

HOWELL TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Howell Township Hall
October 23, 2018
6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Wayne Williams Secretary
Matthew Counts Board Rep
Martha Haglund Commissioner
Carolyn Henry Commissioner
Peter Manwiller Commissioner

MEMBERS ABSENT:

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 Henry, **“TO APPROVE THE OCTOBER 23, 2018 AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES:

MOTION by Freude, seconded by Williams **“TO APPROVE THE SEPTEMBER 25, 2018 PLANNING COMMISSION MINUTES AS PRESENTED.”** Motion carried.

CORRESPONDENCE:

No additional correspondence.

TOWNSHIP BOARD REPORT:

(Commissioner Counts reported on the following items)

- Accepted a resolution for Sally Newstead who will be leaving the Board and Township. Had a Closed Session on Township properties. Approved to replace some Biolac Diffusers at the WWTP.

ZONING BOARD OF APPEALS REPORT

(Chairman Sloan reported on the following items)

- There was no September ZBA Meeting.

ZONING REPORT:

(Zoning Administrator Daus reported on the following items)

- Received report back from the County Planning on the Howell Township Sign Ordinance; their staff believe the proposed ordinance is reasonable and appropriate. It will go to the Township Board in November.

HOWELL TOWNSHIP PARK'S REPORT:

(Commissioner Haglund reported on the following items)

- A draft copy of the Recreation Master Plan was emailed to all the Commissioners. There is a lot of required information by the DNR within the Recreation Master Plan making it actual longer than the Township Master Plan. Asking for the Commissioners to review and give feedback on corrections/misspellings, etc.) Discussion followed. Will be looking into future grants.
- Township Planner Montagno stated it is the hope of the Commissioners to have a draft of the Recreation Master Plan out to the public by November 1, 2018.

NEW BUSINESS:

A. FSG, PARCEL #4706-21-100-020, RE-APPROVAL OF FINAL SITE PLAN, FILE # PC 2018-15

- This is a four (4) phased plan.
- Planner Montagno stated that Phase 2 for a twenty bed building, was a site plan that was approved in October of 2017 with conditions. The first phase was completed in 2016. They are past the 6 month approval expiration on their sub sequential plans that did meet conditions. They are bringing back the same plan for approval. This does require the Planning Commission actions. Since it is the same plan, Township Montagno recommended on placing one condition for approval; to have the Township Engineer’s review.
- Applicant Ghraib apologized for the delay and now ready to move on with the project.
- Questions and comments from the Commissioners.
- This is an assisted living facility; not a skilled nursing facility.
- The plan is to break ground in early spring.
- It was recommended that the walking paths be included when Phase 3 is submitted.
- **MOTION** by Freude, seconded by Counts and with a friendly amendment by Henry, **“TO APPROVE FSG, PARCEL 4706-21-100-020, FILE #PC 2018-15, FINAL SITE PLAN, PENDING ALL FINAL REPORTS AND RECOMMENDATIONS OF ALL REQUIRED ENTITIES, THE PLANNER’S REPORT WITH THE EXCLUSION OF WALKING TRAIL AND TO INCLUDE THE CONDITION THAT THE TOWNSHIP ENGINEER REVIEW THE PLANS TO ENSURE THERE ARE NO CHANGES WITH REGARD TO ENGINEERING ISSUES ON THE PLAN SET.”** Discussion followed. A roll-call vote was taken: Henry – yes, Freude – yes, Manwiller – yes, Counts – yes, Sloan – yes, Haglund – yes, Williams – yes. Motion carries 7 to 0.

B. SIDEWALK ORDINANCE

- Township Planner Montagno stated that this is focusing on pathways and not sidewalks.
- The Pathway Regulation is an ordinance regulating the development, construction, maintenance and signage of pathways.
- A key component; the developer will be required to develop their portion on frontage or to put money into an escrow for future sidewalk installation.
- There needs to be a distinction between sidewalks and pathways.
- Questions, statements from the Commissioners.
- Discussion on maintenance cost.
- No action was taken. This will be brought back to the Commissioners.

UNFINISHED BUSINESS:

NONE

OTHER BUSINESS:

NONE

CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

MOTION by Freude, seconded by Manwiller, **“TO ADJOURN.”** Motion carried and meeting adjourned at 8:00 P.M.

Approved: _____ X _____

Andrew Sloan, Chairman

As Presented: _____ X _____

As Amended: _____

Wayne Williams, Secretary

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As Corrected: _____

Dated: _____

Debby Johnson, Recording Secretary