

HOWELL TOWNSHIP PLANNING COMMISSION
Howell Township Hall, 3525 Byron Road, Howell MI, 48855
Meeting Minutes: July 23, 2019, 6:30 P.M.

MEMBERS PRESENT:

Andrew Sloan	Chairperson
Martha Haglund	Vice-Chairperson
Wayne Williams	Secretary
Matthew Counts	Board Representative
Carolyn Henry	Commissioner
Peter Manwiller	Commissioner
William Hofsess	Commissioner

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

MEMBERS ABSENT:

Chairman Sloan called the meeting to order at 6:31 p.m. The roll was called.

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Henry, seconded by Haglund, “TO APPROVE THE JULY 23, 2019 AGENDA AS PRESENTED.” Discussion followed. Motion carried.

APPROVAL OF MINUTES: MOTION by Henry, seconded by Counts. “TO APPROVE THE JUNE 25, 2019 PLANNING COMMISSION MEETING MINUTES AS PRESENTED” Discussion followed. Motion carried.

TOWNSHIP BOARD REPORT: See July 8, 2019 Township Board Synopsis.

ZONING BOARD OF APPEALS REPORT: No June meeting was held.

ZONING REPORT:

(Howell Township Zoning Administrator Joe Daus reported on the following items)

- Monthly Permit List
- Notified Commissioners: multiple site plans will be brought before the Planning Commission at the August 27, 2019 meeting for either preliminary review, final review or both.

HOWELL TOWNSHIP PARKS REPORT:

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

- Revision and discussion over Sidewalks and Pathways Ordinance drafts as well as the Non-Motorized Trail map. See item B. under “Unfinished Business”.

UNFINISHED BUSINESS:

- A. **REZONING REQUEST, FURTHER REVIEW/DISCUSSION:** VERN BROCKWAY, FILE #PC-2019-03, PARCEL #4706-27-200-006, Multiple Family Residential (MFR) to Regional Service Commercial (RSC).
- Chairperson Andrew Sloan and Township Planner Paul Montagno briefed on the following: Rezoning request PC-2019-03 from MFR to RSC was brought before the Howell Township Board at the July meeting, the Board tabled the request and the applicant suggested a discussion with the Planning Commission about a conditional rezoning.
 - Applicant Vern Brockway’s Representative, David Bittner, with Barley & Bittner, PC, spoke on the following: the intent is to build multi-use complexes that include a multitude of different uses within one sight. Mr. Brockway envisions renting these spaces out as storage or offices for industrial, commercial, and trade specific businesses. Bittner is looking for informal feedback as the initial step to writing up and presenting a conditional rezoning request. Discussion followed.

MOTION by Henry, seconded by Manwiller. **“TO TABLE THE REZONING REQUEST ON FILE #PC-2019-03, PARCEL #4706-27-200-006, UNTIL SUCH TIME THAT WRITTEN CONDITIONS ARE PRESENTED TO THE PLANNING COMMISSION AS WELL AS WRITTEN CONCEPTS THAT WOULD SUPPORT THEIR PLAN FOR THE REZONING REQUEST.”** Discussion followed.

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

B. SIDEWALK AND PATHWAY ORDINANCES (Vice-Chairperson Martha Haglund and Township Planner Paul Montagno reported on the following):

- The Sidewalk and Pathway Ordinances have been reviewed by the Township Attorney, placing the ordinance drafts into “Ordinance Adoption Format”, making them legally sensible and prepared to bring before the Township Board once editing is complete. These are standalone ordinances to be placed with Howell Township General Ordinances, and not proposed or meant for the Howell Township Zoning Ordinance book.
- A memo on behalf of the Planning Commission to the Township Board is being drafted.
- Commissioners are asked to review the ordinance drafts. Discussion followed.

PUBLIC HEARINGS:

MOTION by Counts, seconded by Henry, **“TO OPEN THE PUBLIC HEARING TO THE DISCUSS THE CHANGES TO THE ZONING ORDINANCE TEXT AT 8:00 P.M.”** Motion passed.

(Township Planner Paul Montagno and Zoning Administrator Joe Daus reported on the following)

A. INNOVATION ZONE: Consistent with Howell Township’s Master Land Use Plan, the Innovation Zone is a consolidation of some of the existing zoning districts’ uses, recognizing that the current zoning districts have similar permitted uses but are not necessarily consistent in each district’s definition and intent.

- Innovation Zoning is intended to present flexibility and design consideration ensuring that buildings and spaces could be flexible to facilitate a number of different uses from each district to make more sense as a collective.
- Discussion among Commissioners took place. The next step for this process would be to identify the parcels this district would cover, notify those landowners and hold a Public Hearing on the map changes which is to be set at an upcoming meeting.

B. TEXT AMENDMENTS FOR SECTION 14.07, ACCESSORY BUILDING PROVISIONS:

- Provisions to the policy on permit requirements for accessory structures under 200 feet was presented. Discussion followed. A revised draft addressing ‘what defines an accessory structure’ will be brought before the Planning Commission at an upcoming meeting.

C. TEXT AMENDMENTS FOR SECTION 14.43: STANDARDS FOR SINGLE-FAMILY DWELLINGS, MOBILE HOMES, AND PREFABRICATED HOUSING:

- Typo in this section was brought before the Planning Commission as an amendment.

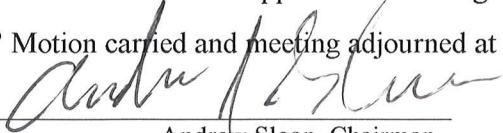
MOTION by Haglund, seconded by Hofsess, **“TO CLOSE THE PUBLIC HEARING AT 8:30 P.M.”** Motion passed.

CALL TO THE PUBLIC:

- Carolyn Henry encourages everyone to go to the Fowlerville Fair this weekend and support kids showing animals.

MOTION by Manwiller, seconded by Haglund, **“TO ADJOURN.”** Motion carried and meeting adjourned at 8:32 P.M.

Approved: _____ X _____


Andrew Sloan, Chairman

As Presented: _____


Wayne Williams, Secretary

As Amended: _____

As Corrected: _____

Dated: 08.27.2019


Josie Modrack, Recording Secretary