

HOWELL TOWNSHIP PLANNING COMMISSION  
Howell Township Hall, 3525 Byron Road, Howell MI, 48855  
Meeting Minutes: **June 25, 2019**, 6:30 P.M.

**MEMBERS PRESENT:**

Andrew Sloan            Chairperson  
Martha Haglund        Vice-Chairperson  
Wayne Williams        Secretary  
Jeff Smith              Board Rep. Alternate  
Carolyn Henry         Commissioner  
Peter Manwiller       Commissioner  
William Hofsess        Commissioner

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

**MEMBERS ABSENT:**

Matthew Counts        Board Rep.

Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called.

All rose for the Pledge of Allegiance.

**NEW MEMBER:** Welcomed new member, William Hofsess, as he was appointed by the Township Board at the meeting June 10, 2019.

**APPROVAL OF AGENDA:** MOTION by Williams, seconded by Manwiller, “**TO APPROVE THE JUNE 25, 2019 AGENDA AS PRESENTED.**” Discussion followed. Motion carried.

**APPROVAL OF MINUTES:** MOTION by Manwiller, seconded by Williams. “**TO APPROVE THE MAY 28, 2019 PLANNING COMMISSION MEETING MINUTES AS AMENDED: TYPO UNDER SECTION “HOWELL TOWNSHIP PARKS REPORT” – CHANGE THE WORD ‘TRADEOFF’ TO ‘TRAIL’.**” Discussion followed. Motion carried.

**TOWNSHIP BOARD REPORT:**

See June 10, 2019 Township Board Synopsis.

**ZONING BOARD OF APPEALS REPORT:**

See June 24, 2019 ZBA Synopsis.

**HOWELL TOWNSHIP PARKS REPORT:**

(Vice-Chairperson Martha Haglund reported on the following items)

- Updates to the Non-Motorized Trail map which can be used as a decision making tool for site plans brought before the Township.
- Pathway and Sidewalk Ordinances in the works.

**OLD BUSINESS:**

**REVISED PRELIMINARY SITE PLAN REVIEW: CHESTNUT DEVELOPMENT, LLC. – FILE #PC-2019-05, PARCEL #4706-27-100-025**

- Township Planner’s Revised Review, written and reported by Township Planner, Paul Montagno, dated June 19, 2019, and Township Engineer’s Revised Review, conducted by Spicer Group, dated June 20, 2019, were discussed.
- Recommended approvals by the Township Planning Commission at the May 28, 2019 meeting, and the County Planning Commission at their June 19, 2019 meeting, to rezone parcel #4706-27-100-025 from Agricultural Residential and Regional Service Commercial (AR, RSC) to Multiple Family Residential (MFR) is going before the Board for approval at the July 8, 2019 Township Board meeting.
- Tim Zimmer, Livingston Engineering, representing applicant Chestnut Development, LLC. Went through both Township Planner’s and Township Engineer’s Reviews, addressing outstanding issues that are currently in the process of being completed. Provided a Vegetation Clearing Area Assessment of the property, conducted by Todd Losee from

Niswander Environmental, dated June 14, 2019, as requested by the Planning Commission at the first preliminary site plan review.

- **MOTION** by Haglund, seconded by Henry, **“TO APPROVE THE REVISED PRELIMINARY SITE PLAN FOR CHESTNUT DEVELOPMENT, LLC, FILE #PC-2019-05, PARCEL ID #4706-27-100-025, SUBJECT TO REZONING APPROVAL, PROVIDED ALL OUTSTANDING ISSUES ON THE PLANNER’S REPORT (DATED JUNE 19, 2019) AND ENGINEER’S REPORT (DATED JUNE 20, 2019) ARE ADDRESSED, INCLUDING ADDITIONAL EXTERIOR LIGHTING DETAILS AND APPROVAL FROM ALL OTHER OUTSIDE GOVERNMENT AGENCIES, AS WELL AS THE FIVE YEAR ESCROW FOR ESTIMATED COST OF SIDEWALK PLUS 25%, SUBJECT TO ALL TERMS AND CONDITIONS OF THE SETTLEMENT AGREEMENT RELEASE BEING ADOPTED BY ALL PARTIES INVOLVED.”** Discussion followed.

Rollcall was taken: Manwiller – yes, Williams – yes, Haglund – yes, Hofsess – yes, Henry – yes, Sloan – yes, Smith – yes. Motion carries 7 to 0.

**NEW BUSINESS:**

Set a public hearing for 1. Discussion of cleaning up general items in the Zoning Ordinance and,  
2. Development of new Innovation Zoning Ordinance

**MOTION** by Henry, seconded by Haglund, **“TO SET A PUBLIC HEARING FOR INNOVATION ZONING AND GENERAL CLEANUP ITEMS IN THE ZONING ORDINANCE TO BE SET FOR THE JULY 23, 2019 PLANNING COMMISSION MEETING.”** Discussion followed. Motion carried.

**ADJOURNMENT:**

**MOTION** by Hofsess, seconded by Manwiller **“TO ADJOURN.”** Motion carried. Meeting adjourned at 7:50 P.M.

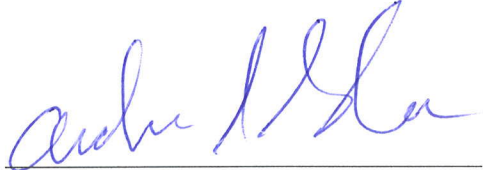
Approved: \_\_\_\_\_ X \_\_\_\_\_

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

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

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

Dated: 07.23.19

  
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Andrew Sloan, Chairperson

  
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Wayne Williams, Secretary

  
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Josie Modrack, Recording Secretary