 10, 2026	1.18		9.56			5.5	45	3.5		10,811		11.00	4.50	4.50	2,290	34875	1666088	
Wednesday, March 11, 2026	1.03		9.18			4.5	36	5.0		10,786		11.00	4.50	4.50	2,291	34884	1669053	
Thursday, March 12, 2026	1.14		9.92			5	41	3.0				11.00	4.50	4.50	2,312	34893	1671056	
Friday, March 13, 2026	0.70		9.76	5740		4	32	3.5		10,759		11.00	4.50	4.50	2,313	34902	1672981	
Saturday, March 14, 2026	0.86		9.84			6	49	5.0		10,742		11.00	4.00	4.00	2,338	34913	1675388	
Sunday, March 15, 2026	0.67		10.17			5	41	4.0		10,730		11.00	4.00	4.00	2,353	34922	1676828	
Monday, March 16, 2026	0.69		9.64	5610		5	41	5.0				11.00	4.00	4.00	2,354	34934	1678862	
Tuesday, March 17, 2026	0.59		10.34			4.5	36	4.5		10,749		11.00	4.00	4.00	2,370	34944	1680743	
Wednesday, March 18, 2026	0.69		10.41			5	41	4.0				11.00	4.00	4.00	2,389	34955	1680795	
Thursday, March 19, 2026	0.77		10.20			4	32	4.0		10,782		11.00	4.00	4.00	2,397	34964	1680795	1029.9
Friday, March 20, 2026	0.70		9.99	5700		4	32	4.0				11.00	4.00	4.00	2,402	34973	1680795	
Saturday, March 21, 2026	0.97		10.04			5	41	4.0		10,702		11.00	4.00	4.00	2,419	34979	1681666	
Sunday, March 22, 2026	0.73		9.83			5	41	4.0				11.00	4.00	4.00	2,426	34985	1681666	
Monday, March 23, 2026	0.93		9.59	5840		5	41	3.5				11.00	4.00	4.00	2,435	34994	1681666	
Tuesday, March 24, 2026	0.94		10.40			5	41	4.0		10,687		11.00	4.00	4.00	2,440	35005	1681668	
Wednesday, March 25, 2026	0.88		10.05			4	32	4.0		5,687		11.00	4.00	4.00	2,467	35014	1681668	
Thursday, March 26, 2026	0.97		9.24			4	32	4.0		5,691		11.00	4.00	4.00	2,476	35023	1681749	1030.4
Friday, March 27, 2026	0.84		10.07	6080		4	32	4.0		5,704		11.00	4.00	4.00	2,481	35031	1681749	
Saturday, March 28, 2026	0.99		10.17			4	32	3.5		21,462		11.00	4.00	4.00	2,495	35043	1681815	
Sunday, March 29, 2026	1.17		11.60			7	57	4.0		10,807		11.00	4.00	4.00	2,499	35055	1681815	
Monday, March 30, 2026	1.00		9.97	5730	730	4	32	3.0		10,774		11.00	4.00	4.00	2,504	35059	1681818	
Tuesday, March 31, 2026	0.98		9.58			5	41	2.5		10,774		11.00	4.00	4.00	2,505	35068	1683311	
AVG	0.99	1.38	10.00	5869	730	4.55	37		#DIV/0!	11,844					281	41440	55926	
Total						137	1,106			284,258								

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
Sunday, March 1, 2026	23		0.370050	10.0	7.1	275	849	316	975	6.7	20.6	33.4	103.1
Monday, March 2, 2026	20		0.361702	8.4	7.3	154	465	84	253	5.7	17.1	37.2	112.2
Tuesday, March 3, 2026	28		0.348852	8.2	7.4	165	480	84	244	4.9	14.3	36.0	104.7
Wednesday, March 4, 2026	31		0.344272	10.1	7.3	201	577	240	689	7.2	20.6	32.9	94.5
Thursday, March 5, 2026	40		0.511922	10.4	7.2	216	922	248	1059	5.9	25.2	24.3	103.7
Friday, March 6, 2026	37	1.25	0.503588	10.3	7.4								
Saturday, March 7, 2026	60	1.25	0.582125	10.4	7.4								
Sunday, March 8, 2026	47	0.05	0.395552	10.5	7.5	205	676	276	910	7.0	23.0	27.1	89.4
Monday, March 9, 2026	46		0.293769	9.7	7.2	187	458	184	451	4.6	11.1	27.6	87.6
Tuesday, March 10, 2026	58	0.10	0.331467	10.7	7.2	167	462	176	487	5.9	16.3	31.3	86.5
Wednesday, March 11, 2026	54	0.50	0.446220	9.9	7.0	241	897	228	848	5.3	19.6	31.4	116.9
Thursday, March 12, 2026	29	0.15	0.394854	9.2	6.9	232	764	204	672	5.3	17.6	30.8	101.4
Friday, March 13, 2026	35	SNOW	0.362153	8.9	6.9								
Saturday, March 14, 2026	41	0.20	0.374458	10.3	7.0								
Sunday, March 15, 2026	35		0.358856	10.0	7.1	204	611	224	670	5.6	16.8	31.1	93.1
Monday, March 16, 2026	36		0.389807	8.0	7.0	187	608	220	715	5.5	17.9	31.4	102.1
Tuesday, March 17, 2026	16	SNOW	0.355905	9.7	7.0	235	698	644	1912	7.5	22.2	40.6	120.5
Wednesday, March 18, 2026	34		0.357646	9.1	7.0	225	671	684	2040	6.2	18.4	33.1	98.7
Thursday, March 19, 2026	34		0.367777	10.1	7.0	277	850	3268	10024	7.8	23.8	34.3	105.2
Friday, March 20, 2026	49		0.364762	10.7	7.1								
Saturday, March 21, 2026	32		0.335316	10.4	7.0								
Sunday, March 22, 2026	50		0.342418	10.2	7.1	244	697	472	1348	5.4	15.5	27.0	77.1
Monday, March 23, 2026	60		0.327215	10.0	7.0	206	562	275	750	5.3	14.4	38.0	103.7
Tuesday, March 24, 2026	26		0.335880	9.8	7.1	163	457	168	471	7.3	20.6	35.5	99.4
Wednesday, March 25, 2026	37		0.339426	10.8	7.1	171	484	168	476	5.5	15.6	32.3	91.4
Thursday, March 26, 2026	52		0.357146	10.8	7.1	187	557	116	346	6.8	20.4	32.0	95.3
Friday, March 27, 2026	26		0.363080	11.5	7.1								
Saturday, March 28, 2026	29		0.350949	9.1	7.4								
Sunday, March 29, 2026	49		0.337136	10.0	7.3	219	616	236	664	5.4	15.3	31.5	88.6
Monday, March 30, 2026	47		0.316638	10.1	7.2			196	518	5.1	13.4	35.2	93.0
Tuesday, March 31, 2026	64		0.336063	11.4	7.3			200	561	6.4	18.0	36.4	102.0
TL		3.50	11.56										
AVG	39.52	0.50	0.37	10.0	7.15	207.7	636.1	387.4	1177.5	6.0	18.2	32.6	97.8

