

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

February 28, 2017

6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Wayne Williams Secretary
Matthew Counts Board Rep.
Adam Dale Commissioner
Peter Manwiller Commissioner

MEMBERS ABSENT:

Carolyn Henry Commissioner

Also in attendance: Zoning Administrator Joe Daus
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:

MOTION by Freude, seconded by Williams **“TO APPROVE THE FEBRUARY 28, 2017 AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES:

MOTION by Freude, seconded by Manwiller, **“TO APPROVE THE JANUARY 24, 2017 MEETING MINUTES AS PRESENTED.”** Motion carried. (See January 24, 2017 Meeting Minutes)

CORRESPONDENCE:

Planning & Zoning News

TOWNSHIP BOARD REPORT:

(Counts)

- See synopsis.
- Approved Road Improvement Schedule for 2017.
- Approved the Audit Report as presented.

ZONNG BOARD OF APPEALS REPORT:

(Sloan)

- There was no February Meeting.

ZONING REPORT:

(Daus)

- There has been some inquiries about some commercial sites.
- Burkhart Ridge will be applying for site plan for their next phase.

PUBLIC HEARING:

REZONING OF PARCEL #4706-32-400-012 FROM “NSC” TO “MFR”. **MOTION** by Counts, seconded by Dale, **“TO OPEN THE PUBLIC HEARING ON REZONING OF PARCEL #4706-32-400-012 AT 6:39 P.M.”** Motion carried. Township Planner Montagno gave a synopsis of the project from petitioner Chestnut Development, LLC Steve Gronow. The location of the property is located on the northwest corner of Burkhart Road and Mason Road surrounding an already existing party store. The current zoning is “NCS” Neighborhood Commercial Service. The petitioner is requesting that the 16.65 acres of undeveloped farmland be rezoned to “MFR” Multiple Family Residential. The purposed project will be to develop a for-lease multi-family development. He also explained uses that are allowed and will be allowed under the two different zoning options. The Engineer of the project, Brent LaVanway, from Boss Engineering showed a sketch of the project that will consist of single story homes with 2 car attached garages. The development will be in the Water and Sewer District. The floor was open to the public. Mike Denson of 5828 Crandall Road who also owns a parcel of land in the area, expressed his concerns about the drainage problems he has on his property. The Commissioners were allowed to ask questions from the Planner and or the Engineer. **MOTION** by Counts, seconded by Dale, **“TO CLOSE THE PUBLIC HEARING ON REZONING OF PARCEL #4706-32-400-012 AT 7:20 p.m.”** Motion carried.

NEW BUSINESS:

- A. REZONING OF PARCEL #4706-32-400-012 FROM “NSC” TO “MFR” - Chairman Sloan stated that the Planning Commission has 3 options: 1) Recommend approval to the Township Board to grant the request. 2) Recommend that the Township Board denies the request. 3) To table the decision. **MOTION** by Williams, **“TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD FOR REZONING FOR PARCEL #4706-32-400-012.”** The motion dies for lack of support. Discussion followed. **MOTION** by Freude, seconded by Counts, **“TO TABLE THE REQUEST OF REZONING PARCEL #4706-32-400-012 FROM “NSC” TO “MFR” UNTIL MORE STUDY CAN BE DONE.”** Discussion followed. A roll-call vote was taken: Counts – yes, Dale – yes, Williams – yes, Manwiller - yes, Sloan – no, Freude – yes. Motion carries 5 to 1. It was requested by Engineer LaVanway to have a subcommittee of 2 or 3 Planning Commissioners to go over concerns and problems the Planning Commission has with the rezoning before bringing back to the Planning Commission. Chairman Sloan asked for volunteers from the panel. The committee will consist of Chairman Sloan, Commissioners Dale and Freude along with the Township Planner Montagno, Engineer LaVanway and Petitioner Gronow.

- B. SET PUBLIC HEARING – Petitioner Sandra Sharp, Parcel #4706-32-00-011 from “RSC” to “SFR” a vacant piece of land on Burkhart Road. **MOTION** by Dale, seconded by Counts, **“TO SET THE PUBLIC HEARING ON MARCH 28, 2017, FOR PETITIONER SANDRA SHARP, PARCEL #4706-32-00-011 FOR REZONING FROM “RSC” TO “SFR”.** Discussion followed. Motion carried.

UNFINISHED BUSINESS:

- A. Will bring back some Zoning Ordinances in the future.

OTHER BUSINESS:

None.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT: MOTION by Freude, seconded by Manwiller, **"TO ADJOURN"** Motion carried, and meeting adjourned at 7:36 P.M.

Date: 03.28.2017

Andrew Sloan Chairman

Approved as presented: X

Approved as Amended: _____

Wayne Williams, Secretary

Approved as Corrected: _____

Signed: _____

Debby Johnson - Recording Secretary