
HOWELL TOWNSHIP PLANNING COMMISSION – ELECTRONIC, ZOOM
APPROVED MINUTES: MAY 26, 2020, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Andrew Sloan Chairman
Martha Haglund Vice-Chairwoman
Matthew Counts Board Representative
Carolyn Henry Commissioner
Peter Manwiller Commissioner
Glen Miller Commissioner

MEMBERS ABSENT:

Wayne Williams Secretary

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

Chairman Andrew Sloan called the meeting to order at 6:32 p.m. The roll was called. Mr. Chairman explained he is attending the meeting using audio only, and Vice-Chairwoman Haglund will be the one to call on the public and commissioners throughout the meeting.

APPROVAL OF AGENDA: MOTION by Henry, seconded by Haglund, **“TO APPROVE THE MAY 26, 2020 PLANNING COMMISSION AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES: MOTION by Henry, seconded by Counts, **“TO APPROVE THE APRIL 28, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”** Motion carried.

TOWNSHIP BOARD REPORT: (Board Representative, Matthew Counts reported on the following)

- Township budget for next fiscal year approved, Fire Authority budget approved, glass partitions for Howell Township Hall office space approved, discussion on the Annex Group and the Pilot program.
- Question from Commissioners about the status of the trail feasibility for Oak Grove (M-59 up to Barron Rd). Board Rep. Counts replied it’s still an ongoing discussion.

ZONING BOARD OF APPEALS REPORT:

- No recent ZBA meetings held, therefore nothing to report.

ZONING ADMINISTRATOR REPORT: (Zoning Administrator, Joe Daus, reported on the following)

- Monthly Permit List.

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

- Nothing new to report.

UNFINISHED BUSINESS: PUBLIC HEARING: Rezoning request by Westview Capital, LLC, File #PC-2020-01, Parcel ID #4706-25-200-046 to be rezoned from “Office and Neighborhood Service Commercial” to “Multiple Family Residential” and Parcel ID #4706-25-200-047 to be rezoned from “Office and Single Family Residential” to “Multiple Family Residential”. Parcels are abutted, located on Oak Grove Road, Howell MI 48855.

MOTION by Henry, seconded by Manwiller, **“TO RE-OPEN THE PUBLIC HEARING FOR REZONING REQUEST OF PARCELS #4706-25-200-046 & #4706-25-200-047, FILE #PC-2020-01 BY APPLICANT WESTVIEW CAPITAL, LLC.”** Motion carried.

- Addressed public correspondences on the request, all commissioners have reviewed them.
- Township Planner Montagno briefed over the Planner’s Report dated: 04.15.2020, this overview is available in the 04.28.2020 Planning Commission meeting minutes.
- Dan Larabel, representing Westview Capital LLC and Allen Edwin Homes. Request is consistent with Howell Township Master Plan, land is utility ready, easement set in place to access the property. Good fit for the Township.

Call to the Public: At this time, Vice-Chairwoman Haglund opened the hearing for public comment.

- Mack, Ann at 1818 Oak Grove Rd. – traffic concerns regarding the Kroger Plaza as is, doesn’t think the area could handle more infrastructure.
- Koslowski, Amy at 1900 Oak Grove Rd. – against having residences developed on the proposed land due to privacy, noise, and traffic concerns.
- Barker, Julia at 336 Keenan Ct. – echoes the first and second public comment. Has concerns over the applicant, Allen Edwin, due to current issues with the company and Amber Oaks Subdivision. Questions about Master Plan.
- Manwiller, Peter at 359 Ventura Ct. – summarized the Amber Oaks and Allen Edwin’s current issues: outstanding developmental and communication items.

- Bode, Brent at 3715 Westcott Ct. – current traffic issues, if Master Plan expects more residencies, should have included traffic solutions.
- Dirmeyer, Rachel at 1730 Oak Grove Rd. – emphasized appreciation that the Township isn't taking this decision lightly. Not against development, feels it needs to be done the right way, specifically traffic improvements.

MOTION by Haglund, seconded by Miller, **“TO CLOSE THE PUBLIC HEARING.”** Motion carried. Discussion among commissioners followed.

- Mr. Larabel, representative for applicant Westview Capital, explained Allen Edwin is Westview Capital's land development entity. The purchase agreement of the parcel's in question are dependent on the result of the rezoning request as well as dependent on the site plan approval. The Township has authority to revert back to the current zoning if either proposals are denied. Addressed traffic concerns. Traffic issues are outside the extent of the rezoning process, and will be discussed during site plan review if and when the proposal gets to that step. The vision for the proposed development, if rezoned will be two-story attached condominiums.
- Discussion among commissioners: vacant piece of land, will eventually be developed, inviting the possibility for traffic to increase regardless. Commissioners agreed that the request meets the Township's zoning requirements and the Future Master Plan designated for that area. Commissioners had differing opinions on going forward with the request.
- Township Planner Montagno explained the Planning Commission has the ability to ask the developer for a traffic impact study, which would be reviewed by the County Road Commission and MDOT. Discussion followed.