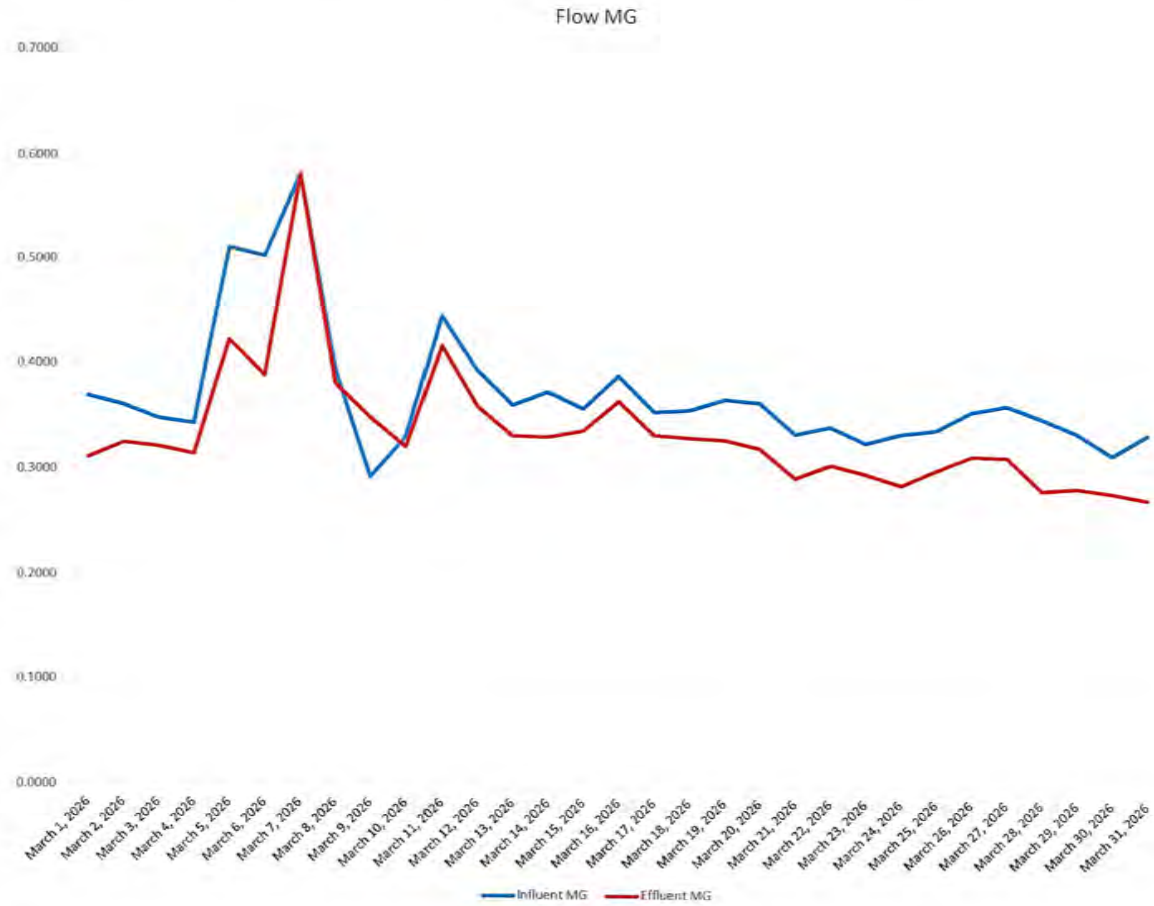
BRIGHTON ANALYTICAL - Howell WWTP

SAMPLE DAY	Chloride mg/L	Sulfate mg/L	FINAL EFF =	UNCORR	FIELD BLANK	
			0.5	0.5	0.2	0.2
			FINAL EFF	GRAB: UNCORR	FIELD BLANK	METH BLANK
			MERCURY (ng/L)	MERCURY (ng/L)	MERCURY (ng/L)	MERCURY (ng/L)
			*g	*g	*g	*g
03/01/26						
03/02/26						
03/03/26						
03/04/26						
03/05/26						
03/06/26						
03/07/26						
03/08/26						
03/09/26						
03/10/26						
03/11/26						
03/12/26						
03/13/26						
03/14/26						
03/15/26						
03/16/26						
03/17/26						
03/18/26	220	31				
03/19/26						
03/20/26						
03/21/26						
03/22/26						
03/23/26						
03/24/26						
03/25/26						
03/26/26						
03/27/26						
03/28/26						
03/29/26						
03/30/26						
03/31/26						

*g Not Required this Reporting Period

FLOW MG

	Influent MG	Effluent MG
March 1, 2026	0.3701	0.3119
March 2, 2026	0.3617	0.3257
March 3, 2026	0.3489	0.3220
March 4, 2026	0.3443	0.3154
March 5, 2026	0.5119	0.4235
March 6, 2026	0.5036	0.3897
March 7, 2026	0.5821	0.5827
March 8, 2026	0.3956	0.3823
March 9, 2026	0.2938	0.3500
March 10, 2026	0.3315	0.3223
March 11, 2026	0.4462	0.4181
March 12, 2026	0.3949	0.3608
March 13, 2026	0.3622	0.3330
March 14, 2026	0.3745	0.3320
March 15, 2026	0.3589	0.3381
March 16, 2026	0.3898	0.3660
March 17, 2026	0.3559	0.3340
March 18, 2026	0.3576	0.3311
March 19, 2026	0.3678	0.3295
March 20, 2026	0.3648	0.3216
March 21, 2026	0.3353	0.2935
March 22, 2026	0.3424	0.3061
March 23, 2026	0.3272	0.2977
March 24, 2026	0.3359	0.2871
March 25, 2026	0.3394	0.3015
March 26, 2026	0.3571	0.3148
March 27, 2026	0.3631	0.3140
March 28, 2026	0.3509	0.2828
March 29, 2026	0.3371	0.2850
March 30, 2026	0.3166	0.2805
March 31, 2026	0.3361	0.2746
Daily Max	0.5821	0.5827
Daily Min	0.2938	0.2746



Monthly Flow Totals	(MG)
Influent	11.5570
Effluent	10.4272
Difference	1.1298

Average Daily Flow	(MGD)
Influent	0.3728
Effluent	0.3364
Difference	0.0364

Greg Tatara

From: MiEnviro Support <EGLE-WRD-MiEnviro@michigan.gov>
Sent: Friday, March 27, 2026 12:44 PM
To: Greg Tatara
Subject: MiEnviro Portal - Submission/Service Request Receipt Acknowledgement - HQM-9SWY-X5JNE, Howell Twp WWTP

James Aulette Genoa Charter Twp,

This is to notify you that Michigan Department of Environment, Great Lakes, and Energy has received your submission. Details of your submission are presented below:

Form Name: National Pollutant Discharge Elimination System (NPDES) Municipal Application Form (Reissuance)

Submission Reference Number: HQM-9SWY-X5JNE

System Receipt Date: 3/27/2026 12:38:00 PM

Facility, Site, or Project Name: Howell Twp WWTP

Permit Number: MI0055727 v6.0

Additional notifications will be sent when key events are recorded or when submission processing milestones are achieved.

You can access MiEnviro Portal using the link below if you need to modify your application.

<https://mienviro.michigan.gov/ncore/>

This is an automated email sent by MiEnviro Portal.



Section 2

Collection System Operation

Howell Township Pump Stations and Collection System

Monthly Summary – March Activities

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

Pump Station 71: On March 20, operators observed excessive runtimes on the pumps at Pump Station 71. Upon further inspection, a broken check valve was identified, allowing the force main to drain back into the station and causing the pumps to run continuously. The plug valve was shut and the pump was taken offline until the replacement check valve was installed by CSM. The station has since returned to normal operation (*Attachment 2.3*).

Pump Station 79: After consulting with the sales representative and receiving a quote for replacement parts, costing more than half the price of a new pump, we decided to replace the unit with a pump already used within our system. The sales representative also advised that the originally installed pumps were not ideal for this application and recommended an alternative style. We proceeded with installing a compatible pump from our inventory. The new pump has proven to be more efficient, and we plan to replace Pump 2 with the same model when it reaches the end of its service life (*Attachment 2.4*).

Spring Clean-up: With spring upon us, the improved weather has allowed for the start of station clean-up activities. Damage caused by plow trucks has been repaired. The vector truck has also been out to perform preventative maintenance at various stations.

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

- PS-71: Replaced Check Valve – Cleaned Rocks from Grass
- PS-72: Normal Operation – Cleaned Rocks from Grass
- PS-73: Normal Operation
- PS-74: Normal Operation
- PS-75: Normal Operation - Cleaned Rocks from Grass
- PS-76: Normal Operation
- PS-77: Normal Operation
- PS-78: Normal Operation
- PS-79: Replaced Pump 1

Pump Station 70
Howell Township
April 2026

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?	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
3/2/2026	1:10 PM	bc	7548.6	7255.0	5313	534	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	15.6	17.2	168.2	7.0	2.225	2.453	533.0	0.3	
3/9/2026	1:45 PM	wd	7568.8	7277.5	5805	534	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	20.2	22.5	168.6	7.0	2.876	3.203	492.0	0.2	
3/17/2026	10:20 AM	bc	7589.9	7298.6	6327	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	21.1	21.1	188.6	7.9	2.685	2.685	522.0	0.2	
3/23/2026	10:00 AM	sl	7605.0	7313.8	6711	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	15.1	15.2	143.7	6.0	2.523	2.539	384.0	0.2	
3/30/2026	10:05 AM	db	7622.4	7331.0	7149	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	17.4	17.2	168.1	7.0	2.484	2.456	438.0	0.2	
4/6/2026	1:35 PM	db	7643.6	7352.2	7645	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	21.2	21.2	171.5	7.1	2.967	2.967	496.0	0.2	✓

