

HOWELL TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Howell Township Hall
January 22, 2019
6:30 p.m.

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

Chairman Sloan called the meeting to order at 6:33 p.m. The roll was called.

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

MOTION by Manwiller, seconded by Haglund, **“TO APPROVE THE JANUARY 22, 2019 AGENDA AS AMENDED: MOVE ITEM 12, GRAND RIVER PARTY STORE TO AGENDA ITEM 11 AND MOVE ITEM 11, PUBLIC HEARING TO SIGN REGULATIONS TO AGENDA ITEM 12.”** Discussion followed. Motion carried.

APPROVAL OF MINUTES:

MOTION by Freude, seconded by Williams, **“TO APPROVE THE REVISED DECEMBER 18, 2018 PLANNING COMMISSION MEETING MINUTES AS PRESENTED.”** Motion carried.

CORRESPONDENCE:

Letter from Regina Momgaudas – Subject: Economic Community Development and Growth.
Normal monthly magazines.
No additional correspondence.

TOWNSHIP BOARD REPORT:

(Commissioner Counts reported on the following items)

- See Synopsis of the January 14th Board Meeting.
- Question from a Commissioner of why John Mills was on the Board Agenda. (Mr. Mills is requesting to be allowed to hunt on his previously owned Township property.)
- Question from a Commissioner about the Board moving their March Meeting. (March meeting will now be the 3rd Monday of the month because of other meeting conflicts.)

ZONING BOARD OF APPEALS REPORT:

(Chairman Sloan reported on the following items)

- There was no January Meeting.

ZONING REPORT:

(Zoning Administrator Daus reported on the following items)

- See agenda item #9 report.
- No questions from the Commissioners.

HOWELL TOWNSHIP PARK’S REPORT:

(Commissioner Haglund reported on the following items)

- The Board approved the Howell Township Recreation Master Plan.

- Now at the implementation stage. Once properties are established/purchased, an advisory committee will be formed. Would like to have several people from the community from different aspects to be on this committee.

NEW BUSINESS:

A. GRAND RIVER PARTY STORE – SITE PLAN REVIEW, PARCEL #4706-27-400-002 & 003

- Township Planner Montagno presented the applicant’s plans for the Grand River Party Store. Proposed location is 2425 W. Grand River, Parcel #4706-27,400-002 & 003. The zoning is in the “RSC” Regional Service Commercial District. The site is surrounded by RSC Districts on three sides. The city of Howell is on the south side and that is a vacant land. The proposed use for the site is for a mixed convenience store and an auto detailing shop. The preliminary site plan is for a 7,464.30 square foot building. The building will include a 2,683 square foot convenience store and a 2,400 square foot auto detailing shop with 3 bays and a small sales area. The site includes two parcels of land that will be combined into one parcel. The party store which falls under general commercial retail establishments is a permitted use in the RSC District. The auto detailing is considered to be automotive service which requires a Special Use Permit. It is recommended to schedule a Public Hearing for the Special Use Permit. The site currently has an existing single family house. Proposed plans are to remove the house.
- Township Planner Montagno discussed items that needed to be addressed. (See Carlisle/Wortman Report dated January 17, 2019, items to be addressed.) Some of these issues have been resolved.
- Questions were taken from the Commissioners to the Planner.
- Architect David McDade stated that some of the issues in Mr. Montagno’s report have been resolved. Added that inside the convenience store will be an area for takeout food called, The Burrito Bar. (The first in United States, it is planning to franchisee.) The other business will be, Auto One Glass & Accessories. Mr. McDade explained the construction/looks of the building. Stated that the size of the building has now been reduced to about 7,100 square feet, making each business section a little smaller.
- Mr. McDade discussed issues with the retention pond, the landscaping, parking and modification to those plans.
- Mr. McDade stated he believes the legal description of the two parcels are incorrect.
- Questions from the Commissioners to the Applicant.
- Commissioner Manwiller had concerns with the legal description.
- Discussion on the need/reasons for a Special Use Permit. It fits the definition for a Special Use. **MOTION** by Counts, seconded by Freude, **“TO SET THE PUBLIC HEARING ON FEBRUARY 26, 2019, FOR A SPECIAL USE PERMIT FOR THE GRAND RIVER PARTY STORE, PARCEL #4706-27-400-002&003.”** Discussion followed.
- Planner Montagno suggested to postpone the approval of the Preliminary Site Plan because the plans do not show the many changes that have been made to the site plan. **MOTION** by Counts, seconded by Freude, **“TO POSTPONE TAKING ACTION FOR THE GRAND RIVER PARTY STORE’S PRELIMINARY SITE PLAN UNTIL AFTER THE PUBLIC HEARING AND RECOMMENDATION FOR APPROVAL OF THE SPECIAL USE PERMIT AT THE NEXT MEETING OF FEBRUARY 26TH.”** Discussion followed. Motion carried.
- Discussion on approval of Preliminary and Final Site Plans. (Either can be granted with contingencies from all the required entities’ requirements.)
- The Applicant addressed his concerns about the amount time this will take and the day they have to be out of their current location.

PUBLIC HEARING:

AMENDMENTS TO SIGN REGULATIONS

- Planner Montagno stated a lot of time, work and collaborations with Attorney Fahey went into these amendments. The purpose of the amendments were to get rid of all content indications based on use, location and size.
- Needed corrections to the amendments: page 14, Section M, change word decretive wall to decorative wall and page 20 should state Section 19.06 through 19.08.
- **MOTION** by Counts, seconded by Manwiller, **“TO OPEN THE PUBLIC HEARING FOR, AMENDMENTS TO THE SIGN REGULATIONS AT 7:52 P.M.”** Motion carried.
- Questions from the Commissioners for clarifications on the meaning of certain sections.

- There were no comments from the public.
- **MOTION** by Manwiller, seconded by Counts, **“TO CLOSE THE PUBLIC HEARING FOR, AMENDMENTS TO SIGN REGULATIONS AT 8:07 P.M.”** Motion carried.
- Further discussion/questions from the Commissioners.
- **MOTION** by Haglund, seconded by Counts, **“TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD, THE AMENDMENTS TO THE SIGN REGULATIONS ORDINANCE AS PRESENTED, WITH THE 2 CORRECTIONS AS DISCUSSED.”** A roll-call vote was taken: Manwiller – yes, Counts – yes, Williams – yes, Haglund – yes, Freude – yes, Sloan – yes. Motion carries 6 to 0.
- Complete Sign Regulation Ordinance is available at the Township Office.

UNFINISHED BUSINESS:

- Chairman Sloan stated, it was discussed at the last meeting to have a Public Hearing for public input on recreational marijuana but there was no final action taken on this decision. **MOTION** by Haglund, seconded by Freude, **“TO SET A PUBLIC HEARING AT THE NEXT PLANNING COMMISSION MEETING OF FEBRUARY 26, 2019, TO DISCUSS RECREATIONAL MARIJUANA.”** Discussion followed. It was the consensus that this meeting will be to seek public input/opinion on recreational marijuana. A roll-call vote was taken: Sloan – yes, Counts – yes, Freude – yes, Haglund – yes, Williams – yes, Manwiller – yes. Motion carried 6 to 0.
- Township Planner Montagno will have a framework for questions to ask the public.

OTHER BUSINESS:

- Mention of the 2 lawsuits against the Township.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

MOTION by Manwiller, seconded by Haglund, **“TO ADJOURN.”** Motion carried and meeting adjourned at 8:28 P.M.

Approved: _____ X _____

Andrew Sloan, Chairman

As Presented: _____ X _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 02.26.2019 _____

Debby Johnson, Recording Secretary