

HOWELL TOWNSHIP PLANNING COMMISSION
Howell Township Hall, 3525 Byron Road, Howell MI, 48855
Meeting Minutes: **October 22, 2019**, 6:30 P.M.

MEMBERS PRESENT:

Andrew Sloan Chairman
Martha Haglund Vice-Chair
Matthew Counts Board Representative
Peter Manwiller Commissioner
William Hofsess Commissioner

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

MEMBERS ABSENT:

Wayne Williams Secretary
Carolyn Henry Commissioner

ORIGINAL

Chairman Sloan called the meeting to order at 6:35 p.m. The roll was called.

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Counts, seconded by Manwiller, amended by Chairman Sloan, **“TO APPROVE THE OCTOBER 22, 2019 PLANNING COMMISSION AGENDA AS AMENDED, ITEM 4: ANNOUNCEMENT FROM LIVINGSTON COUNTY PLANNING COMMISSION WAS INCORRECT AND IS TO BE ON THE NOVEMBER 26, 2019 PLANNING COMMISSION AGENDA.”** Motion carried.

APPROVAL OF MINUTES: MOTION by Haglund, seconded by Hofsess, **“TO APPROVE THE SEPTEMBER 23, 2019 PLANNING COMMISSION MEETING MINUTES AS PRESENTED.”** Motion carried.

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

- Discussion regarding HAPRA and their proposed community center project. Positive feedback from the Township members as summarized by Board Representative Matthew Counts. There will be a slight increase in operation costs for Howell Township’s contribution.
- See October 14, 2019 Township Board Synopsis.

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

- Chairman Sloan briefed over the ZBA Public Hearing on October 21, 2019. A motion carried 3 to 1 to deny an -87 foot dimensional variance request to the front yard due to lack of hardship. Petitioner then altered his plans: changing the construction from a detached accessory structure to an attached accessory structure, eliminating the need for a front yard dimensional variance all together. The dimensional variance granted was for -6 foot within side yard setbacks.
- See October 21, 2019 Zoning Board of Appeals Synopsis.

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

- Monthly Permit List – busy month.
- Marr Road train tracks installing a signal gate.

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

- Legend of Sleepy Howell was a success the past weekend. Interested to hear the feedback from those who attended because of the changes made to this year’s setup compared to the past.
- Back and forth discussion among commissioners regarding HAPRA’s proposed community center project.

PUBLIC HEARING:

- **Review the Updated Non-Motorized Plan (dated: October 22, 2019):** Recommend to the Township Board whether or not to adopt the Plan.

MOTION by Counts, seconded by Haglund, **“TO OPEN THE PUBLIC HEARING ON THE PROPOSED UPDATED NON-MOTORIZED PLAN.”** Motion passed.

- Vice-Chair Martha Haglund, Township Planner Paul Montagno, and Zoning Administrator Joe Daus briefed over the Non-Motorized Plan.
- Paul Montagno: The recently adopted Ordinances (Sidewalks and Pathways, 2019) invite a need for the Updated Non-Motorized Plan, being that the Plan and the Ordinances go hand in hand to the goals of the 2016 Howell Township Master Plan. The Planning Commission has seen many reiterations of the Updated Non-Motorized Plan since the adoption of the Howell Township Master Plan in 2016. Vice-Chair Haglund, Zoning Administrator Daus, and Township Planner Montagno have assisted significantly.
- The Updated Non-Motorized Plan will assist in decision making by acting as a guide and providing direction for the Township in regards to proposed projects and new developments in the future.
- No public comment.

MOTION by Manwiller, seconded by Haglund, **“TO CLOSE THE PUBLIC HEARING ON THE PROPOSED UPDATED NON-MOTORIZED PLAN.”** Discussion followed. Motion passed.

- Discussion among Commissioners regarding the Updated Non-Motorized Plan:
- The overall consensus on the proposed Non-Motorized Plan has shown that residents are okay with it based on past Public Hearings/Meetings as well as surveys through the years.
- Reason for location of pathway/sidewalks (including which side of the road, connectivity, etc.) varies from wetlands/environmental features, existing structures, and the Future Land Use Plan 2016 to name a few.
- There are High Priority items within the Plan that target specific areas. A feasibility study for those High Priority items will be conducted, and from there the results will be brought before the Township Board for approval. Feasibility studies include land surveys, easement acquisitions, etc.

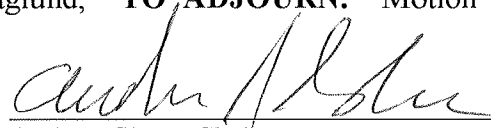
MOTION by Manwiller, seconded by Hofsess, **“TO RECOMMEND ADOPTING THE PROPOSED UPDATED NON-MOTORIZED PLAN (DATED: OCTOBER 22, 2019) TO THE TOWNSHIP BOARD.”**

Rollcall was taken: Sloan – yes, Counts – yes, Hofsess – yes, Haglund – yes, Manwiller – yes. Motion carries 5 to 0.

CALL TO THE PUBLIC: No response.

ADJOURNMENT: **MOTION** by Manwiller, seconded by Haglund, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 7:16 P.M.

Approved: _____ ✕
 As Presented: _____ ✕
 As Amended: _____
 As Corrected: _____
 Dated: 11.26.2019


 Andrew Sloan, Chairman


 Wayne Williams, Secretary


 Josie Modrack, Recording Secretary