

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

September 26, 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 Counts, seconded by Freude, **“TO APPROVE THE SEPTEMBER 26, 2017 AGENDA AS PRESENTED.”**
Motion carried.

APPROVAL OF MINUTES:

MOTION by Freude seconded by Dale, **“TO APPROVE THE AUGUST 22, 2017 MEETING MINUTES AS PRESENTED.”**
Motion carried. (See August 22, 2017 Meeting Minutes)

CORRESPONDENCE:

Planning & Zoning News.

TOWNSHIP BOARD REPORT:

(Counts)

- Approved the new fees for Business Licenses.
- Approved the new Kennel Ordinance.

ZONNG BOARD OF APPEALS REPORT:

(Sloan)

- Approved variance to allow for a pergola style structure to hold solar panels to be in the front yard.

ZONING REPORT:

(Daus)

- See report.

SET PUBLIC HEARING:

- A) MIKE PAGE, SET PUBLIC HEARING - TEXT AMENDMENT, to allow the use of Open Air Business on “AR” Agricultural Residential land and the proximity to the Commercial District at Burkhart Road and Grand River Ave.
MOTION by Counts, seconded by Freude, **“TO SET PUBLIC HEARING ON OCTOBER 24, 2017 FOR A TEXT AMENDMENT TO ALLOW THE USE OF OPEN AIR BUSINESS ON “AR” LAND AND THE PROXIMITY TO THE COMMERCIAL DISTRICT AT BURKHART ROAD AND GRAND RIVER.”** Motion carried.

UNFINISHED BUSINESS:

- A. BRAD JONCKHEERE OF BEDROCK VENTURES, LLC, PARCEL #4706-32-300-003 FILE #07.17.05 - CONDITIONAL REZONING – from an “AR” Agricultural Residential to “NSC” Neighborhood Service Commercial.

- The Public Hearing for this project was at the August 22, 2017 Meeting. At the request of the applicant it was decided they would come back to the September Meeting for a Conditional Rezoning.
- Brad Jonckheere of Bedrock Ventures, LLC is requesting the Conditional Rezoning of his property from "AR" Agricultural Residential to "NSC" Neighborhood Service Commercial to allow for a micro-brewery. He presented his proposed plans on 4.24 acres of a 40 acre parcel with conditions based on the following: 1) The Micro-brewery concept plan would be the only area of the 4.24 acres to be used as of this rezone request. Approval of use is subject to Site Plan approval. 2) Condition #1 would be removed once the following conditions are met: a) Mining has been finished and reclamation has been completed. b) A preliminary plan for a housing development for the remaining property has been approved. 3) All new uses would be subject to Site Plan review.
- Zoning Administrator Daus stated that the new conditions address the issues that were of concerns at the Public Hearing Meeting.
- Township Planner Montagno added that the conditions that are proposed will only allow for this one use at the present time. He will still need to present a Site Plan for this use in which the Planning Commission will have some control over specific layouts and details of the project. This is consistent to the direction the Planning Commission discussed at the last meeting.
- Chairman Sloan took questions from the Commissioners.
- **MOTION** by Dale, seconded by Williams, **"TO RECOMMEND TO THE TOWNSHIP BOARD, TO GRANT THE REQUEST FOR A CONDITIONAL REZONING OF 4.24 ACRES ON THE 40 ACRE PARCEL #4706-32-300-003 FROM "AR" AGRICULTURAL RESIDENTIAL TO "NSC" NEIGHBORHOOD SERVICE."** Discussion followed. Sloan – yes, Counts – yes, Freude – yes, Dale – yes, Williams – yes, Manwiller – yes. Motion carried 6 to 0.

NEW BUSINESS:

