

**HOWELL TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
Howell Township Hall  
April 23, 2019  
6:30 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Wayne Williams    Secretary

Also in attendance: Zoning Administrator Joe Daus  
Township Planner Paul Montagno

Chairman Sloan called the meeting to order at 6:32 p.m. The roll was called.

All rose for the Pledge of Allegiance.

**APPROVAL OF THE AGENDA:**

**MOTION** by Henry, seconded by Counts, **"TO APPROVE THE APRIL 23, 2019 AGENDA AS AMENDED: UNDER NEW BUSINESS: ADD ITEM B, SET A PUBLIC HEARING FOR THE APPLICANT CHESTNUT DEVELOPMENT, PARCEL #4706-27-100-025, RE-ZONING REQUEST, FILE #PC-2019-04"** Discussion followed. Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Manwiller, seconded by Haglund, **"TO APPROVE THE MARCH 26, 2019 PLANNING COMMISSION MEETING MINUTES AS PRESENTED."** Discussion followed. Motion carried

**CORRESPONDENCE:**

Normal monthly magazines.  
No additional correspondence.

**TOWNSHIP BOARD REPORT:**

(Commissioner Counts reported on the following items)

- The Board made a decision to opt-out of Recreational Marijuana Commercial Usage for the time being. Want to see the State's process and procedures to get a better idea on what direction the Township will or will not take.
- Discussion on hunting on Township property. Motion to deny the allowance of hunting on Township owned property was passed at the April Board meeting.
- Spicer completed sewer audit. Turned out well.
- Fire Authority budget was passed.
- Movement on the Township property sales: one is sold and others look promising.

**ZONING BOARD OF APPEALS REPORT:**

(Chairman Sloan reported on the following items)

- An April meeting was held.
- Carrie Newstead: new ZBA Member. Evan Rudnicki: new ZBA Board Representative.
- Approved application requesting a rear yard setback, Parcel #4706-03-400-019, File #PZBA-2019-01.

**ZONING REPORT:**

(Zoning Administrator Daus reported on the following items)

- Regarding the same applicant and property added to Agenda to set a Public Hearing for, Parcel #4706-27-100-025, File #PC-2019-04, Planning Commission should expect a building site plan as well. Chestnut Development will be proposing the construction of new units. More information to come.

**HOWELL TOWNSHIP PARKS REPORT:**

(Commissioner Haglund reported on the following items)

- While at the April 8, 2019 Township Board meeting, it was agreed to put aside two other parcels for land preservation and planning of future recreation: the 80 acres on Tooley Road and Warner, and not more than 25 acres on the property off Marr Road and Oak Grove.
- Announced the formation of the Howell Recreation Area Foundation by Tim Church (Director of the Howell Authority), where Commissioner Haglund is Vice Chair meaning there is a spot now for donations to be set aside for Howell Recreation.

**NEW BUSINESS:**

A. Set a Public Hearing for applicant Vern Brockway, Parcel #4706-27-200-006, File #PC-2019-03, rezoning request from "MFR" (Multiple Family Residential) to "RSC" (Regional Service Commercial).

- **MOTION** by Henry, seconded by Freude, **"TO SET THE PUBLIC HEARING TO TAKE PLACE AT THE MAY 28, 2019 PLANNING COMMISSION MEETING FOR APPLICANT VERN BROCKWAY, PARCEL #4706-27-200-006, FILE #PC-2019-03 FOR THE REZONING REQUEST"** Discussion followed. Motion passed.

B. Set a Public Hearing for applicant Chestnut Development, Parcel #4706-27-100-025, File #PC-2019-04, rezoning request from "AR-RSC" (Agricultural-Residential, Regional Service Commercial) to "MFR" (Multiple Family Residential).

- **MOTION** by Henry, seconded by Counts. **"TO SET THE PUBLIC HEARING TO TAKE PLACE AT THE MAY 28, 2019 PLANNING COMMISSION MEETING FOR APPLICANT CHESTNUT DEVELOPMENT, PARCEL #4706-27-100-025, FILE #PC-2019-04 FOR THE REZONING REQUEST."** Discussion followed. Motion passed.

**UNFINISHED BUSINESS:**

A. Grand River Party Store – Parcel #4706-27-400-002 & 003, 2425 W. Grand River Howell, MI 48843 – Final Site Plan Review.

