

## HOWELL TOWNSHIP BOARD REGULAR MEETING

### MINUTES

3525 Byron Road

Howell, MI 48855

March 18, 2019

6:30 P.M.

#### MEMBERS PRESENT:

Mike Coddington	Supervisor
Jean Graham	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Harold Melton	Trustee
Evan Rudnicki	Trustee
Jeff Smith	Trustee

#### MEMBERS ABSENT:

Supervisor Coddington 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 Melton, seconded by Graham, **“TO APPROVE THE MARCH 18, 2019 AGENDA AS PRESENTED.”** Motion carried.

#### APPROVAL OF MINUTES:

##### A. FEBRUARY 11, 2019 REGULAR MEETING MINUTES

- **MOTION** by Hohenstein, seconded by Melton, **“TO APPROVE THE FEBRUARY 11, 2019 REGULAR SESSION MEETING MINUTES AS PRESENTED.”** Motion carried. (See February 11, 2019, Regular Meeting Minutes)

##### B. FEBRUARY 11, 2019 CLOSED SESSION MINUTES

- **MOTION** by Hohenstein, seconded by Rudnicki, **“TO APPROVE THE FEBRUARY 11, 2019 CLOSED SESSION MINUTES AS PRESENTED.”** Motion carried.

#### CORRESPONDENCE:

- No additions.

#### UNFINISHED BUSINESS:

##### A. MHOG – BIDS FOR GRAND RIVER PUMP STATION

- Treasurer Hohenstein presented the 2 bids, approved by the WWTP Committee, for engineering work for the Grand River Pump Station: Giffels Webster and (HRC) Hubble, Roth & Clark.
- **MOTION** by Counts, seconded by Hohenstein, **“TO APPROVE BID FOR THE AMOUNT OF \$29,865.00 FROM GIFFELS WEBSTER.”** Discussion followed. Motion carried.

##### B. OFFER: PROPERTY #4706-16-400-001, 3150 CRANDALL ROAD

- Clerk Graham stated there is an offer of \$110,000.00 plus paying off the assessments on the property. The Property Committee is recommending a counter offer of \$125,000.00 plus the assessment pay-off. Realtor Bugeja will take this offer to his client.

##### C. PARK & RECREATIONAL – MASON ROAD PROPERTY #4706-32-400-13

- Commissioner and Howell Township Parks and Recs Chairperson Martha Haglund stated that the Township adopted a Parks and Recreation Master Plan in January 2019. Part of that was to evaluate Township properties with the concept of setting aside area for preservation and or parks. The Committee

is recommending the preservation of 25 acres in the northwest corner of parcel #4706-32-400-013 and that it be a condition of sale to allow access. This is a Township owned parcel that has a purchase offer pending.

- Other parcels are also being considered by the committee.

D. OFFER ON PROPERTY #4706-32-400-013, MASON ROAD

- Treasurer Hohenstein had questions about the Agreement of Sale current offer is not on the original document. All offers need to be the original document.
- Discussion on zoning of the parcel to not only accept rentals but also homes.
- Discussion to take the recommendation from the Howell Township Parks and Recs Committee on preservation of the northwest 25 acres.
- Discussion on the amount of days allowed to go through site plan. It is the consensus to take the recommendation of the Zoning Administrator on the amount of days allowed.
- Discussion on accepting the offer; purchase price plus assessment pay-off.
- This will go back to the purchaser.

E. ROADS

- Treasurer Hohenstein stated the Township is now required to sign an agreement with the Livingston County Road Commission for future road work.
- Chloride Applications: discussion on the amount and how the applications are being applied.
- There is a section of Warner Road where residents do not want any chloride applications. It was the consensus not to apply the chloride, as requested.
- **MOTION** by Counts, seconded by Smith, **“TO APPROVE CHLORIDE SOLUTIONS’ BID FOR PROVIDING DUST CONTROL FOR THE 2019 SEASON.”** Discussion followed. Motion carried.
- Discussion on leaving enough revenue in reserve for future paving of targeted areas. Treasurer Hohenstein will create a spreadsheet showing future projects.

**NEW BUSINESS:**

A. OPEN POSITION OF ZONING BOARD OF APPEALS

- Letters were submitted by Christopher Atkinson and Matt Stanley.
- Christopher Atkinson was in attendance and gave his reasons for interest in the position to be on the ZBA.
- **MOTION** by Hohenstein, seconded by Melton, **“TO APPOINT CHRISTOPHER ATKINSON TO THE OPEN POSITION ON THE ZONING BOARD OF APPEALS (ZBA) TERM ENDING DECEMBER 31, 2019.”** Discussion followed. Motion carried.

B. OFFER ON VACANT LAND IN PINEVIEW VILLAGE

- Treasurer Hohenstein stated that the Property Committee has problems with the purchase agreement as the agreement submitted is not the original agreement.
- Discussion on the problems still existing with the paving.
- Discussion on the allotted days allowed to finalize site plan.
- Discussion on accepting the offer; purchase price plus the assessment pay-off.
- This will go back to the purchaser.

C. APPROVAL OF SPECIAL LAND USE – GRAND RIVER PARTY STORE/AUTO ONE PARCEL #4706-27-400-002 & 003

- Plans of the building were shown.
- Owners stated that there will be no changes to the current operations of either business.

- Discussion on sidewalks.
- **MOTION** by Graham, seconded by Rudnicki, **“TO APPROVE THE SPECIAL LAND USE FOR GRAND RIVER PARTY STORE/AUTO ONE, PARCEL #4706-27-400-002 & 003 AS RECOMMENDED BY PLANNING COMMISSION.”** Discussion followed. Motion carried.

