

HOWELL TOWNSHIP SPECIAL PLANNING COMMISSION

Howell Township Hall

December 12, 2017

6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Matthew Counts Board Rep.
Martha Haglund Commissioner
Carolyn Henry Commissioner
Peter Manwiller Commissioner

MEMBERS ABSENT:

Wayne Williams Secretary

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.

Chairman Sloan welcomed new Planning Commissioner Martha Haglund.

Chairman Sloan had everyone at the Board Table state who they are, how long they have been in the Township and what their experience before coming on to the Planning Commission.

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

MOTION by Counts, seconded by Henry, **“TO APPROVE THE DECEMBER 12, 2017 AGENDA AS AMENDED: ADD ITEM 6B, BOARD REPORT AND ITEM 6C - 2018 CALENDAR.”** Motion carried.

NEW BUSINESS:

A. Packard Drive Properties, LLC, Parking Lot Expansion

- Township Planner Montagno introduced the project. The location is 1055 Packard Drive. The applicant is seeking Preliminary Site Plan Approval for 102 parking spaces across 3 undeveloped lots in the Trans West Industrial Park. It is in the Industrial District. They meet the density, placement and height regulations. There are no issues concerning natural resources. The site arrangement is appropriate for the large parking lot. It leaves room for future expansion on the building if that is ever desired. The applicant should provide justification for the excess spaces. There are two new proposed existing driveways/access points on the west side of the site from Austin Court which is logical for this size of parking lot. They should provide sidewalks between the parking lot and the building. The sidewalk needs to be extended further to the back door. The applicant is requesting a waiver of the required berm between the parking lot and the public roadway required in Section 28.03. This is up to the Planning Commission to determine if they will grant this waiver. The lighting plan meets the requirements. There are no new signs being proposed. There are no new buildings being proposed. The trash enclosures on the site and possess no issues. The engineer has some items that need to be addressed. He is recommending Preliminary Site Plan Approval with the condition that they address any outstanding items prior to Final Site Plan Application.
- Matt Diffin from Diffin-Umlor & Associates and Neal Maclean the property owner – Presented plans to the Commissioners. Hatch Stamping is located on the west side of Austin Court, they are looking at doubling their size of manufacturing facility in Howell Township. They have every inch of payment parked with cars. This is causing issues with the Fire Marshall and people are getting ticked. With the amount of people they will be hiring, they are requesting the extra parking spaces, especially to help

during shift changes. The applicant is requesting a waiver to the berm because they are at the end of a cul-de-sac and not facing a major road. Discussion on the sloping of the berm. Discussion on a detention basin.

- Questions were taken from the Commissioners.
- Chairman Sloan entertained a motion for this request.
- **MOTION** by Henry, seconded by Freude, **“TO GRANT PRELIMINARY APPROVAL OF THE PACKARD DRIVE PROPERTIES, LLC PARKING LOT EXPANSION SUBJECT TO ALL OF THE REQUIRMENTS BEING MET IN THE DECEMER 4, 2017 SPICER GROUP’S PRELIMINARY SITE PLAN REVIEW RECOMMENDATIONS AND THE SITE PLAN REVIEW BY CARLISLE/WORTMAN’S RECOMMENDATIONS, ACCEPTING ITEM #5, ASKING FOR THE WAIVER OF THE REQUIREMENT TO HAVE A BERM PURSUANT TO SECTION 28.07 BASED ON TONIGHT’S FINDINGS.”** Discussion followed. Motion carried.

TOWNSHIP BOARD REPORT:
(Counts)

- Welcomed new Board Member Sally Newstead.
- Accepted resumes for new Commercial Realtors.
- Approved to collect Summer School Taxes for Howell and Fowlerville.
- The Board voted to leave the 2018 Water/Sewer Connection Fees at the same rate as 2017.
- The 3 Planning Commissioners who’s term is up at the end of this year was approved for re-appointment, term ending December 31, 2020; Andrew Sloan, Peter Manwiller and Martha Haglund.
- At the previous month’s Board Meeting we had a packed room for the “AR” rezoning. It was turned down. Discussion followed.

2018 CALENDAR

- The 2018 Planning Commission Meeting Calendar was presented. **MOTION** by Counts, seconded by Freude, **“TO ACCEPT THE 2018 PLANNING COMMISSION MEETING CALENDAR AS PRESENTED.”** Motion carried.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

MOTION by Freude, seconded by Henry, **“TO ADJOURN.”** Motion carried and meeting adjourned at 7:25 P.M.

Approved: _____ X _____

Andrew Sloan, Chairman

As Presented: _____ X _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 01.23.2018 _____

Debby Johnson, Recording Secretary