Pump Station 71
Howell Township
April 2026

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
3/2/2026	12:55 PM	bc	6340.9	712.5	1551	NO	NO	YES	YES	NO	NO	NO	YES	NO	4.7	5.3	170.3	7.1	0.662	0.747	313.0	
3/9/2026	1:30 PM	wd	6345.8	717.9	1863	NO	NO	YES	YES	NO	NO	NO	YES	NO	4.9	5.4	168.6	7.0	0.698	0.769	312.0	
3/17/2026	10:00 AM	bc	6351.3	723.9	2212	NO	NO	YES	YES	NO	NO	NO	YES	NO	5.5	6.0	188.5	7.9	0.700	0.764	349.0	
3/23/2026	9:51 AM	sl	6356.0	738.3	2746	NO	NO	YES	YES	NO	NO	NO	YES	NO	4.7	14.4	143.9	6.0	0.784	2.403	534.0	
3/30/2026	9:55 AM	db	6359.1	745.5	3067	NO	NO	YES	YES	NO	NO	NO	YES	NO	3.1	7.2	168.1	7.0	0.443	1.028	321.0	
4/6/2026	1:25 PM	db	6364.1	750.8	3383	NO	NO	YES	YES	NO	NO	NO	YES	NO	5.0	5.3	171.5	7.1	0.700	0.742	316.0	✓

Pump Station 72
Howell Township
April 2026

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	
3/2/2026	12:40 PM	bc	722.7	1648.3	4651	1302	1415	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	1.1	1.2	169.8	7.1	0.155	0.170	436.0	0.7	1.0	
3/9/2026	1:40 PM	wd	724.0	1649.5	4967	1302	1416	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	1.3	1.2	169.0	7.0	0.185	0.170	316.0	0.3	1.0	
3/17/2026	10:05 AM	bc	725.4	1650.8	5308	1303	1418	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	1.4	1.3	188.4	7.9	0.178	0.166	341.0	0.8	2.0	
3/23/2026	9:46 AM	sl	726.4	1651.8	5613	1303	1419	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	1.0	1.0	143.7	6.0	0.167	0.167	305.0	0.2	1.0	
3/30/2026	9:50 AM	db	727.6	1652.9	5916	1303	1420	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	1.2	1.1	168.1	7.0	0.171	0.157	303.0	0.3	1.0	
4/6/2026	1:20 PM	db	728.7	1654.0	6163	1304	1422	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	NO	1.1	1.1	171.5	7.1	0.154	0.154	247.0	0.7	2.0	✓

Pump Station 73
Howell Township
April 2026

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?	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
3/2/2026	2:00 PM	bc	1316.8	990.0	4524	712	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	4.0	4.2	171.7	7.2	0.000	0.559	0.587	13.0	0.4	
3/9/2026	1:20 AM	wd	1322.8	996.4	4538	713	NO	NO	NO	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	6.0	6.4	155.3	6.5	0.000	0.927	0.989	14.0	0.4	
3/17/2026	9:45 AM	bc	1328.1	1001.9	4553	713	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	5.3	5.5	200.4	8.4	0.000	0.635	0.659	15.0	0.4	
3/23/2026	9:38 AM	sl	1331.4	1006.3	4563	714	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	3.3	3.4	143.9	6.0	0.000	0.550	0.567	10.0	0.4	
3/30/2026	9:40 AM	db	1335.3	1009.3	4575	714	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	3.9	4.0	168.0	7.0	0.000	0.557	0.571	12.0	0.4	
4/6/2026	1:10 PM	db	1341.6	1015.8	4589	714	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	6.3	6.5	171.5	7.1	0.000	0.882	0.910	14.0	0.4	✓

Pump Station 74
Howell Township
April 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments
3/2/2026	2:15 PM	bc	256.4	270.9	726.0	2455.90	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.5	1.5	172.3	7.2	0.209	0.209	6.0	0.6	
3/9/2026	1:05 PM	wd	258.9	273.4	732.0	2456.60	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	2.5	2.5	166.8	7.0	0.360	0.360	6.0	0.7	
3/17/2026	9:35 AM	bc	261.1	275.6	738.0	2458.90	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	2.2	2.2	188.5	7.9	0.280	0.280	6.0	2.3	
3/23/2026	9:25 AM	sl	262.5	277.1	743.0	2459.50	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.4	1.5	143.8	6.0	0.234	0.250	5.0	0.6	
3/30/2026	9:25 AM	db	264.0	278.6	748.0	2460.20	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	1.5	1.5	168.0	7.0	0.214	0.214	5.0	0.7	
4/6/2026	12:55 PM	db	267.5	282.1	755.0	2460.80	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	50%	3.5	3.5	171.5	7.1	0.490	0.490	7.0	0.6	✓

Pump Station 75
Howell Township
April 2026

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
3/3/2026	9:00 AM	bc	1328.5	3090.9	3743	936	4417	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	6.4	6.3	191.4	8.0	0.802	0.790	14.0	0.4	3.0	
3/9/2026	12:50 PM	wd	1334.3	3096.5	3752	937	4419	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	5.8	5.6	147.8	6.2	0.942	0.909	9.0	0.4	2.0	
3/17/2026	9:00 AM	bc	1340.9	3102.8	3764	937	4422	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	6.6	6.3	188.2	7.8	0.842	0.804	12.0	0.4	3.0	
3/23/2026	9:05 AM	sl	1345.6	3107.3	3772	937	4424	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	4.7	4.5	144.1	6.0	0.783	0.750	8.0	0.4	2.0	
3/30/2026	9:15 AM	db	1350.9	3112.4	3782	938	4427	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	5.3	5.1	168.2	7.0	0.756	0.728	10.0	0.4	3.0	
4/6/2026	12:40 PM	db	1357.4	3118.7	3793	938	4430	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	6.5	6.3	171.4	7.1	0.910	0.882	11.0	0.4	3.0	✓

Pump Station 76
Howell Township
April 2026

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
3/3/2026	8:50 AM	bc	3773.0	3125.8	29067	631	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	6.1	5.6	191.5	8.0	0.764	0.702	414.0	0.4	
3/9/2026	12:40 PM	wd	3778.0	3130.6	29306	631	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.0	4.8	147.8	6.2	0.812	0.779	239.0	0.3	
3/16/2026	2:25 PM	bc	3783.4	3135.5	29616	631	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.4	4.9	169.7	7.1	0.763	0.693	310.0	0.3	
3/23/2026	8:58 AM	sl	3788.3	3140.2	29931	632	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	4.9	4.7	162.6	6.8	0.723	0.694	315.0	0.4	
3/30/2026	9:05 AM	db	3793.4	3144.9	30227	632	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.1	4.7	168.1	7.0	0.728	0.671	296.0	0.3	
4/6/2026	12:35 PM	db	3799.2	3150.3	30512	632	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.8	5.4	171.5	7.1	0.812	0.756	285.0	0.3	✓

