

**HOWELL TOWNSHIP PLANNING COMMISSION**

Howell Township Hall

March 28, 2017

6:30 p.m.

**MEMBERS PRESENT:**

Andrew Sloan	Chairman
Mark Freude	Vice Chairman
Wayne Williams	Secretary
Adam Dale	Commissioner
Peter Manwiller	Commissioner

**MEMBERS ABSENT:**

Carolyn Henry	Commissioner
Matthew Counts	Board Rep.

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 MARCH 28, 2017 AGENDA AS PRESENTED.”** Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Dale, seconded by Freude, **“TO APPROVE THE FEBRUARY 28, 2017 MEETING MINUTES AS PRESENTED.”** Motion carried. (See February 28, 2017 Meeting Minutes)

**CORRESPONDENCE:**

Planning & Zoning News.

**TOWNSHIP BOARD REPORT:**

- No report (No March Township Board Meeting).

**ZONING BOARD OF APPEALS REPORT:**

(Sloan)

- Approved a variance for placement of a barn on Parcel #4706-02-300-006, 5611 Preston Rd.

**ZONING REPORT:**

(Daus)

- See Land Use Permit Listing.

**UNFINISHED BUSINESS:**

- A) REZONING OF PARCEL #4706-32-400-012, FILE #01.17.01 FROM NSC TO MFR – This was tabled from last month’s meeting. Chairman Sloan explained after last month’s meeting at the request of the engineer, a sub-committee was formed (3 Planning Commissioners, Township Planner, Township Zoning Administrator, the petitioner and his engineer) to discuss concerns the Planning Commissioners and the Township Planner had about the project: loss of commercially zoned property, the traffic and the interchange at M59 and I96. Township Planner Montagno

reiterated his report from last month. Director of Engineering, Brent LaVanway, of Boss Engineering submitted a report summarizing their belief that Multi Family Residential is a better use of the property. He also showed a plan showing the proposed project for the area along with the amount of other commercial zoned property available in the area. Chairman Sloan took questions and comments from the Commissioners. He also reminded the Commissioners and the public that the Public Hearing for this rezoning took place on February 28, 2017. Chairman Sloan asked if the public had any questions or comments on this issue and there was no response. Chairman Sloan entertained the options for motion: 1) to approve recommendation to the Board 2) to deny recommendation to the Board 3) to table the decision. **MOTION** by Dale, seconded by Manwiller, **“TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD AS PRESENTED.”** Discussion followed. A roll-call vote was taken: Freude – yes, Williams – yes, Manwiller – yes, Dale – yes, Sloan – no. Motion carried 4 to 1.

- B) KENNELS – Township Planner Montagno stated that the Kennels Ordinance has been ongoing subject for a while but final approval has not yet been given. Several changes/amendments is being made to the ordinance(s) {Modify Article II Definitions, Modify Article IV, Modify Article VII, Modify Article X, Modify Article XI, Modify Article XIV}. **MOTION** by Freude, seconded by Williams, **“TO RECOMMEND TO THE TOWNSHIP BOARD TO ADOPT CHANGES ON KENNELS TO THE ARTICLES AS PRESENTED.”** Motion carried. More discussion followed. With a **FRIENDLY AMENDMENT TO THE MOTION** by Freude, seconded by Williams, **“IN DEFINITIONS UNDER HOUSE HOLD PETS, WHERE IT SAYS [NO MORE THAN 4 SUCH ANIMALS MAY BE KEPT PER DWELLING UNIT] TO [NO MORE THAN 4 SUCH ANIMALS MAY BE KEPT PER DWELLING UNIT, EXCLUDING CAGED ANIMALS].”** Discussion followed. Motion carried.

**NEW BUSINESS:**

**PUBLIC HEARING:** REZONING OF PARCEL #4706-32-200-011 FROM “RSC” TO “SFR”. **MOTION** by Freude, seconded by Dale, **“TO OPEN THE PUBLIC HEARING ON REZONING OF PARCEL #4706-32-400-011 AT 7:12 P.M.”** Motion carried. Township Planner Montagno explained that the 1.3 acres of undeveloped land is zoned, “RSC” Regional Service Commercial and the applicant is requesting a rezoning to “SFR” Single Family Residential. This is not a Conditional Rezoning so any uses and arrangement permitted through the Zoning Ordinance in the “SFR” District would be possible if rezoning is granted. Permitted uses in “SFR” are limited to single-family homes and those uses considered to be accessory to single-family homes at a relative density of 4 dwellings units per acre. Chairman Sloan took comments from the applicants. They stated that they have owned the property for several years and are not exactly sure how many homes they plan to build on the site. Questions and comments were taken from the Commissioners. There was no comments from the public and there has been no response submitted to the Township. **MOTION** by Freude, seconded by Dale, **“TO CLOSE THE PUBLIC HEARING ON REZONING OF PARCEL #4706-32-400-011 AT 7:27 P.M.”** Motion carried. **MOTION** by Williams, seconded by Dale, **“TO RECOMMEND APPROVAL OF REZONING PARCEL #4706-32-**

**200-011 FROM “RSC” TO “SFR”.** Discussion followed. A roll-call vote was taken: Dale – yes, Manwiller – yes, Sloan – no, Freude – yes, Williams – yes. Motion carries 4 to 1.

**OTHER BUSINESS:**

None.

**CALL TO THE PUBLIC:**

A representative from the Michigan Canvass Development Association concerning Medical Marijuana Facilities in Northern Michigan handed out information about property values and proposal of new jobs. The information also included how other area did zoning to allow. It was noted that in February of this year the Board voted: to take no action to create a Medical Marijuana Ordinance at this time.

**ADJOURNMENT:** **MOTION** by Dale, seconded by Williams, **“TO ADJOURN”** Motion carried, and meeting adjourned at 7:33 P.M.

Date: 05.23.2017

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Andrew Sloan Chairman

Approved as presented: X

Approved as Amended: \_\_\_\_\_

\_\_\_\_\_

Wayne Williams, Secretary

Approved as Corrected: \_\_\_\_\_

Signed: \_\_\_\_\_

Debby Johnson - Recording Secretary