

HOWELL TOWNSHIP PLANNING COMMISSION

HOWELL TOWNSHIP HALL

3525 BYRON ROAD, HOWELL, MI 48855

July 25, 2017

6:30 P.M.

1. Call to Order

2. Roll Call:

Andrew Sloan – Chair	()	Carolyn Henry	()
Mark Freude – Vice Chair	()	Peter Manwiller	()
Wayne Williams - Secretary	()	Adam Dale	()
Matthew Counts	()		

3. Pledge of Allegiance:

4. Approval of Agenda: July 25, 2017

5. Approval of Minutes: June 27, 2017

6. Correspondence:

7. Township Board Report:

8. Zoning Board of Appeals:

9. Zoning Report:

10. Unfinished Business:

A) Kennels, discussion

B) Kennels, Set Public Hearing

11. New Business:

12. Other Business:

13. Call to Public:

14. Adjournment:

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

June 27, 2017

6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Wayne Williams Secretary
Matthew Counts Board Rep.
Adam Dale Commissioner
Carolyn Henry Commissioner
eter Manwiller Commissioner

MEMBERS ABSENT:

Also in attendance: Zoning Administrator Joe Daus
Township Planner Paul Montagno

Chairman Sloan called the meeting to order at 6:32 p.m. The roll was called. All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

MOTION by Henry, seconded by Dale, **"TO APPROVE THE JUNE 27, 2017 AGENDA AS PRESENTED."** Motion carried.

APPROVAL OF MINUTES:

MOTION by Freude, seconded by Williams, **"TO APPROVE THE MAY 23, 2017 MEETING MINUTES AS CORRECTED: UNDER NEW BUSINESS, ITEM A4, CORRECT THE SPELLING OF TREES."** Motion carried. (See May 23, 2017 Meeting Minutes)

CORRESPONDENCE:

Planning & Zoning News.

TOWNSHIP BOARD REPORT:

(Counts)

- The Township agreed to become full partners with HAPRA. (This still needs final approval from the HAPRA Board)
- Much discussion about the Waste Water Treatment Plant and Trans West Lift Station.
- See May 23, 2017 Synopsis for further details.

ZONNG BOARD OF APPEALS REPORT:

(Sloan)

- No meeting to report.

ZONING REPORT:

(Daus)

- Mr. Jonckheere from American Concrete on Mason Road, is looking into rezoning his parcel to allow for a Micro-Brewery.
- Brewer Road Meadows will be submitting their final site plans soon.
- Willow Brooke is planning to submit plans for apartments for closed head injuries on Byron Road.
- The American Legion has applied for amended site plans to allow for a billboard.

MOTION by Henry, seconded by Freude, **"TO DEVIATE AND SWITCH ITEMS 10 AND 11 TO ALLOW NEW BUSINESS BEFORE UNFINISHED BUSINESS."** Motion carried.

NEW BUSINESS:

- A. Hamilton Propane Distribution, Preliminary Site Plan – Township Planner Montagno gave a synopsis for the application for a preliminary site plan for Hamilton Propane on parcels 4706-21-300-011, 4706-21-300-012, 4706-21-300-023 and 4706-21-300-024, located at the southeast corner of Burkhardt Road and Grand River Ave that is in the "HC" Heavy Commercial Zoning District. The purpose is for a self-storage facility and a propane distribution facility. (Trucks will not be stored here, only come to refill their tanks during delivery times.) Planner Montagno went over the Planner's report, describing the deficiencies that need to be addressed. Spicer Engineering and the Fire Marshal reports were also explained and of their report recommendations. Chairman Sloan took questions from the commissioners. Allen Pruss from Monument Engineering also gave input into the discussion. **MOTION** by Freude, seconded by Dale, **"TO TABLE APPROVAL OF HAMILTON PROPANE PRELIMINARY SITE PLAN UNTIL NEXT MEETING WHEN MORE OF THE RECOMMENDATIONS AND ITEMS OF CONCERNS FROM THE TOWNSHIP PLANNER, THE FIRE MARSHAL, SPICER ENGINEERING ARE ADDRESSED AND SHOWN IN THE SITE PLANS ALONG WITH REPORTS FROM ALL OTHER REQUIRED ENTITIES."** Discussion followed. A roll-call vote was taken: Williams – yes, Sloan – yes, Dale – yes, Manwiller – yes, Freude – yes, Counts – yes, Henry – yes. Motion carried 7 to 0.

UNFINISHED BUSINESS:

- B. KENNELS – This has been sent back to the Planning Commission from the Township Board wanting more clarity between types of kennels and household pets. Township Planner Montagno described changes that have been made from the previous draft. Two different definitions have been created, Commercial Kennels, Rural Kennels and then Household Pets. Proposed changes made to Article II Definitions, Section 2.02 Definitions. Modify Article IV AR Agricultural, Residential District Section 4.03 Permitted Principal Special Uses with Conditions. Section 4.04 Permitted Accessory Uses. Section 4.05 Permitted Accessory Uses with Conditions. Modify Article VI SFR Single-Family Residential District Section 6.04 Permitted Accessory Uses. Modify Article VII MFR Multiple-Family Residential District Section 6.04 Permitted Accessory Uses. Modify Article X RSC Regional Service Commercial District. Modify Article XI HSC Highway Service Commercial District. Modify Article XIV Supplemental Regulations. Commissioner Counts who is the Township Board Representative to the Planning Commission stated he believes these changes are what the Board is looking for. Discussion took place about the amount of pets that are allowed in each category. Planner Montagno will make the suggested changes to this draft and present it at the next meeting. It was suggested, that since the first Public Hearing was in 2015 that there should be another one with the newest draft. **MOTION** by Henry, seconded by Dale, **"TO HOLD A PUBLIC HEARING FOR "KENNELS ORDINANCE" AT THE NEXT PLANNING COMMISSION ON JULY 25, 2017."** Discussion followed. Motion carried. A draft of this will be sent to the Board for their direction and or input before the Public Hearing. **MOTION** by Henry, seconded by Freude, **"TO TABLE THE APPROVAL OF THE "KENNEL ORDINANCE" AT THIS TIME."** Discussion followed. Motion carried.

OTHER BUSINESS:

None.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT: **MOTION** by Dale, seconded by Manwiller, **"TO ADJOURN"** Motion carried, and meeting adjourned at 8:10 P.M.

Approved: _____

Andrew Sloan, Chairman

As Presented: _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____

Signed: _____

Debby Johnson,
Recording Secretary

HOWELL TOWNSHIP REGULAR MEETING SYNOPSIS

July 10, 2017

The July 10, 2017 Howell Township Regular Board Meeting, held at the Howell Township Hall, 3525 Byron Road was called to order by Supervisor Coddington at 6:30 p.m. Members present: Coddington, Graham, Hohenstein, Counts, Eaton, Howard and Melton. Members absent: None. The following action was taken: 1) Approved the July 10, 2017 Board Agenda as amended: removed Closed Session. 2) Approved the May 8, 2017 Budget Meeting Minutes as presented. 3) Approved the June 12, 2017 Regular Meeting Minutes as corrected. 4) Approved to accept two budget amendments as presented. 5) Approved Resolution #07.17.433 approving the Livingston County Hazard Mitigation Plan. 6) Approved to refund Sewer Debit Fees of \$1,411.15 for Parcel #4706-14-401-001. 7) Approved the check disbursements and any normal customary monthly payments for the month. 8) Meeting adjourned at 8:05 p.m.

Jean Graham, Howell Township Clerk
Please publish 07/18/2017