

**HOWELL TOWNSHIP PLANNING COMMISSION**

Howell Township Hall

February 27, 2018

6:30 p.m.

**MEMBERS PRESENT:**

Andrew Sloan Chairman  
Mark Freude Vice Chairman  
Matthew Counts Board Rep.  
Wayne Williams Secretary  
Martha Haglund 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 27, 2018 AGENDA AS PRESENTED.”**  
Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Haglund, seconded Haglund, **“TO APPROVE THE JANUARY 23, 2018 MEETING AS PRESENTED.”**  
Motion carried.

**CORRESPONDENCE:**

Planning & Zoning News

**TOWNSHIP BOARD REPORT:**

(Commissioner Counts reported on the following items)

- A lot of discussion on the WWTP.
- Normal bills were paid.

**ZONING BOARD OF APPEALS REPORT:**

(Commissioner Sloan reported on the following items)

- 3 variances for Trilogy Health (The Willows) were granted.

**ZONING REPORT:**

(Zoning Administrator Daus reported on the following items)

- Permits have started out slow this year.
- There is someone with interest for warehouse space.
- See Zoning Report for February 2018.

**PUBLIC HEARING:**

- Trilogy Health Services, LLC also known as The Willows, parcel # 4706-26-200-020.
- Chairman Sloan shared that Trilogy’s Preliminary Site Plan Review was tabled at last month’s meeting pending the outcome of the needed variances. At last night’s ZBA Meeting 3 variances were granted for the building’s setbacks and for the parking area.

- Township Planner Montagno introduced the project. This is for an additional building on the site for a thirty-five (35) bed memory care facility. It is to be located at the corner of Byron Road and Highland Road. This is in the Multiple Family Residential (MFR) district. Congregate Care Facilities are considered a Special Land Use in the MFR district and requires a Special Use Permit. If you so choose, this will be a recommendation to the Board.
- Civil/Municipal Group Manager, Michael Brand from Mannik Smith Group for Trilogy Health Services explained that he has tried to meet the direction that the Planning Commission wanted him to go with the landscaping, screening, parking spaces, dumpster closure and sidewalk.
- Questions and statements were taken from the Commissioners.  
Discussion about the kind of trees that will work best in the landscaping.
- Chairman Sloan open the floor for the Public Hearing: **MOTION** by Counts, seconded by Williams, **“TO OPEN THE PUBLIC HEARING FOR THE TRILOGY HEALTH, AT 6:51 P.M.”** Motion carried.
- Michael Tipton, 5520 Olde English Circle – stated that having The Willows as close neighbors has been excellent. They are very neat and clean. They were very helpful when the parking lot at English Gardens, where he resides, was being repaved. The Willows allowed English Garden residents to park in their parking lot. The Willows does several civic events for the community.. They have a strong core backing. He is for the expansion of The Willows. He asked about the REU’s being used because that is positive for the Township. Mr. Tipton also wanted to know who was notified of this meeting. (Anyone who is within 350 feet.)
- Neil Palmer, 2323 Byron Road – Agrees with Mr. Tipton about being good neighbors. They have raised money for Gleaners Food Bank. They are creating jobs. Had question why the Planning Commission had such concern about the trees. (This is only a recommendation. The Planning Commission Chairman has great understanding of trees. This has nothing to do with Township Policy.)
- Chairman Sloan addressed the letter that was from a neighbor in Rolling Oaks who has objections to the project because of the lift station noise. (It is being considered to have a light alarm rather than an audible alarm.) There has been no other comments from any other residents.
- Mr. Tipton wanted to know if the residents who live at The Willows were sent notices. (The notice goes to the address of petitione, not every individual who lives there.)
- **MOTION** by Freude, seconded by Manwiller, **“TO CLOSE THE PUBLIC HEARING FOR THE TRILOGY HEALTH AT 7:07 P.M.”** Motion carried.
- Chairman Sloan stated the Public Hearing is closed. The action before you now, is to either 1) approve the Preliminary Site Plan, 2) to approve with conditions, 3) to deny, or 4) to table the request. **MOTION** by Counts, seconded by Freude, **“TO APPROVE PRELIMINARY SITE PLAN FOR TRILOGY HEALTH, PARCEL #4706-26-200-020 BASED ON THE SITE PLAN REVIEW PRESENTED WITH THE REVISION DATE OF JANUARY 29, 2018 FROM THE TOWNSHIP PLANNER, ALONG WITH ALL LOCAL GOVERNING BODIES INCLUDING THE FIRE MARSHAL, TOWNSHIP ENGINEER, MHOG, ROAD COMMISSION AND ZONING BOARD OF APPEALS.”** Discussion followed. A roll-call vote was taken: Freude – yes, Williams – yes, Manwiller – yes, Henry – yes, Counts – yes, Haglund – yes, Sloan – yes. Motion carries 7 ^6^ to 0. This will come back for final Site Plan Review, next meeting March 27, 2018.
- SPECIAL USE PERMIT - Township Planner Montagno suggested for the Special Use Permit, that the Planning Commission review his (6) six suggested findings from his report dated February 27, 2018 along with any conditions that they may determine are necessary. Discussion followed.