Pump Station 77
Howell Township
April 2026

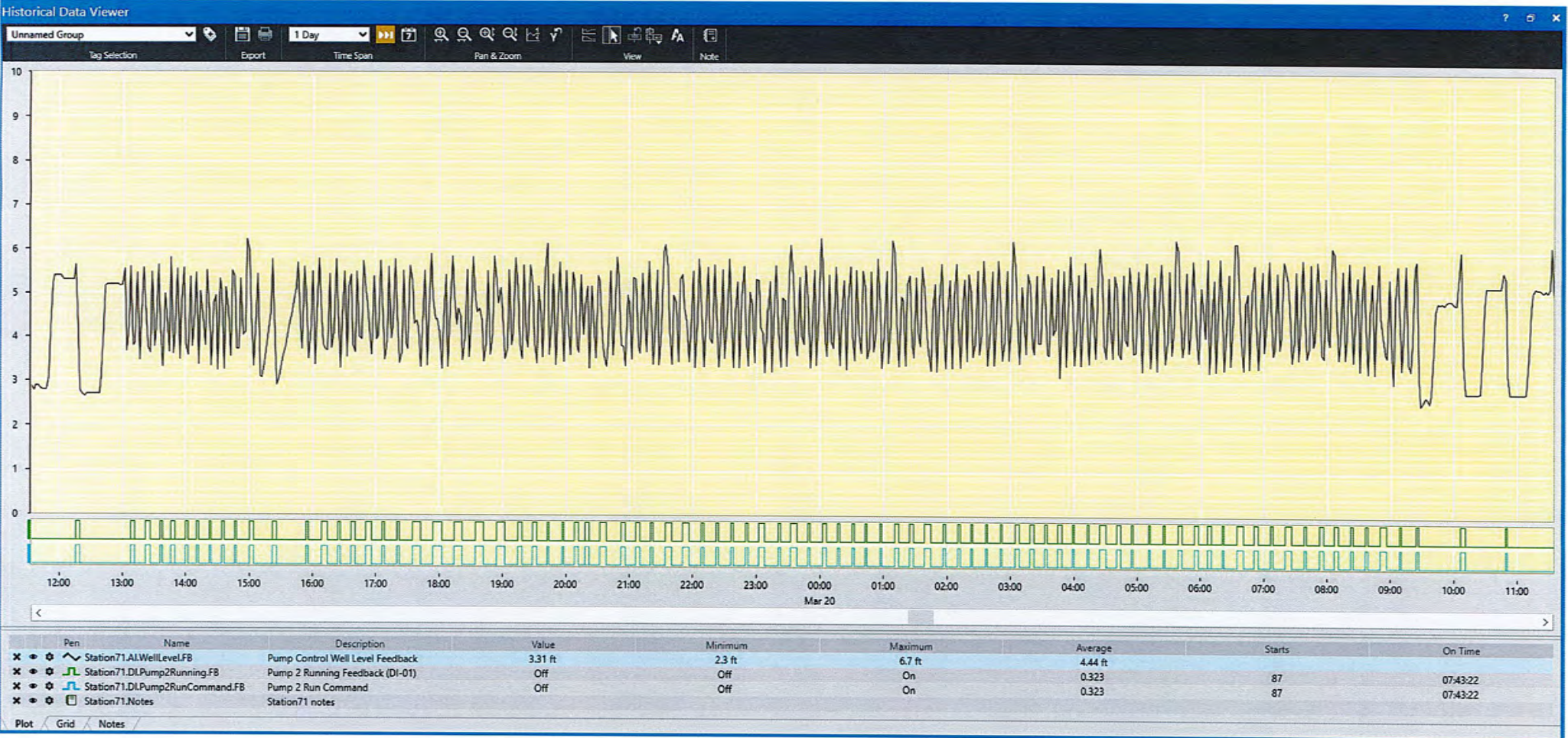
Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments
3/2/2026	2:35 PM	bc	430.4	569.4	25300	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.5	0.5	173.5	7.2	0.069	0.069	83.0	
3/9/2026	12:25 PM	wd	430.9	569.8	25357	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.5	0.4	165.8	6.9	0.072	0.058	57.0	
3/16/2026	1:55 PM	bc	431.3	570.2	25419	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.4	169.5	7.1	0.057	0.057	62.0	
3/23/2026	8:49 AM	sl	431.7	570.8	25489	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.6	162.9	6.8	0.059	0.088	70.0	
3/30/2026	8:55 AM	db	432.3	571.1	25552	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.6	0.3	168.1	7.0	0.086	0.043	63.0	
4/6/2026	12:25 PM	db	432.7	571.5	25605	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.4	171.5	7.1	0.056	0.056	53.0	✓

**Pump Station 78
Howell Township
April 2026**


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
3/2/2026	1:30 PM	bc	2626.5	2767.3	47515	NO	NO	YES	YES	NO	NO	NO	YES	NO	8.9	9.2	168.1	7.0	1.271	1.314	502.0	
3/9/2026	2:05 PM	wd	2638.0	2780.2	47937	NO	NO	YES	YES	NO	NO	NO	YES	NO	11.5	12.9	168.6	7.0	1.637	1.836	422.0	
3/17/2026	10:40 AM	bc	2651.7	2793.2	48374	NO	NO	YES	YES	NO	NO	NO	YES	NO	13.7	13.0	188.6	7.9	1.744	1.654	437.0	
3/23/2026	10:15 AM	sl	2660.9	2802.8	48691	NO	NO	YES	YES	NO	NO	NO	YES	NO	9.2	9.6	143.6	6.0	1.538	1.605	317.0	
3/30/2026	10:10 AM	db	2671.1	2813.2	49046	NO	NO	YES	YES	NO	NO	NO	YES	NO	10.2	10.4	167.9	7.0	1.458	1.486	355.0	
4/6/2026	2:00 PM	db	2684.2	2826.6	49486	NO	NO	YES	YES	NO	NO	NO	YES	NO	13.1	13.4	171.8	7.2	1.830	1.872	440.0	✓

**Pump Station 79
Howell Township
April 2026**

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
3/3/2026	9:10 AM	bc	670.6	673.6	7126	32	60	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	17.3	19.0	191.4	8.0	2.169	2.382	193.0	0.7	1.0	
3/9/2026	12:35 PM	wd	684.7	688.5	7237	33	61	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	14.1	14.9	147.4	6.1	2.296	2.426	111.0	0.4	1.0	
3/17/2026	9:20 AM	bc	696.2	712.8	7392	33	62	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	11.5	24.3	188.8	7.9	1.462	3.090	155.0	0.3	1.0	
3/23/2026	9:11 AM	sl	702.0	728.5	7502	33	62	NO	NO	NO	YES	NO	NO	NO	YES	NO	NO	5.8	15.7	143.9	6.0	0.968	2.619	110.0	0.4	0.0	pump 1 off.
3/30/2026	9:15 AM	db	710.5	743.3	7617	34	63	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	8.5	14.8	168.1	7.0	1.214	2.113	115.0	0.3	1.0	
4/6/2026	12:50 PM	db	720.1	759.7	7727	34	63	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	9.6	16.4	171.6	7.1	1.343	2.294	110.0	0.4	0.0	Both Pumps On New No. 1 Sulzer ✓





		<h2 style="text-align: center;">Genoa</h2> <p style="text-align: center;">Daily Report for: March 13, 2026</p>		
Station	Pump 1 Run Hours	Pump 2 Run Hours	Min Wet Well Level	Max Wet Well Level
Liftstation 39	1.0	1.1	2.3	4.0
Liftstation 42	0.6	0.4	2.0	4.7
Liftstation 43	0.6	0.6	2.8	6.2
Liftstation 50	0.3	0.4	4.5	7.0
Liftstation 54	1.0	0.6	1.4	8.5
Liftstation 55	0.6	0.6	2.7	7.5
Liftstation 56	0.0	0.0	2.9	3.0
Liftstation 57	1.3	1.6	2.1	7.0
Liftstation 58	1.1	0.8	2.0	5.0
Liftstation 59	0.8	0.7	1.1	2.4
Liftstation 60	1.1	1.3	4.0	9.1
Liftstation 61	0.8	0.8	3.1	4.9
Liftstation 62	0.4	0.4	2.1	3.0
Liftstation 67	1.1	1.0	2.7	6.5
Liftstation 68	2.5	1.5	1.4	3.5
Liftstation 70	2.7	2.7	1.3	3.2
Liftstation 71	0.6	0.6	2.6	6.1
Liftstation 72	0.1	0.1	2.3	5.4
Liftstation 73	0.5	0.5	2.9	9.6
Liftstation 74	0.4	0.3	2.3	8.5
Liftstation 75	0.6	0.6	1.8	6.0
Liftstation 76	0.6	0.6	2.4	5.5
Liftstation 77	0.0	0.1	2.1	4.0
Liftstation 78	1.6	1.6	2.1	4.3
Liftstation 79	1.3	2.2	1.0	3.6