- A. QUALITY CARE OF HOWELL – AMENDMENT TO EXISTING SITE PLAN REVIEW, PARCEL #4706-21-100-020, LOCATED AT 2820 N. BURKHART ROAD.
- Township Planner Montagno explained the applicant is seeking Final Site Plan approval for Phase II of a four phased plan that was approved in 2015. The first phase included one building with 20 beds for senior residents. Proposed Phase II is a subsequent 20 bed building addition. The site is in a "MFR" Multiple Family Residential Zoning District. Assisted living facilities are considered a Special Use in the "MFR" District. The Special Use was granted by the Township Board prior to the Preliminary Site Plan Approval for Phase I so it is an appropriate use for the district. The footprint is slightly larger but is still within the overall footprint of the building that was shown on the original plan. Township Planner Montagno stated areas that the Site Plan shows compliance and specified other areas that need to be addressed. In general the Final Site Plan for Phase II is acceptable with the following conditions: 1) The walking trail should have been developed at the time of Phase I construction for the use of the resident in Phase I. 2) Complete landscaping plan. 3) Lighting plan to include fixture details with cut sheets (showing what is on the original plan). 4) The Planning Commission should evaluate the building elevation to determine if they are consistent with the Phase I elevations. 5) Provide location and details for a trash enclosure.
 - Scott Bell from Lapham Associates who prepared the plans. He provided plans showing elevation of the buildings. Explained the need for a larger footprint; the newer market trends and the needs of the residents. Explained the parking area. It is two separate buildings divided by a firewall. Plans to keep the trash enclosure as is but perhaps have an extra pickup day per week if needed. He explained there is no change to the sight lighting plans including canopy lights. The walking path is still going on. The newer building will be a mirror image of the present building just slightly larger.
 - Owner of Quality Care of Howell spoke on the project and about the need for the larger footprint, is because the resident are requiring slightly larger rooms.
 - Chairman Sloan took questions from the Commissioners.
 - **MOTION** by Freude, seconded by Dale, and with a Friendly Amendment to the motion by Counts, **"TO APPROVE FINAL SITE PLAN FOR QUALITY CARE OF HOWELL, PARCEL #4706-21-100-020 PENDING APPROVAL FROM THE ADMINISTRATIVE REVIEW, ENGINEER REVIEW AND ANY LOCAL GOVERNMENTAL REVIEWS."** Discussion followed. A roll-call vote was taken: Freude - yes, Manwiller – yes, Counts – yes, Sloan – yes, Dale – yes, Williams – yes. Motion carried 6 to 0.

OTHER BUSINESS:

A. SET SPECIAL PLANNING COMMISSION MEETING – HAMILTON’S PROPANE

- Zoning Administrator Daus informed the Commissioners that Hamilton Propane would like to have a Special Planning Commission Meeting and not wait an entire month to present their Final Site Plan Review. Would like to set the meeting as soon as possible. Will need to allow enough time for all the needed regulatory authoritative reviews to come back. **MOTION** by Freude, seconded by Counts, **“TO SET A SPECIAL PLANNING COMMISSION MEETING ON OCTOBER 10, 2017 FOR HAMILTON’S PROPANE’S FINAL SITE PLAN REVIEW PENDING THAT THE AUTHORITATIVE REVIEWS ARE BACK IN BY THE 4TH .”** Discussion followed. Motion carried 6 to 0.

CALL TO THE PUBLIC:

- Alan Heneveld of Brighton stated that his wife is the executor of the trust that owns the Parcel #4706-17-200-001, 80 acres of farmland that is adjacent to the property that is seeking the Text Amendment at the next meeting. Has concerns with the possible change of zoning that may allow open air firearm range that abuts this property. The main concern is, will it change the value of the property which is for sale?
- Mike Page applicant requesting the Text Amendment gave his synopsis of his proposed project of a homeland security, law enforcement and civilian training recreational facility by membership.
- Gary Browning of 4748 Deal Road inquired about the use of alcohol with the use of firearms. (That would not be allowed.)
- Commissioner Manwiller reminded the public that all comments need to be directed to the Commissioners and not to each other. (This is a Call to the Public and not the Public Hearing for this issue.)
- Wesley Hayes, 28151 New Hudson also stated that he owns property that abuts this property and that he believes that property used for recreational purposes will be less costly to the Township than a housing development; thus there would not be a need for improved roads and additional schools.
- Mr. Paige wanted to know the next steps he needed to take. (The October 24th meeting will be the Public Hearing. All neighbors will be notified of the meeting informing them of a request to change the Text Amendment to allow for this type of purpose. If the Planning Commission recommends to the Township Board for the change, the Board has the final say on the Text Amendment. (Board Meeting Date is October 9th.) Then the site plan process and special use permit can starts.)

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

Approved: _____ X _____

Andrew Sloan, Chairman

As Presented: _____ X _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 10.24.2017 _____

Debby Johnson, Recording Secretary