D. MARIJUANA DISCUSSION

- Trustee and Planning Commissioner Counts stated that the Planning Commission had a Public Hearing for public input from residents regarding Recreational Marijuana. Several people showed up for the meeting. Most of those in attendance were not residents of Howell Township. The reasons they gave for allowing businesses within the Township were for Medical Marijuana. Some wanted to be able to purchase locally. There were a couple of actual Township residents who were opposed to allowing Recreational Marijuana.
- Trustee Smith who attended the Public Hearing stated that the attendees seem confused that the Public Hearing was to discuss allowing Recreational Marijuana Commercial Businesses and not Medical Marijuana.
- The Board would like clear confirmation/direction from the Planning Commission as to whether they will be recommending an ordinance to completely opt out or to allow with regulations. Until then, the Township Board needs to make a decision to either not do anything which will allow everything in the Township or to have an ordinance to opt out until a complete and thorough ordinance can be adopted.
- It was the consensus of the Board to have Clerk Graham review existing ordinances to Opt-Out until the Planning Commission can look at everything and make a recommendation of a complete ordinance.
- Planning Commissioner Chairman Sloan stated it is the Planning Commission’s job to listen to the residents and consider that when making a final decision. He gave a synopsis from the February Public Hearing. He also stated that he does not feel that there is enough information to make the best decision yet. There are other municipalities that have already implemented ordinances to opt-out or to allow in part. He agrees that the Planning Commission made the correct decision, for now, to table until there is enough information.
- Discussion followed.
- An example ordinance was viewed.
- No action was taken at this time. It was the consensus to bring this back to the next meeting to allow the Planning Commission time to review/study the issue further.

E. SIGN ORDINANCE

- Trustee/Planning Commissioner Counts stated that the amendments the Sign Ordinance were made to not reflect content based exclusions. This also has been approved and recommended by the County Planning Commission.
- **MOTION** by Counts, seconded by Hohenstein, **“TO APPROVE THE SIGN ORDINANCE RECOMMENDATIONS AS PRESENTED.”** Discussion followed. Motion carried.

**REPORTS:**

A. SUPERVISOR:

(Supervisor Coddington reported on the following items)

- Working on the Farm Leases. Will have sealed bids.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- Tax collection is at 98.7%.

- Gave a report on the G2G Credit Card Processor at the counter. The G2G is not used much because of the fee to the user.
- Receptionist/Zoning Assistance Modrack will be working with Zoning Administrator Daus. It will be beneficial for her to take the Building Department Class through BS&A. **MOTION** by Counts, seconded by Hohenstein, **“TO APPROVE JOSIE MODRACK TO TAKE THE BS&A BUILDING DEPARTMENT CLASS FOR \$205.00.”** Discussion followed. Motion carried.

C. CLERK:

(Clerk Graham reported on the following items)

- The Utility Clerk resigned from her position. A quick decision had to be made on how we were going to handle the utility billing. For now, MHOG will be doing the billing. It will be actual reads every month.
- There will be changes to the penalty charge. Now, the 10% penalty will only be applied to the usage fee and not any previous or remaining late fees.
- Reminder there is an election for Howell Public Schools on May 7<sup>th</sup>. Several new rules and laws going into effect on this election.
- Clean-up Day is May 18<sup>th</sup>.

D. ZONING:

(See Zoning Administrator Daus’ prepared written report)

E. ASSESSING:

(See Assessor Kilpela’s prepared written report)

F. FIRE AUTHORITY:

(Supervisor Coddington reported on the following items)

- Update on the Annual Awards.
- Personal and Finance Committees.
- Adopting Fire Codes.
- Left over money from the building addition was designated for improvements to old part of building.

G. MHOG:

(Trustee Counts reported on the following items)

- Paid bills.
- Work on Cross Country Main Line.
- Work needed on Butler Road Station.
- Updating the design standards.
- Discussion for an out building to house parts.

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- Marijuana Discussion.
- Special Land Use Permit.
- Sign Ordinance Amendments.

I. ZONING BOARD OF APPEALS (ZBA):

(No meeting to report on.)

J. WWTP:

(Treasurer Hohenstein reported on the following items)

- Approved the Pump Station Engineering.
- Need approval for grit removal at the cost \$2,000.00. **MOTION** by Hohenstein, seconded by Smith, **“TO APPROVE FOR GRIT REMOVAL CLEANING NOT TO EXCEED \$2,000.00.”** Discussion followed. Motion carried.

K. HAPRA

(Clerk Graham reported on the following items)

- Spring Sessions are starting.
- New soccer goals have been installed.
- Discussion on getting a list of which residents are using the programs. (There is a new systems that is keeping better track of where residents are from.)

**CALL TO PUBLIC:**

- Commissioner Martha Haglund thanked the Board for making Parks & Recs a priority. Would like money put aside for Parks & Recs. When the Township can show they have funds set aside for Parks & Recs it helps in getting grants. (It was suggested that perhaps the Township can start a special funds when going through the new budget.)

**DISBURSEMENTS: REGULAR AND CHECK REGISTER:**

**MOTION** by Hohenstein, seconded by Graham, **“TO APPROVE THE REGULAR DISBURSEMENTS THROUGH MARCH 6, 2019 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Discussion followed. Motion carried.

**ADJOURNMENT:** **MOTION** by Counts, seconded by Hohenstein, **“TO ADJOURN.”** Motion carried. The meeting adjourned 9:30 p.m.

As Presented:       X      

\_\_\_\_\_  
Howell Township Clerk  
Jean Graham

As Amended: \_\_\_\_\_

\_\_\_\_\_  
Mike Coddington  
Howell Township Supervisor

As Corrected: \_\_\_\_\_

Dated:       04.08.2019      

\_\_\_\_\_  
Debby Johnson, Recording Secretary