Monthly Missdig Log

March-26											
Date	Missdig Tickets					Marked					
	Received	Positive Response	Marked	Cleared		Out of System	MHOG	OPW	LE	G/O	OPS
Sunday, March 01, 2026	0	0	0	0	0	0	0	0	0	0	0
Monday, March 02, 2026	9	8	3	5	0	1	0	0	1	1	0
Tuesday, March 03, 2026	17	12	4	8	0	2	0	0	2	0	0
Wednesday, March 04, 2026	20	28	22	6	0	8	4	0	4	4	2
Thursday, March 05, 2026	32	14	10	4	0	5	0	0	4	0	1
Friday, March 06, 2026	27	39	20	19	0	4	0	0	15	0	1
Saturday, March 07, 2026	0	0	0	0	0	0	0	0	0	0	0
Sunday, March 08, 2026	0	0	0	0	0	0	0	0	0	0	0
Monday, March 09, 2026	31	26	21	5	0	10	0	0	10	0	1
Tuesday, March 10, 2026	60	50	13	37	0	5	0	0	7	0	1
Wednesday, March 11, 2026	4	14	10	4	0	5	0	0	3	0	2
Thursday, March 12, 2026	20	12	6	6	0	3	1	0	1	0	1
Friday, March 13, 2026	11	15	9	6	0	6	0	0	3	0	0
Saturday, March 14, 2026	0	0	0	0	0	0	0	0	0	0	0
Sunday, March 15, 2026	2	0	0	0	0	0	0	0	0	0	0
Monday, March 16, 2026	37	36	14	22	0	7	0	0	2	1	4
Tuesday, March 17, 2026	26	23	10	13	0	4	0	0	4	2	0
Wednesday, March 18, 2026	25	25	11	14	0	8	0	0	3	0	0
Thursday, March 19, 2026	16	15	12	3	0	5	0	0	6	1	0
Friday, March 20, 2026	5	0	0	0	0	0	0	0	0	0	0
Saturday, March 21, 2026	3	0	0	0	0	0	0	0	0	0	0
Sunday, March 22, 2026	3	0	0	0	0	0	0	0	0	0	0
Monday, March 23, 2026	37	40	20	20	0	13	0	0	4	2	1
Tuesday, March 24, 2026	26	31	8	23	0	6	1	0	1	0	0
Wednesday, March 25, 2026	29	10	3	7	0	1	1	0	0	1	0
Thursday, March 26, 2026	54	64	3	61	0	1	0	0	2	0	0
Friday, March 27, 2026	55	50	8	42	0	2	3	0	1	2	0
Saturday, March 28, 2026	0	0	0	0	0	0	0	0	0	0	0
Sunday, March 29, 2026	7	0	0	0	0	0	0	0	0	0	0
Monday, March 30, 2026	152	145	19	126	0	11	0	0	5	0	3
Tuesday, March 31, 2026	28	0	0	0	0	0	0	0	0	0	0
Total	736	657	226	431	0	107	10	0	78	14	17
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
	24	21	7	14	0	Total				226	
	Average Per Day					% Marked to Received					
						31%					

MHOG = MHOG Water System
 OPW = Oak Pointe Water System

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

Section 3

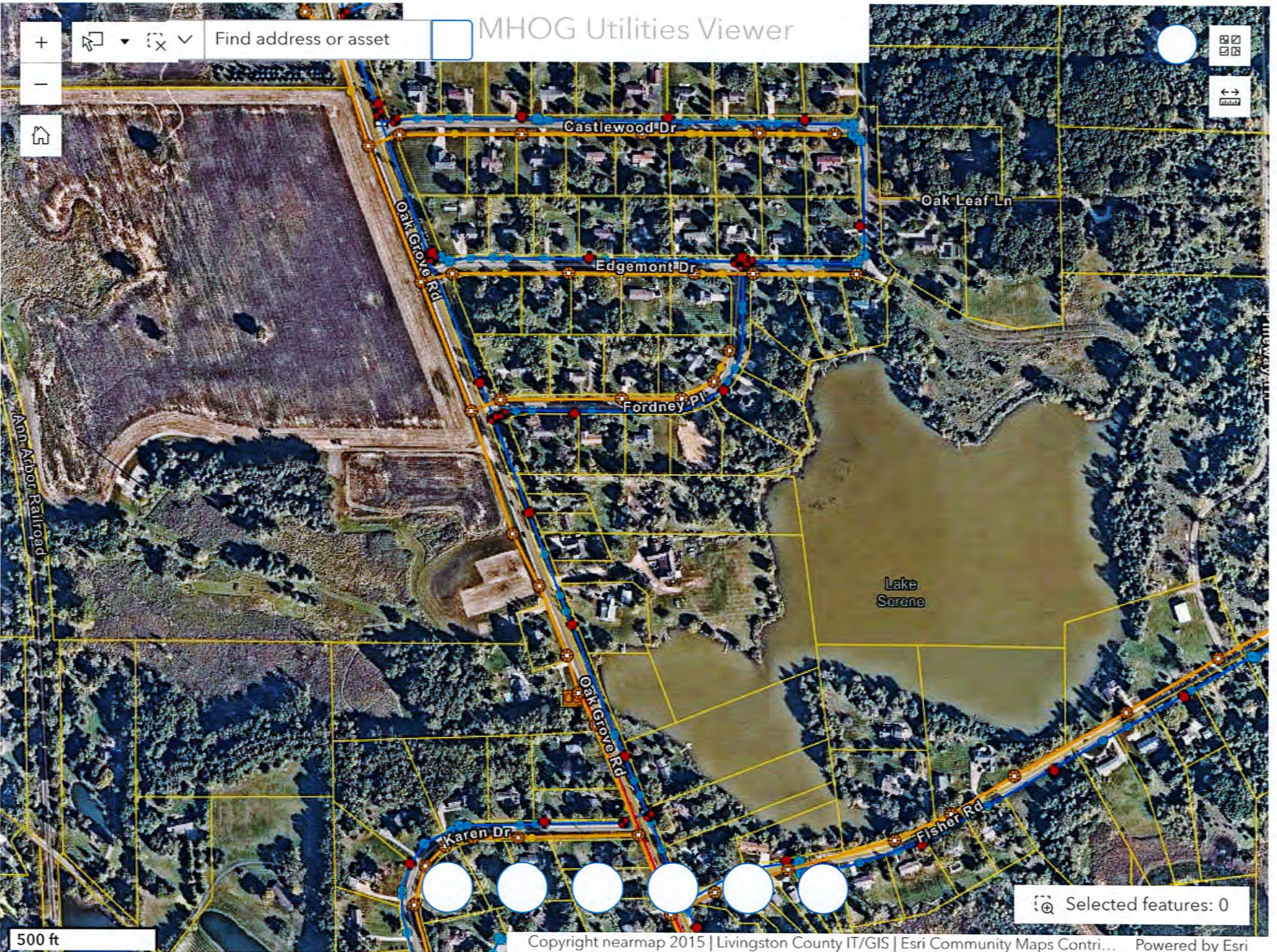
**Repairs
&
Capital Improvements**

Howell Township
 New 2026 Improvement Plan Summary
 Updated 04/10/26

Active CIP and Significant Repairs In Progress						
No.	Project Description	Contractor	Priority	Initial Estimate	Actual Cost/Quote	Update
1	Aeration DO Probe Installation	MHOG/UIS	High	\$5,000		Using Old from Lake Edgewood to Save Costs
2	Post Aeration By-pass	D'Angelo	Medium	\$15,000		Requires 12-inch and 8-inch Gate Valves
3	South Clarifier Inspection and Repairs	FHC	High	\$20,000	\$14,640	Complete - K&J Repaired Electrical
4	Exterior HVAC Unit on Headworks	TBD	Low	\$5,000		Made it through 2025-26 with Ferric Heater
5	Sand Filter Lift Tubes	MHOG	Medium	\$2,000		May need a welding sub
6	Day Tank / Ferric Tank Liner & Ferric Room Improvement	Hamlett	High	\$10,000	TBD	Met on-site to spec a day tank, looking into liner
6	Lagoon Tree Removal	Cooper's Turf	High	\$10,000	\$7,815	Complete
7	Cleaning Shiwassee	Pipeline Mgmt.	High	\$15,908	\$15,908	Complete
8	Selector Basin Start Up	K&J	Medium	\$5,000		Wire in Mixer, See if Get Biological
Total				\$87,908	\$22,455	

**HOWELL TOWNSHIP SANITARY
PROJECT SYSTEM EXPANSION SUMMARY
April 2026**

PROJECT	Activity Past Month	LOCATION	PROJECT DESCRIPTION	STATUS
Planning / Review				
AGAPE Church	Yes	Grand River and M-59	First Set of Plans Reviewed	Sumbitted second set of comments to AGAPE on Water Plans
Wranglers	Yes	Grand River and Burkhart	Drive Thru Restaurant - Connecting to existing sewer lead	Demolition complete
Lake Serene Parcels	Yes	Fisher Road and Edgemont Drive	Houses off of Fisher and Edgemont, want Sanitary Only and Private	Preliminary Review
Construction				
Heritage Square	Yes	Burkhart & Mason Road	176 Single Family Homes	Phase 2 and 3 Coming - No Exception
Airport Equipment Building	No	Liv. Co. Airport off Tooley Road	New Hanger Building for Airport Snow Removal Equipment	Complete except for restoration
Close Out				
Union at Oak Grove	No	Oak Grove Road	Apartment Complex	Still have to get Sanitary into GIS



MHOG Utilities Viewer

Find address or asset

+
-
Home

Print

500 ft

Selected features: 0

11K

HAPRA Meeting Minutes: April 28, 2026

Agenda Status

- **Old Business:** None.
 - **New Business:** None.
-

Discussion Highlights

- **2026 First Quarter Budget Amendments:**
 - Board reviewed financial adjustments for the first quarter.

