

HOWELL TOWNSHIP PLANNING COMMISSION
Howell Township Hall, 3525 Byron Road, Howell MI, 48855
Meeting Minutes: **September 24, 2019, 6:30 P.M.**

MEMBERS PRESENT:

Andrew Sloan Chairman
Martha Haglund Vice-Chair
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 6:30 p.m. The roll was called.
All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Manwiller, seconded by Haglund, **“TO APPROVE THE SEPTEMBER 24, 2019 PLANNING COMMISSION AGENDA AS PRESENTED.”** Discussion followed. Motion carried.

APPROVAL OF MINUTES: MOTION by Henry, seconded by Counts, **“TO APPROVE THE AUGUST 27, 2019 PLANNING COMMISSION MEETING MINUTES AS PRESENTED.”** Discussion followed. Motion carried.

TOWNSHIP BOARD REPORT: (Board Rep. Matthew Counts reported the following)

- Discussion over Pathway and Sidewalk Ordinances.
- Other discussion regarding Farm Property Leases.
- See September 9, 2019 Township Board Synopsis.

ZONING BOARD OF APPEALS REPORT: (Chairman Sloan reported the following)

- See September 23, 2019 Zoning Board of Appeals Synopsis.
- Briefed over some unique variance requests from September’s ZBA Public Hearing.

ZONING REPORT: (Howell Township Zoning Administrator Joe Daus reported on the following)

- New hangar going up at the airport, next to the last one built on Airport Drive.
- Monthly Permit List.

HOWELL TOWNSHIP PARKS REPORT: (Vice-Chair Martha Haglund reported on the following)

- Sidewalk and Pathway Ordinances have been approved by the Township Board. Next step is to conduct feasibility studies. Grants to cover costs are in the works. One grant proposal has been submitted by Vice-Chair Haglund.
- Oceola Township is proposing to develop a recreational center - an exciting step in our community.

NEW BUSINESS:

- A. PRELIMINARY SITE PLAN REVIEW – Bedrock Ventures, LLC: Parcel #4706-32-300-003, #PC-2019-11
- Township Planner Paul Montagno briefed on the following: located on 4944 Mason Road, the proposed development, Schmucks Brewing Company, is planning to have restaurant, microbrewery, distillery and winery operations according to the application.
 - Township Planner’s Review dated September 19, 2019, written and reported on by Township Planner, Paul Montagno. Township Engineer’s Review dated September 17, 2019, written by Spicer’s Group, was also briefed on by Township Planner Paul Montagno. Discussion followed.

- Applicant, Brad Jonckheere, along with the architect for the development, Andy Andre, answered questions from Commissioners regarding: existing operations on the property and surrounding areas, future development plans on the property and surrounding areas, existing and future access points, and other significant items on the Planner, Engineer, and Fire Marshal's Review which will be worked through for the final site plan review.

MOTION by Henry, seconded by Haglund, **"TO RECOMMEND APPROVAL OF THE PRELIMINARY SITE PLAN REVIEW FOR BEDROCK VENTURES, LLC, FILE #PC-2019-11, PARCEL ID #4706-32-300-003, PROVIDED ALL ITEMS ARE ADDRESSED IN THE PLANNER'S REVIEW DATED SEPTEMBER 19, 2019 , THE ENGINEER'S REVIEW DATED SEPTEMBER 17, 2019, AND ALL OTHER APPLICABLE GOVERNMENTAL AGENCIES."** Discussion followed.

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

UNFINISHED BUSINESS:

A. INNOVATION ZONE DISCUSSION: (Township Planner Paul Montagno)

- Much of the details for the Innovation Zone District have been discussed in past Planning Commission meetings.
- Certain sections of the Innovation Zone District Ordinance needs amendments which are being worked through currently.
- An updated proposed rezoning map has been provided for review.
- A request has been made to Livingston County for an updated and current GIS layer.
- In addition to publishing a public notice to the Livingston Daily Paper and an alert to Howell Township's website, the Howell Township administrative staff will mail each property owner with land that is being rezoned as Innovation District. The individual letters will provide an opportunity for the property owner's to reach out and meet with staff with questions before the Public Hearing.

B. SCHEDULE PUBLIC HEARING: Innovation Zone District – Zoning Ordinance and Map changes.

MOTION by Counts, second by Henry, **"TO SCHEDULE A PUBLIC HEARING FOR THE INNOVATION ZONE DISTRICT AND CHANGES TO THE ZONING MAP FOR THE NOVEMBER 26, 2019 PLANNING COMMISSION MEETING."** Discussion followed. Motion passed.

C. SCHEDULE PUBLIC HEARING: Updated Non-Motorized Plan.

MOTION by Henry, second by Haglund, **"TO SCHEDULE A PUBLIC HEARING FOR THE UPDATED NON-MOTORIZED PLAN FOR THE OCTOBER 22, 2019 PLANNING COMMISSION MEETING."** Discussion followed. Motion passed.

CALL TO THE PUBLIC: No response.

ADJOURNMENT: **MOTION** by Counts, seconded by Manwiller, **"TO ADJOURN."** Motion carried. Meeting adjourned at 7:37 P.M.

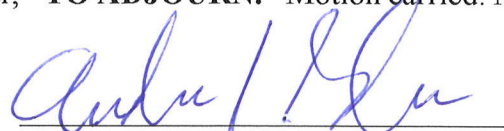
Approved: _____ x

As Presented: _____ x

As Amended: _____

As Corrected: _____

Dated: 10.22.2019



Andrew Sloan, Chairman



Wayne Williams, Secretary



Josie Modrack, Recording Secretary