- There was further discussion about the lift station noise affecting the neighbor across the street and ways to change over to a different type of alarm other than the audible alarm. Zoning Administrator Daus also stated he would look into the issue.
- **MOTION** by Manwiller, seconded by Williams, **“TO RECOMMEND TO THE TOWNSHIP BOARD TO GRANT TRILOGY HEALTH LLC, (THE WILLOWS), PARCEL #4706-26-200-020, THE SPECIAL USE PERMIT BASED UPON THE FINDINGS FROM THE ORDINANCE AS INDICATED IN THE TOWNSHIP PLANNER’S REPORT DATED FEBRUARY 27, 2018, WITH THE CONDITION THAT THE NOISE ISSUE ASSOICATED WITH THE LIFT STATION IS ADDRESSED.”** A roll-call vote was taken: Haglund – yes, Manwiller – yes, Sloan – yes, Freude – yes, Williams – yes, Counts – yes. Motion carries 6 to 0.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

A. SET PUBLIC HEARING –

- Zoning Administrator Daus stated that a Public Hearing is needed for Thomson Plastic Inc. The petitioner is requesting to rezone parcel #4706-29-200-005 on Lambert Drive, next to the hotel, is requesting to rezone from (RSC) Regional Service Commercial to (HC) Heavy Commercial to use for warehousing. Discussion followed.
- **MOTON** by Freude, seconded by Haglund, **“TO APPROVE A PUBLIC HEARING FOR THOMSON PLASTIC, INC. ON MARCH 27, 2018 THE PLANNING COMMISSION NEXT SCHEDULED MEETING.”** Motion carried.

B. HAMILTON PROPANE – AMENDMENT TO SITE PLAN -

- Zoning Administrator Daus explained that the applicant was not able to attend this meeting because of illness.
- Township Planner Montagno gave an explanation of the amendment to their Site Plan. To enlarge two of the long storage buildings from 5,000 square feet to 7,500 square feet. Also enlarge the northern most storage building from 4,500 square feet to 6,000 square feet. Total increase is 6,500 square feet. The new site plan functions and looks basically the same except for a 20% increase in building size. (Township ordinance states: anything over 10% increase is considered a major change and therefor requires Planning Commission action.)
- **MOTION** by Freude, seconded by Manwiller, **“TO APPROVE THE AMENDED SITE PLAN FOR HAMILTON PROPANE, PARCEL #4706-21-300-011 AS PRESENTED CONTINGENT UPON 1) THE APPLICANT UPDATE THE SITE PLAN CALCULATIONS IN THE TABLE ON SHEET C-1.0 TO REFLECT THE CHANGES THAT WERE MADE TO THE PLANS AND UPDATE LABELS FOR THE BUILDING ON SHEET C1.1. 2) THE ENGINEER’S REVIEW OF THE PLAN IS SATISFACTORY.”** Discussion followed. Motion carried.

OTHER BUSINESS:

None.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

**MOTION** by Counts, seconded by Williams, **“TO ADJOURN.”** Motion carried and meeting adjourned at 7:38 P.M.

Approved: \_\_\_\_\_ X \_\_\_\_\_

\_\_\_\_\_  
Andrew Sloan, Chairman

As Presented: \_\_\_\_\_

As Amended: \_\_\_\_\_

\_\_\_\_\_  
Wayne Williams, Secretary