Approvals & Decisions

- **Melon Festival Permit:**
 - **Status:** Approved.
 - Official authorization granted for the upcoming festival.
 - **Liquor Permit:**
 - **Status:** Approved.
 - Authorization provided for alcohol service at designated HAPRA events.
 - **Oceola Center Lease:**
 - **Status:** Approved.
 - The board finalized and approved the lease agreement for the facility.
-

Appointments

- **2026 Leave Committee:**
 - **Sean Dunleavy** was appointed to the committee.
 - **Nicholas Hertrich** was appointed to the committee.
-

12A

Howell Township
Invoice and Check Registers
As of 4/30/2026

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00025640	FIRST NATIONAL BANK	04/03/2026	04/03/2026	5,577.81	0.00	Paid	Y
00025641	HOWELL TOWNSHIP	04/03/2026	04/03/2026	130.77	0.00	Paid	Y
00025642	AMERICAN FUNDS	04/03/2026	04/03/2026	3,224.21	0.00	Paid	Y
00025643	EMPOWER	04/03/2026	04/03/2026	1,231.83	0.00	Paid	Y
00025619	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025620	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025621	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025622	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025623	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025624	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025625	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025626	GCT METER FUND	03/18/2026	04/15/2026	968.00	0.00	Paid	Y
00025665	LIVINGSTON COUNTY TREASURER	04/01/2026	04/15/2026	54.00	0.00	Paid	Y
00025666	LIVINGSTON COUNTY TREASURER	04/01/2026	04/15/2026	902.50	0.00	Paid	Y
00025667	GCT METER FUND	04/07/2026	04/07/2026	968.00	0.00	Paid	Y
00025668	GCT METER FUND	04/07/2026	04/07/2026	968.00	0.00	Paid	Y
00025669	GCT METER FUND	04/07/2026	04/07/2026	968.00	0.00	Paid	Y
00025670	GCT METER FUND	04/07/2026	04/07/2026	968.00	0.00	Paid	Y
00025671	GCT METER FUND	04/07/2026	04/07/2026	968.00	0.00	Paid	Y
00025672	SPICER GROUP	04/07/2026	04/07/2026	1,656.00	0.00	Paid	Y
00025634	SUSAN DAUS	03/20/2026	04/17/2026	766.32	0.00	Paid	Y
00025636	FIRST IMPRESSIONS PRINT & MKTG	03/25/2026	04/17/2026	73.85	0.00	Paid	Y
00025646	PERFECT MAINTENANCE	03/27/2026	04/14/2026	195.00	0.00	Paid	Y
00025647	FAHEY SCHULTZ BURZYCH RHODES PLC	04/01/2026	04/14/2026	57.00	0.00	Paid	Y
00025648	FAHEY SCHULTZ BURZYCH RHODES PLC	04/01/2026	04/14/2026	85.50	0.00	Paid	Y
00025649	FAHEY SCHULTZ BURZYCH RHODES PLC	04/01/2026	04/14/2026	611.00	0.00	Paid	Y
00025650	FAHEY SCHULTZ BURZYCH RHODES PLC	04/01/2026	04/14/2026	5,824.17	0.00	Paid	Y
00025651	FAHEY SCHULTZ BURZYCH RHODES PLC	04/01/2026	04/14/2026	266.00	0.00	Paid	Y
00025652	SPRUNGTOWN OUTDOOR SERVICES	04/01/2026	04/14/2026	545.00	0.00	Paid	Y
00025653	GANNETT MICHIGAN LOCALIQ	04/01/2026	04/20/2026	241.68	0.00	Paid	Y
00025657	ABSOPURE	03/03/2026	04/15/2026	14.44	0.00	Paid	Y
00025658	ABSOPURE	03/31/2026	04/15/2026	15.93	0.00	Paid	Y
00025659	ABSOPURE	03/31/2026	04/15/2026	12.00	0.00	Paid	Y
00025660	IRON MOUNTAIN	03/31/2026	04/30/2026	241.98	0.00	Paid	Y
00025661	DTE ENERGY	03/31/2026	05/11/2026	804.10	0.00	Paid	Y
00025662	CONSUMERS ENERGY	03/31/2026	04/15/2026	713.85	0.00	Paid	Y
00025663	MUTUAL OF OMAHA INSURANCE COMPANY	03/31/2026	04/15/2026	82.13	0.00	Paid	Y
00025664	MARNIE HEBERT	03/31/2026	04/15/2026	225.90	0.00	Paid	Y
00025673	MANN TECHNOLOGIES LLC	04/01/2026	04/15/2026	1,689.20	0.00	Paid	Y
00025674	JONATHAN HOHENSTEIN	04/01/2026	04/15/2026	619.78	0.00	Paid	Y
00025675	MANN TECHNOLOGIES LLC	04/01/2026	04/15/2026	1,800.00	0.00	Paid	Y
00025676	MANN TECHNOLOGIES LLC	04/01/2026	04/15/2026	115.00	0.00	Paid	Y
00025677	CARLISLE WORTMAN ASSOC, INC.	04/01/2026	04/15/2026	207.50	0.00	Paid	Y
00025678	CARLISLE WORTMAN ASSOC, INC.	04/01/2026	04/15/2026	300.00	0.00	Paid	Y
00025679	CARLISLE WORTMAN ASSOC, INC.	04/01/2026	04/15/2026	507.50	0.00	Paid	Y
00025680	CARLISLE WORTMAN ASSOC, INC.	04/01/2026	04/15/2026	2,285.00	0.00	Paid	Y
00025681	CARLISLE WORTMAN ASSOC, INC.	04/01/2026	04/15/2026	495.00	0.00	Paid	Y
00025682	CARLISLE WORTMAN ASSOC, INC.	04/01/2026	04/15/2026	9,015.00	0.00	Paid	Y
00025683	CARLISLE WORTMAN ASSOC, INC.	04/01/2026	04/15/2026	1,100.00	0.00	Paid	Y
00025684	CARLISLE WORTMAN ASSOC, INC.	04/08/2026	04/08/2026	732.50	0.00	Paid	Y
00025685	CARLISLE WORTMAN ASSOC, INC.	04/08/2026	04/08/2026	875.00	0.00	Paid	Y
00025686	CARLISLE WORTMAN ASSOC, INC.	04/08/2026	04/08/2026	312.50	0.00	Paid	Y
00025604	FRANKLIN HOLWERDA CO.	03/11/2026	03/26/2026	14,640.00	0.00	Paid	Y
00025633	US POSTMASTER	02/20/2026	04/17/2026	740.00	0.00	Paid	Y