- Township Planner Montagno reported the following: there are still some outstanding items that are in process regarding the Grand River Party Store Final Site Plan Review but generally finishing up smoothly. Outstanding items include: adjoining the two parcels officially, the work within the right-of-way and making sure the Site Plan clearly shows where the right-of-way alignment is, important to make sure that the sidewalk is clearly visible with an easement, all right-of-way issues need to be permitted by MDOT (Michigan Department of Transportation). The parking requirements, ingress and egress circulation, and pathway into the building all looks good, just need the permit from MDOT, including the commercial entrance and sidewalk course. Review by the Township Engineer finds things to be acceptable. Township Planner Montagno suggests approving the Grand River Party Store Final Site Plan Review with Conditions, meaning recommending approval as long as the applicant addresses the outstanding items in the Planning and Engineering Reports as well as the outside agency approvals necessary for the project to go forward.
- Grand River Party Store Developer Dawid Kierys on the following items: in response to the outstanding MDOT issues, the drawings of the right-of-way and sidewalk course was submitted to MDOT and sent back with a small issue regarding labeling, other than that they are expecting an approval. A new legal description has been written and the property is now staked based off of that, making the two parcels one true lot. In regards to outside agency approvals, the Drain Commission is evaluating the property's soil erosion. In regards to the progress made since last Site Plan Review, Spicer follows the updated standards of the Drain Commission and in terms of the Detention Pond the plan was conformed to those regulations and standards. The trees have been replaced to the Emerald Green tree where there's a maximum height of 25 feet. There have been detectable

nodes placed where it was recommended by Township Planner Montagno to place them. The sidewalk is within the right-of-way regardless of the differences in each of the soon-to-be merged properties, the right-of-way stays consistent and does not shift with the property line. A survey has been done and the property is properly staked. These items are all to be presented once the process is finished.

- **MOTION** by Haglund, seconded by Freude, **“TO APPROVE THE GRAND RIVER PARTY STORE, PARCEL #4706-27-400-002 & 003 FINAL SITE PLAN CONDITIONAL ON TOWNSHIP PLANNER MONTAGNO’S REPORT DATED MARCH 3, 2019 AND TOWNSHIP ENGINEER REPORT DATED MARCH 21, 2019 AND APPROVAL OF ALL GOVERNMENT AGENCIES.”** Discussion followed.
- Rollcall was taken: Sloan – yes, Henry – yes, Counts – yes, Freude – yes, Haglund – yes, Manwiller – yes. Motion carried 6 to 0.
- B. Sidewalk/Pathway Ordinances.
  - The following was reported by Township Planner Montagno: the draft ordinances have been updated for the Commissioners to review. Updates primarily include minor revisions that were talked about at the March Planning Commission meeting, primarily on pathway regulations, put in the language that recognizes the priority, instead of just any pathway, this references back to the map and gives the Planning Commission authority to determine which development would be within the influence of priority pathway. Would like to suggest that there may be some areas where we would want to indicate that sidewalks would be required. Recommends that the Parks Committee investigates areas where pathways and sidewalks are necessary and where they would be best placed. Suggests getting updated engineering standards because both the pathway and sidewalks ordinance references engineering standards, needing someone of that authority to review. Suggests that at the same time the sidewalks and pathways ordinances get approved they also approve updated engineering standards as well.

**OTHER BUSINESS:**

Planning Commission training session set for May 2019.

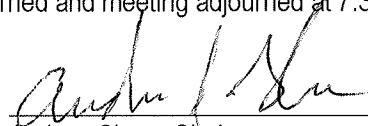
**CALL TO THE PUBLIC:**

No response.

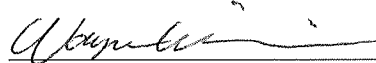
**ADJOURNMENT:**

**MOTION** by Henry, seconded by Haglund, **“TO ADJOURN.”** Motion carried and meeting adjourned at 7:39 P.M.

Approved: \_\_\_\_\_

  
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Andrew Sloan, Chairman

As Presented: \_\_\_\_\_

  
\_\_\_\_\_  
Wayne Williams, Secretary

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

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

Dated: 5.14.19

  
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Josie Modrack, Recording Secretary