

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

April 26, 2016

6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan
Carolyn Henry
Terry Quattro
Matthew Counts
Matt Ikle
Mark Freude

Chairman
Vice Chairman
Secretary
Board Rep.

MEMBERS ABSENT:

Also in attendance: Clerk/Zoning Administrator Carolyn Eaton
Township Planner Paul Montagno

Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called. All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

FRIENDLY MOTION by Henry, seconded by Freude, **“TO APPROVE THE APRIL 26, 2016 AGENDA AS AMENDED: SWITCH ITEMS 10A AND 11A AROUND.”** Motion carried unanimously.

APPROVAL OF MINUTES:

MOTION by Freude, seconded by Ikle, **“TO APPROVE THE MARCH 22, 2016 MEETING MINUTES AS PRESENTED.”** Motion carried unanimously. (See March 22, 2016 Meeting Minutes)

CORRESPONDENCE:

As presented.

ZONNG BOARD OF APPEALS REPORT:

No report.

TOWNSHIP BOARD REPORT:

Commissioner Counts reported that it was approved to repair Allen Road between Byron and Oak Grove with Cohoctah Township paying one half of the stoning for the project. Approved the Fire Authority Budget. The township website is being worked on and should be up and running by July 1st.

ZONING REPORT:

See reports.

NEW BUSINESS:

- A. TRIBAR MANUFACTURING, PARCEL NO #4706-20-401-023, FILE 03.16.01 ADDITION TO EXISTING BUILDING, SITE PLAN REVIEW – David LeCair, PE from Livingston Engineering is seeking final site plan approval for Tribar Manufacturing, who has recently purchased a parcel of land next to them on Grand Commerce Drive. They are proposing a 32,012 square foot addition to an existing 63,623 square foot

light manufacturing facility. Township Planner Montagno added that the sight is on a 4.17 acre parcel to the west of the building. It is in a Heavy Commercial Zoning District. The commercial purpose and the addition is consistent with other development in the area. Mr. Montagno relayed that there are no woodlands or wetlands on this site. Items that need to be addressed are the combining of the two existing lots. The location of the building addition is logical and it is the only place available for development adjacent to the existing building. Questions and comments were taken from the planning commission members. **MOTION** by Ikle, seconded by Henry, **“TO RECOMMEND FINAL SITE PLAN APPROVAL FOR TRIBAR MANUFACTURING, PARCEL #4706-20-401-023, FILE #03.16.01 ADDITION TO EXISTING BUILDING, CONTINGENT ON THE PLANNER’S 03/07/2016 REPORT, THE ENGINEER’S 04/11/2016 REPORT, THE FIRE MARSHALL REPORT AND THE MHOG REPORT.”** Discussion followed. Motion carried 6 to 0.

UNFINISHED BUSINESS:

MASTER PLAN - Township Planner Montagno reported that there is nothing new to add at this time and that the final draft will be at the next meeting. Questions and comments were taken from the planning commission members. Several of the members thanked Mr. Montagno for the time he has placed on this project.

OTHER BUSINESS:

Resignation of Commissioner Ikle. Commissioner Ikle has previously sent emails to the Township Planning Commission members that this will be his last meeting because his new home will be out of the township. He stated it was an awesome journey and an honor to work with the Howell Township and the Planning Commission. In return the members thanked Mr. Ikle for his time and work through the past several years.

CALL TO THE PUBLIC:

Mike Lumetta proposed a mission statement from the Michigan Cannabis Development Association (MCDA). He gave a summary of the House Bills 4209 and 4827. He stated it would be a tax incentive for the township. Regina Momquadas asked questions about the township allowing the setting up a facility in the industrial park area. (Until the bills are passed, the township will not propose an ordinance on something that cannot be controlled.)

ADJOURNMENT: **MOTION** by Ikle, seconded by Freude **“TO ADJOURN”** Motion carried, meeting adjourned at 7:23 P.M.

Date: _____

Andrew Sloan Chairman

Approved as presented: _____

Approved as Amended: _____

Terry Quattro, Secretary

Approved as Corrected: _____

Signed: _____

Debby Johnson - Recording Secretary