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00025635	CSM MECHANICAL, LLC	03/20/2026	04/17/2026	5,673.10	0.00	Paid	Y
00025637	UIS SCADA	03/25/2026	04/17/2026	1,274.00	0.00	Paid	Y
00025638	CONSUMERS ENERGY	03/19/2026	04/14/2026	570.54	0.00	Paid	Y
00025639	CONSUMERS ENERGY	03/19/2026	04/14/2026	27.81	0.00	Paid	Y
00025644	GENOA TOWNSHIP DPW	04/01/2026	04/14/2026	32,636.00	0.00	Paid	Y
00025645	G-O WWTP VACTOR PAD	04/01/2026	04/14/2026	336.20	0.00	Paid	Y
00025654	AT&T	03/16/2026	04/11/2026	99.25	0.00	Paid	Y
00025655	CONSUMERS ENERGY	03/23/2026	04/15/2026	145.52	0.00	Paid	Y
00025656	REPUBLIC SERVICES	03/23/2026	04/15/2026	174.10	0.00	Paid	Y
00025687	FERGUSON ENTERPRISES LLC	03/30/2026	04/15/2026	8,042.14	0.00	Paid	Y
00025688	DTE ENERGY	04/02/2026	04/15/2026	719.34	0.00	Paid	Y
00025691	FIRST NATIONAL BANK	04/17/2026	04/17/2026	6,053.42	0.00	Paid	Y
00025692	HOWELL TOWNSHIP	04/17/2026	04/17/2026	130.77	0.00	Paid	Y
00025694	AMERICAN FUNDS	04/17/2026	04/17/2026	3,597.20	0.00	Paid	Y
00025695	TREASURY STATE OF MICHIGAN	04/17/2026	04/17/2026	1,886.18	0.00	Paid	Y
00025696	EMPOWER	04/17/2026	04/17/2026	1,245.33	0.00	Paid	Y
00025690	GENOA-OCEOLA SWATH	04/10/2026	05/10/2026	3,737.55	0.00	Paid	Y
00025698	K & J ELECTRIC, INC	04/14/2026	05/14/2026	319.00	0.00	Paid	Y
00025699	CRANETECH INC	04/10/2026	05/14/2026	1,193.00	0.00	Paid	Y
00025703	DTE ENERGY	04/06/2026	04/28/2026	257.58	0.00	Paid	Y
00025704	DTE ENERGY	04/06/2026	04/28/2026	311.27	0.00	Paid	Y
00025705	DTE ENERGY	04/06/2026	05/04/2026	427.89	0.00	Paid	Y
00025706	DTE ENERGY	04/06/2026	05/04/2026	18.51	0.00	Paid	Y
00025707	DTE ENERGY	04/06/2026	05/04/2026	7,299.64	0.00	Paid	Y
00025708	DTE ENERGY	04/06/2026	05/04/2026	902.72	0.00	Paid	Y
00025709	DTE ENERGY	04/06/2026	05/04/2026	481.17	0.00	Paid	Y
00025710	DTE ENERGY	04/06/2026	05/04/2026	267.16	0.00	Paid	Y
00025711	DTE ENERGY	04/06/2026	05/04/2026	488.49	0.00	Paid	Y
00025714	DTE ENERGY	04/16/2026	05/08/2026	64.75	0.00	Paid	Y
00025717	MHOG	04/20/2026	05/20/2026	146,477.55	0.00	Paid	Y
00025689	BIG PDQ	04/02/2026	04/15/2026	206.40	0.00	Paid	Y
00025693	BLUE CARE NETWORK	04/17/2026	04/17/2026	5,615.60	0.00	Paid	Y
00025697	APPLIED INNOVATION	04/10/2026	05/10/2026	1,919.57	0.00	Paid	Y
00025700	DANIEL BONELLO	04/14/2026	05/14/2026	250.00	0.00	Paid	Y
00025701	CINTAS CORPORATION	04/13/2026	05/10/2026	131.22	0.00	Paid	Y
00025712	DTE ENERGY	04/06/2026	05/04/2026	454.88	0.00	Paid	Y
00025713	COMCAST	04/01/2026	04/12/2026	437.95	0.00	Paid	Y
00025715	MICHIGAN ASSOCIATION OF PLANNING	04/16/2026	05/08/2026	675.00	0.00	Paid	Y

of Invoices: 92 # Due: 0
 # of Credit Memos: 0 # Due: 0
 Net of Invoices and Credit Memos:

Totals: 306,118.75 0.00
 Totals: 0.00 0.00
 306,118.75 0.00

Agrees with Check Register BK

--- TOTALS BY FUND ---

101 GENERAL FUND	63,285.47	0.00
592 SWR/WTR	227,324.28	0.00
701 TRUST & AGENCY	15,509.00	0.00

--- TOTALS BY DEPT/ACTIVITY ---

000 OTHER	46,691.02	0.00
101 TOWNSHIP BOARD	132.82	0.00
215 CLERK	766.32	0.00
253 TREASURER	1,031.88	0.00

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
257	ASSESSING			1,109.25	0.00		
265	TOWNSHIP HALL			7,207.75	0.00		
268	TOWNSHIP AT LARGE			6,979.77	0.00		
276	CEMETERY			125.00	0.00		
536	SEWER/WATER			22,682.14	0.00		
537	CHARGES FOR SERVICES			147,217.55	0.00		
538	WWTP			57,424.59	0.00		
701	PLANNING			14,268.86	0.00		
702	ZONING			481.80	0.00		

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 04/01/2026 - 04/30/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
04/03/2026	101002171(E)	EMPOWER	Remittance Check	1,231.83
04/03/2026	101002172(E)	FIRST NATIONAL BANK	Remittance Check	5,577.81
04/03/2026	101002173(E)	HOWELL TOWNSHIP	Remittance Check	130.77
04/03/2026	101002174(E)	AMERICAN FUNDS	Remittance Check	3,224.21
04/08/2026	19347	ABSOPURE	1 BOTTLE DELIVERY - FEB WATER DELIVERY - MAR 2026 COOLER RENTAL APRIL 2026	14.44 15.93 12.00
				<u>42.37</u>
04/08/2026	19348	CARLISLE WORTMAN ASSOC, INC.	AGAPE CITY CHURCH CRAFTSHOW TEMPORARY USE ELMHURST ST LLC REZONING GENERAL CONSULTATION KENSINGTON OUTLETS EV PARKING MUNICIPAL CAMPUS CONCEPT PLAN MONTHLY RETAINER Check Request For Bond: BSP26-0001 Check Request For Bond: BSP26-0002 Check Request For Bond: BTT26-0001	207.50 300.00 507.50 2,285.00 495.00 9,015.00 1,100.00 732.50 875.00 312.50
				<u>15,830.00</u>
04/08/2026	19349	SUSAN DAUS	CLERK EXPENSES	766.32
04/08/2026	19350	DTE ENERGY	STREETLIGHTS	804.10
04/08/2026	19351	FAHEY SCHULTZ BURZYCH RHODES	TREASURY - REVIEW IFT REVOCATION LETTER ZONING ORDINANCE AMENDMENTS PERSONAL PROPERTY TAX COLLECTION HOWELL-MASON LL LITITAGATION MCCRIRIE V HOWELL TWP (26-445-AA)	57.00 85.50 611.00 5,824.17 266.00
				<u>6,843.67</u>
04/08/2026	19352	FIRST IMPRESSIONS PRINT & MKT	SUPERVISOR BUSINESS CARDS	73.85
04/08/2026	19353	MARNIE HEBERT	ZONING CLASS AND MILEAGE	225.90
04/08/2026	19354	JONATHAN HOHENSTEIN	TREASURER/ZONING EXPENSES	619.78
04/08/2026	19355	IRON MOUNTAIN	ON SITE SHREDDING MARCH 2026	241.98
04/08/2026	19356	GANNETT MICHIGAN LOCALIQ	MARCH 2026 PUBLICATIONS	241.68
04/08/2026	19357	MUTUAL OF OMAHA INSURANCE COM	APRIL 2026	82.13
04/08/2026	19358	PERFECT MAINTENANCE	APRIL 2026 CLEANING SERVICES	195.00
04/08/2026	19359	SPRUNGTOWN OUTDOOR SERVICES	SNOWPLOWING MARCH 2026	545.00
04/08/2026	101002175(E)	CONSUMERS ENERGY	TWP HALL MAR 2026	713.85
04/08/2026	101002176(E)	MANN TECHNOLOGIES LLC	APRIL 2026 WITH MS365 LICENSES FIXED FEE TO INSTALL LAPTOPS/DOCKING ST ASSESSOR BATTERY BACK-UP REPLACEMENT	1,689.20 1,800.00 115.00
				<u>3,604.20</u>
04/17/2026	101002177(E)	EMPOWER	Remittance Check	1,245.33
04/17/2026	101002178(E)	FIRST NATIONAL BANK	Remittance Check	6,053.42
04/17/2026	101002179(E)	HOWELL TOWNSHIP	Remittance Check	130.77

