

HOWELL TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

Howell Township Hall

December 18, 2018

6:30 p.m.

REVISED

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Carolyn Henry Commissioner

Also in attendance: Zoning Administrator Joe Daus
Township Planner Paul Montagno
Township Attorney, William Fahey

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 DECEMBER 18, 2018 AGENDA AS PRESENTED."**
Discussion followed. Motion carried.

APPROVAL OF MINUTES:

MOTION by Haglund, seconded by Manwiller, **"TO APPROVE THE NOVEMBER 27, 2018 PLANNING COMMISSION REGULAR MEETING MINUTES AS PRESENTED."** Motion carried.

MOTION by Counts, seconded by Freude, **"TO APPROVE THE NOVEMBER 27, 2018 PLANNING COMMISSION CLOSED SESSION AS PRESENTED."** Motion carried.

CORRESPONDENCE:

No additional correspondence.

TOWNSHIP BOARD REPORT:

(Commissioner Counts reported on the following items)

- The 3 members who term ends after this meeting was re-appointed for another 3-year term (2019-2021) Mark Freude, Carolyn Henry and Wayne Williams.
- Approved to collect the Summer School Taxes for Howell Public Schools, Fowlerville Community Schools and LESA.
- Approved improvements to WWTP.
- Approved the re-zoning the parcel of land for LACASA.

ZONING BOARD OF APPEALS REPORT

(Chairman Sloan reported on the following items)

- There were no December Meeting.

ZONING REPORT:

(Zoning Administrator Daus reported on the following items)

- Getting many calls inquiring on different parcels of possible future building.

HOWELL TOWNSHIP PARK'S REPORT:

(Commissioner Haglund reported on the following items)

- It was too late to get the Public Hearing notice into the paper for the Howell Township Parks and Recreation Master Plan before the December Board Meeting. It will go to the paper for January's meeting. After the Public Hearing the Board has the option to adopt the proposed Master Plan. It is still available for review at the Howell Carnegie District Library, here at the Township Hall and on the web-site.

NEW BUSINESS:

A. SET PUBLIC HEARING – TEXT AMENDMENTS TO THE SIGN REGULATIONS ORDINANCE

- Township Attorney William Fahey stated the ordinance needs to be brought into compliance with the most recent Supreme Court decision from the "Gilbert Case". The Township Planner Montagno is working on this.
- **MOTION** by Counts, seconded by Manwiller, "**TO SET THE PUBLIC HEARING FOR JANUARY 22, 2019 FOR TEXT AMENDMENTS TO THE SIGN REGULATIONS ORDINANCE.**" Discussion followed. Motion carried.

B. TLS – SITE PLAN AMENDMENTS – PARCEL #4706-28-100-011, FILE #PC 2018-24

- Township Planner Montagno presented the applicants plans for TLS site plan amendments. In September of this year the Planning Commission approved the combined preliminary/final site plan with conditions that the outstanding items be addressed. The applicant has addressed those issues and had amended his site plan. Because these are major changes, it will have to be approved by the Planning Commission. (See Carlisle/Wortman report dated 12/12/2018 for explanation of changes.)
- Questions and comments from the Commissioners to the Township Planner and the applicant Matt Peevey.
- **MOTION** by Freude, seconded by Williams and with a friendly amendment from Counts, "**TO APPROVE FINAL SITE PLAN FOR TLS, PARCEL #4706-28-100-011, FILE #PC 2018-24 CONTINGENT ON PLANNER'S REPORT, THE ENGINEER'S REPORT AND ALL OTHER REQUIRED PUBLIC ENTITIES' REPORTS.**" Discussion followed. A roll-call vote was taken: Haglund – yes, Freude – yes, Sloan – yes, Manwiller – yes, Williams – yes, Counts – yes. Motion carried 6 to 0.

UNFINISHED BUSINESS:

PATHWAYS DISCUSSION

- Township Planner Montagno started the discussion on the cost, maintenance, prioritization and liability with pathways.
- Commissioner Haglund who is spearheading the Howell Township Parks & Recreation Master Plan explained some of the areas for future pathways. We are looking at 5 to 20+ years.
- Township Planner Montagno explained focusing on pathways for most areas is the best option, especially for funding, when trying to apply for grants.
- Board member representative Counts gave a synopsis of what the Board is looking from the Commissioners; how is going to be paid for, maintenance, and liability.
- Discussion on different ways of funding.
- Discussion on where to start and what side of the road a pathway will run.
- Township Planner Montagno will take what was discussed and bring back a more formal plan.

NEW BUSINESS:

None.

OTHER BUSINESS:

- Discussion on marijuana.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

MOTION by Freude, seconded by Manwiller, "**TO ADJOURN.**" Motion carried and meeting adjourned at 8:38 P.M.

Approved: **X**

As Presented: **X**

As Amended:

As Corrected:

Dated: 01.22.2019

Andrew Sloan, Chairman

Wayne Williams, Secretary

Debby Johnson, Recording Secretary