

**HOWELL TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING**

Howell Township Hall
May 29, 2018
6:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mark Freude Vice Chairman

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 Henry, seconded by Williams, **“TO APPROVE THE MAY 29, 2018 AGENDA AS PRESENTED.”** Motion carried.

NEW BUSINESS:

A. EM-TCK II LLC – BRIVAR CONSTRUCTION CO. – PRELIMINARY AND FINAL SITE PLAN REVIEW, FILE #PC-2018-15, PARCEL # 4706-28-100-022

- Township Planner Montagno presented the project. Applicant is requesting a combined Preliminary and Final Site Plan approval for a 15, 210 square foot addition to the existing 113,227 square foot building located at 3970 Parsons Road. It is in the “I” Industrial District. The existing building is used for production of plastic parts and the addition will be used for warehousing. The parcels are odd-shaped which abuts a railroad right-of-way. See Carlisle/Wortman Report dated May24, 2018 for full details.
- Applicant Allan Pruss explained the need for reconfiguration of the parking lot. Commented on Township Planner’s notes on what has been updated and also updates from the Engineer’s Report. He showed a rendition of the proposed building.
- Questions from the Commissioners were taken.
- **MOTION** by Henry, seconded by Counts, **“TO APPROVE PRELIMINARY AND FINAL SITE PLAN FOR FILE FOR EM-TCK II LLC, #PC-2018-15, PARCEL #4706-28-100-022 PROVIDING ALL OUTSTANDING ISSUES IN THE PLANNER’S REPORT DATED MAY 24, 2018 ARE ADDRESSED, THE ENGINEER’S REPORT DATED MAY 17, 2018 ARE ADDRESSED, THE HOWELL FIRE AUTHORITY’S REPORT DATED MAY 16, 2018, THE LIVINGSTON COUNTY ROAD COMMISSION’S REPORT DATED MAY 14, 2018 AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES ARE ADDRESSED.”** Discussion followed. A roll-call vote was taken: Manwiller – yes, Counts – yes, Williams – yes, Haglund – yes, Henry – yes, Sloan – yes. Motion carries 6 to 0.

B. NORTH WINDS INVESTMENT CORP – BRIVAR CONSTRUCTION CO. – FINAL SITE PLAN REVIEW, FILE #PC-2018-16, PARCEL # 4706-20-401-019,020,021,022

- Township Planner Montagno presented the project. The applicant is requesting a 91,175 square foot building addition to an existing 30,000 square foot building including a 9 dock loading area and an associated parking lot that includes 78 new parking spaces. The purpose of the addition is for warehousing. The site is located at 2234 Grand Commerce Drive in the “HC” Heavy Commercial District. There are twelve lots on the Livingston Commerce Center site. The existing light industrial facilities use 6 of these lots. North Winds Investment existing building has one lot. The new additional building will use 3 more lots and 1 lot for parking, making it a total of 4

lots for North Winds Investment. The site area is 7.06 acres. This will leave 2 vacant lots remaining in the center. See Carlisle/Wortman Report dated May 24, 2018 for full details.

- Questions for the Planner were taken from the Commissioners.
- Applicant Allan Pruss added that the Preliminary Site Plan was approved in April of this year and the ZBA approved variances along property line setbacks. He also stated that he has been corresponding with some of the required agencies and are addressing those issues. One change is where the water tap-in will be placed.
- Questions for Mr. Pruss were taken from the Commissioners.
- **MOTION** by Henry, seconded by Williams, **“TO APPROVE FINAL SITE PLAN FOR NORTH WINDS INVESTMENT CORP, FILE #PC-2018-16, PARCEL #4706-20-401-019,020,021,022, PROVIDING ALL OUTSTANDING ITEMS ARE ADDRESSED IN THE ENGINEER’S REPORT DATED MAY 16, 2018 AND ANY ADDITIONAL ITEMS FROM THE PLANNER OUTSIDE OF THE REVISED REPORT DATED MAY 24, 2018 NONE WERE NOTED, HOWEVER IF UPON FURTHER REVIEW OF THE UPDATED PLANS THERE ARE ANY OUTSTANDING ITEMS THOSE SHALL BE ADDRESSED AS WELL ANY AND ALL OUTSTANDING ITEMS FROM ANY GOVERNMENTAL AGENICES INCLUDING MHOG, FIRE MARSHAL, LIVINGSTON COUNTY DRAIN COMMISSIONER, LIVINGSTON COUNTY HEALTH DEPARTMENT AND THE LIVINGSTON COUNTY ROAD COMMISSION.”** Discussion followed. A roll-call vote was taken: Sloan – yes, Henry – yes, Counts – yes, Haglund – yes, Williams – yes, Manwiller – yes. Motion carries 6 to 0.

CALL TO THE PUBLIC:

- Tera Pearson, Attorney at Law from Parker and Parker has been asked by the American Legion to assist them in their Sign Permit. She stated she wanted to introduce herself.

ADJOURNMENT:

MOTION by Manwiller, seconded by Haglund, **“TO ADJOURN.”** Motion carried and meeting adjourned at 7:06 P.M.

Approved: X

Andrew Sloan, Chairman

As Presented: _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: 06.26.2018

Debby Johnson, Recording Secretary