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 04/01/2026 - 04/30/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
04/17/2026	101002180(E)	AMERICAN FUNDS	Remittance Check	3,597.20
04/17/2026	101002181(E)	TREASURY STATE OF MICHIGAN	Remittance Check	1,886.18
04/21/2026	19360	APPLIED INNOVATION	ANNUAL SERVICE AGREEMENT & CONTRACT COP	1,919.57
04/21/2026	19361	BIG PDQ	BLUE PRINTS FOR FOIA REQUEST	206.40
04/21/2026	19362	DANIEL BONELLO	CITIZEN PLANNER CLASS REIMBURSEMENT	250.00
04/21/2026	19363	CINTAS CORPORATION	BLUE MATS	131.22
04/21/2026	19364	BLUE CARE NETWORK	Remittance Check	5,615.60
04/21/2026	19365	MICHIGAN ASSOCIATION OF PLANN	PLANNING DUES 7/1/26 - 6/30/26	675.00
04/21/2026	101002182(E)	COMCAST	TWP HALL APRIL 2026	437.95
04/21/2026	101002183(E)	DTE ENERGY	TWP HALL APRIL 2026	454.88
GEN TOTALS:				
Total of 32 Checks:				63,597.97
Less 0 Void Checks:				0.00
Total of 32 Disbursements:				63,597.97
Bank T&A TRUST & AGENCY CHECKING				
04/07/2026	3736	GCT METER FUND	Check Request For Bond: BMHOG26-0013	968.00
04/07/2026	3737	GCT METER FUND	Check Request For Bond: BMHOG26-0007	968.00
			Check Request For Bond: BMHOG26-0006	968.00
			Check Request For Bond: BMHOG26-0005	968.00
			Check Request For Bond: BMHOG26-0004	968.00
			Check Request For Bond: BMHOG26-0003	968.00
			Check Request For Bond: BMHOG26-0002	968.00
			Check Request For Bond: BMHOG26-0001	968.00
			Check Request For Bond: BMHOG26-0008	968.00
			Check Request For Bond: BMHOG26-0009	968.00
			Check Request For Bond: BMHOG26-0011	968.00
			Check Request For Bond: BMHOG26-0010	968.00
			Check Request For Bond: BMHOG26-0012	968.00
				11,616.00
04/07/2026	3738	SPICER GROUP	Check Request For Bond: BP25-0003	1,656.00
04/07/2026	3739	LIVINGSTON COUNTY TREASURER	DOG LICENSES	54.00
04/07/2026	3740	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	902.50
T&A TOTALS:				
Total of 5 Checks:				15,196.50
Less 0 Void Checks:				0.00
Total of 5 Disbursements:				15,196.50
Bank UTYCK UTILITY CHECKING				
04/09/2026	3424	CSM MECHANICAL, LLC	6" VALVE REPLACEMENT FOR PS #71	5,673.10
04/09/2026	3425	FERGUSON ENTERPRISES LLC	2 GRINDER PUMPS WITH BASE	8,042.14
04/09/2026	3426	FRANKLIN HOLWERDA CO.	CLARIFIER REPAIRS	14,640.00
04/09/2026	3427	GENOA TOWNSHIP DPW	APRIL 2026 PLANT OPERATIONS	32,636.00
			SANITARY DISPOSAL MANHOLE & PS #70	336.20
				32,972.20
04/09/2026	3428	UIS SCADA	ANNUAL CALIBRATIONS FOR FLOWS ARN CLAMP	1,274.00

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 04/01/2026 - 04/30/2026

Check Date	Check	Vendor Name	Description	Amount
Bank UTYCK UTILITY CHECKING				
04/09/2026	3429	US POSTMASTER	PERMIT #100 ANNUAL FEE	740.00
04/09/2026	59004294(E)	AT&T	APRIL 2026	99.25
04/09/2026	59004295(E)	CONSUMERS ENERGY	1222 PACKARD DR MAR 2026	570.54
04/09/2026	59004296(E)	CONSUMERS ENERGY	391 N BURKHART RD MAR 2026	27.81
04/09/2026	59004297(E)	CONSUMERS ENERGY	2571 OAKGROVE MAR 2026	145.52
04/09/2026	59004298(E)	DTE ENERGY	2571 OAKGROVE APRIL 2026	719.34
04/09/2026	59004299(E)	REPUBLIC SERVICES	TRASH PICKUP SERVICE MARCH 2026	174.10
04/20/2026	3430	CRANETECH INC	SERVICE CALL	1,193.00
04/20/2026	3431	GENOA-OCEOLA SWATH	LAB COSTS	3,737.55
04/20/2026	3432	K & J ELECTRIC, INC	SERVICE CALL FOR CLARIFIER	319.00
04/20/2026	3433	MHOG	JAN - MAR 2026 WATER CONSUMPTION	146,477.55
04/20/2026	59004300(E)	DTE ENERGY	391 N BURKHART APRIL 2026	257.58
04/20/2026	59004301(E)	DTE ENERGY	1009 N BURKHART APRIL 2026	311.27
04/20/2026	59004302(E)	DTE ENERGY	2559 W GRAND RIVER APRIL 2026	427.89
04/20/2026	59004303(E)	DTE ENERGY	1216 PACKARD DR APRIL 2026	18.51
04/20/2026	59004304(E)	DTE ENERGY	1222 PACKARD DR APRIL 2026	7,299.64
04/20/2026	59004305(E)	DTE ENERGY	1575 N BURKHART APRIL 2026	902.72
04/20/2026	59004306(E)	DTE ENERGY	1034 AUSTIN CT APRIL 2026	481.17
04/20/2026	59004307(E)	DTE ENERGY	3888 OAKGROVE APRIL 2026	267.16
04/20/2026	59004308(E)	DTE ENERGY	2700 TOOLEY RD APRIL 2026	488.49
04/20/2026	59004309(E)	DTE ENERGY	271 E HIGHLAND APRIL 2026	64.75

UTYCK TOTALS:

Total of 26 Checks:	227,324.28
Less 0 Void Checks:	0.00
Total of 26 Disbursements:	<u>227,324.28</u>

REPORT TOTALS:

Total of 63 Checks:	306,118.75
Less 0 Void Checks:	0.00
Total of 63 Disbursements:	<u>306,118.75</u>

*Agrees with Invoice Register
BK*

CHECK REGISTER FOR HOWELL TOWNSHIP

For Check Dates 04/01/2026 to 04/30/2026

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
04/03/2026	GEN	DD6489	BRENT J. KILPELA	5,431.21	0.00	4,066.25	Cleared
04/03/2026	GEN	DD6490	CAROL A. MAKUSHIK	2,300.48	0.00	1,462.80	Cleared
04/03/2026	GEN	DD6491	SUSAN K. DAUS	1,609.34	0.00	1,118.85	Cleared
04/03/2026	GEN	DD6492	TANYA L. DAVIDSON	2,146.82	0.00	1,568.71	Cleared
04/03/2026	GEN	DD6493	ROBERT A. SPAULDING	1,489.33	0.00	954.01	Cleared
04/03/2026	GEN	DD6494	JONATHAN C. HOHENSTEIN	4,118.33	0.00	2,657.06	Cleared
04/03/2026	GEN	DD6495	TERESA M. MURRISH	2,146.82	0.00	1,588.86	Cleared
04/03/2026	GEN	DD6496	THOMAS BOYER	700.00	0.00	616.70	Cleared
04/03/2026	GEN	DD6497	MARNIE E. HEBERT	2,332.47	0.00	1,833.86	Cleared
04/17/2026	GEN	DD6498	BRENT J. KILPELA	5,516.89	0.00	4,131.44	Cleared
04/17/2026	GEN	DD6499	CAROL A. MAKUSHIK	2,329.60	0.00	1,485.55	Cleared
04/17/2026	GEN	DD6500	TIMOTHY C. BOAL	588.92	0.00	518.84	Cleared
04/17/2026	GEN	DD6501	MATTHEW E. COUNTS	508.92	0.00	448.36	Cleared
04/17/2026	GEN	DD6502	JODI FULTON	508.92	0.00	448.35	Cleared
04/17/2026	GEN	DD6503	ROBERT K. WILSON	508.92	0.00	448.36	Cleared
04/17/2026	GEN	DD6504	SUSAN K. DAUS	1,609.34	0.00	1,118.86	Cleared
04/17/2026	GEN	DD6505	TANYA L. DAVIDSON	2,247.34	0.00	1,635.15	Cleared
04/17/2026	GEN	DD6506	CORY J. ALCHIN	80.00	0.00	60.48	Cleared
04/17/2026	GEN	DD6507	TRENT HOLMAN	80.00	0.00	70.48	Cleared
04/17/2026	GEN	DD6508	SHARON LOLLIO	80.00	0.00	70.48	Cleared
04/17/2026	GEN	DD6509	ROBERT A. SPAULDING	1,409.33	0.00	891.52	Cleared
04/17/2026	GEN	DD6510	JONATHAN C. HOHENSTEIN	4,253.33	0.00	2,746.30	Cleared
04/17/2026	GEN	DD6511	TERESA M. MURRISH	2,175.54	0.00	1,607.83	Cleared
04/17/2026	GEN	DD6512	THOMAS BOYER	700.00	0.00	616.70	Cleared
04/17/2026	GEN	DD6513	MARNIE E. HEBERT	2,404.27	0.00	1,888.49	Cleared
Report Total:				47,276.12	0.00	34,054.29	

Number of Checks	25
Total Physical Checks	0
Total Check Stubs	25