
HOWELL TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES MAY 23, 2023, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Martha Haglund Chairwoman
Wayne Williams Vice-Chair
Matthew Counts Board Rep
Peter Manwiller Secretary
Denise Markham Commissioner
Mike Newstead Commissioner

MEMBERS ABSENT:

Paul Pominville Commissioner

Also in attendance: Zoning Administrator Joe Daus, Township Planner Paul Montagno & Ann Wysocki

The meeting was called to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: MOTION by Counts, second by Manwiller, “TO AMEND THE MAY 23, 2023 PLANNING COMMISSION AGENDA, TO ADD MASTER PLAN REVIEW AND APPROVAL TO OTHER BUSINESS” Motion carried.

APPROVAL OF MINUTES: MOTION by Counts, seconded by Newstead, “TO APPROVE AS PRESENTED THE APRIL 25, 2023 PLANNING COMMISSION MINUTES.” Motion carried.

TOWNSHIP BOARD REPORT: Synopsis was attached. Matt noted the Township Board ask that the Planning Commission to look at a draft well head protection from MHOG to be added to the Zoning Ordinance.

ZONING BOARD OF APPEALS REPORT: Martha reported that there were 2 variance request for accessory structures to be in front of the rear line of the house, and they were both granted.

ZONING ADMINISTRATOR REPORT: Monthly Permit list is attached. No questions

TOWNSHIP PARKS REPORT: Martha reported that the park committee is starting to work on the update for the Recreation Plan.

NEW BUSINESS:

- A. CPK Investments, 2212 grand Commerce Drive, Parcel 4706-20-401-018, 4706-20-401-010, and 4706-20-401-009. Request an extension of time for an approved Preliminary / Final site Plan.

Township Planer Paul Montagno reported that this had been approved in May of 2022, and that there were no changes to the site plan being requested. Based on the petitioners letter construction was not started due to the rising cost and the short supply of building materials at the time. There was a short discussion.

MOTION by Manwiller, second by Newstead “TO EXTEND FOR ONE YEAR THE APPROVED PRELIMINARY / FINAL SITE PLAN FOR CPK INVESTMENTS, 2212 GRAND COMMERCE DRIVE, PARCEL 4706-20-401-018, 4706-20-401-010, AND 4706-20-401-018.

Roll was called, Newstead – Yes, Manwiller – Yes, Markham – Yes, Williams – Yes, Counts – Yes, Haglund – Yes. Motion carried.

B. Public Hearing: Jim Hewines, Requesting a rezoning from “MFR” Multiple Family Residential to “IFZ” Industrial Flex Zone. Parcel ID #4706-20-400-009, File # PC2023-02. 25.8 acres of vacant property on the south side of Grand River west of Burkhart Road.

MOTION by Williams, second by Manwiller **“TO OPEN THE PUBLIC HEARING”** Motion carried.

Township Planer Paul Montagno reported on his review of the petitioners request for rezoning, noting that the Future Land Use Map in the Master Plan that was just completed, has this are zoned for Residential - Medium Density. This would relate to Multiple Family Residential on the Zoning Map. Chair Woman Haglund open the meeting to the public. Mr. Chick, 4375 W. Grand River, Howell said that he was opposed to this site being rezoned, and it is not consistent with the master plan. Mr. Peterson, 4169 W. Grand River, Howell said that he did not have a problem with the rezoning, he would rather have an industrial building there then the multi-family residential.

MOTION by Manwiller second by Williams **“TO CLOSE THE PUBLIC HEARING”** Motion carried.

There was a discussion among the Board Members, the petitioner was not present to answer the member’s question

MOTION by Manwiller, second by Newstead **“TO RECOMMEND TO THE TOWNSHIP BOARD TO DENY THE REQUEST FROM JIM HEWINES TO REZONE FROM MFR MULTIPLE FAMILY RESIDENTIAL TO IFZ INDUSTRIAL FLEX ZONE, PARCEL ID 4607-20-400-009, FILE #PC2023-02. THE 25.8 ACRES OF VACANT PROPERTY ON THE SOUTH SIDE OF GRAND RIVER WEST OF BURKHART ROAD. BASED ON THE FINDINGS IN THE PLANERS REPORT.”**

Roll was called, Markhem– Yes, Williams – Yes, Counts – Yes, Manwiller – Yes, Haglund – Yes, Newstead – Yes. Motion carried.

OTHER BUSINESS: Resolution to approve the Master Plan.

MOTION by Manwiller, second by Williams, **TO ADDOPT THE MASTER PLAN RESOLUTION.**

Roll was called, Newstead – Yes, Williams – Yes, Markham – Yes, Manwiller – Yes, Haglund – Yes, Counts– Yes. Motion carried.

Martha reported to the members that this was her last meeting. As she has taken a position with the LivingstoOn County Planning Department.

CALL TO THE PUBLIC: None.


ADJOURNMENT: **MOTION** by Manwiller, seconded by Newstead, **“TO ADJOURN.”** Motion carried. Adjourned at 7:07 P.M.

Approved: _____ XXXXXXXX _____

As Presented: _____ XXXXXXXX _____

As Amended: _____

As Corrected: _____


Peter Manwiller, Secretary