MOTION by Manwiller, seconded by Sloan, **“TO DENY THE PROPOSED REZONING REQUEST BY WESTVIEW CAPITAL, LLC, FILE #PC-2020-01, PARCEL #4706-25-200-046 FROM “OS” AND “NSC” TO “MFR” AND PARCEL #4706-25-200-047 FROM “OS” AND “SFR” TO “MFR” BASED ON THE FINDINGS OF CURRENT AVAILABLE TRAFFIC STUDY DATA AND THE MANY CONCERNS OF THE RESIDENTS DURING THE MAY AND APRIL PUBLIC HEARINGS, THAT THE CONSEQUENCES OF REZONING THESE PARCELS FOR DENSE DEVELOPMENT WILL LEAD TO AN UNWANTED INCREASE IN TRAFFIC IN AN ALREADY CONGESTED/OVERLY-BURDENED INTERSECTION, THAT WITH RESPECT TO THE MASTER PLAN'S CALL FOR IMPROVEMENTS TO THE M-59/OAK GROVE INTERSECTION, SUCH AS ADDING A LEFT TURN SIGNAL AND WIDENING THE ROAD ARE PREREQUISITES TO THE REQUEST FOR DENSE DEVELOPMENT SO AS TO NOT MAKE THE COMMUTE FOR THE RESIDENTS OF HOWELL TOWNSHIP MORE BURDENSOM THAN IT ALREADY IS.”** Discussion followed.

- Concerned over motion's language placing pre-requisites moving forward with any and all rezoning requests.
- Zoning Administrator Daus explained this is not an approval or denial, it is a recommendation to the Township Board.
- More discussion follows, Commissioner Manwiller re-states the motion.

MOTION by Manwiller, **“TO RECOMMEND DENIAL TO THE TOWNSHIP BOARD ON THE PROPOSED REZONING REQUEST BY WESTVIEW CAPITAL, LLC, FILE #PC-2020-01, PARCEL #4706-25-200-046 FROM “OS” AND “NSC” TO “MFR” AND PARCEL #4706-25-200-047 FROM “OS” AND “SFR” TO “MFR” BASED ON THE FINDINGS OF CURRENT AVAILABLE TRAFFIC STUDY DATA AND THE MANY CONCERNS OF THE RESIDENTS DURING THE MAY AND APRIL PUBLIC HEARINGS, THAT THE CONSEQUENCES OF REZONING THESE PARCELS FOR DENSE DEVELOPMENT WILL LEAD TO AN UNWANTED INCREASE IN TRAFFIC IN AN ALREADY CONGESTED/OVERLY-BURDENED INTERSECTION, THAT WITH RESPECT TO THE MASTER PLAN'S CALL FOR IMPROVEMENTS TO THE M-59/OAK GROVE INTERSECTION, SUCH AS ADDING A LEFT TURN SIGNAL AND WIDENING THE ROAD ARE PREREQUISITES TO THIS SPECIFIC REQUEST FOR DENSE DEVELOPMENT SO AS TO NOT MAKE THE COMMUTE FOR THE RESIDENTS OF HOWELL TOWNSHIP MORE BURDENSOM THAN IT ALREADY IS.”**

- No second was made, as result the motion died with no action taken.

MOTION by Miller, with a friendly amendment from Haglund, seconded by Counts, **“TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD ON THE REZONING REQUEST BY WESTVIEW CAPITAL, LLC, FILE #PC-2020-01, PARCEL #4706-25-200-046 FROM “OS” AND “NSC” TO “MFR” AND PARCEL #4706-25-200-047 FROM “OS” AND “SFR” TO “MFR” BASED ON THE FINDINGS THAT IT IS CONSISTENT WITH THE MASTER PLAN, COMPATIBLE WITH THE SURROUNDING USAGE, AND THAT IT WILL NOT INVERSELY IMPACT PUBLIC SERVICES SUCH AS WATER /SEWER.”** Discussion followed. The roll was called.

- Henry – No, Miller – yes, Manwiller – No, Counts – yes, Sloan – no, Haglund – yes. Motion tied 3 – 3.
- Chairperson Sloan agrees to send the 3 to 3 tie vote on the recommended approval to the Township Board.

NEW BUSINESS:

PRELIMINARY SITE PLAN REVIEW – The Annex Group, Union at Oak Grove. File #PC-2020-04. Parcel #4706-25-100-028. Located on Oak Grove Road, Howell MI 48855.

- Planner’s Report dated: 05.20.2020, Engineer’s Report dated: 05.20.2020, Fire Marshal’s Review dated: 05.18.2020. Outstanding items were discussed, outside agency approvals are still needed. Traffic studies may be asked of by the Planning Commission. The Planning Commission may also add conditions if approval feels suitable.
- Applicants present: Lori Edwards from the Annex Group, Jake Hamilton and Brent LaVanway from Boss Engineering.
- Discussion over outstanding items in the reports, applicants are currently working to receive outside agency approvals. Project is a Pilot Program based on funding to low-income tax products. Development will be ranch and single story units, four units on each floor, each with their own entrances. Traffic concerns, access drives including emergency access drives were discussed thoroughly. The Annex Group will retain ownership of the development long-term, the third-party property management will be Sterling Group. Discussion followed.

MOTION by Counts, seconded by Haglund, **“TO APPROVE THE PRELIMINARY SITE PLAN FOR UNION AT OAK GROVE BY THE ANNEX GROUP, FILE #PC-2020-04, PARCEL ID #4706-25-100-028, CONTINGENT UPON A TRAFFIC STUDY BEING PROVIDED, INCLUSIVE OF ALL COMMENTS FROM THE PLANNER’S REPORT DATED: 05.20.2020 AND THE ENGINEER’S REPORT DATED: 05.20.2020, AS WELL AS RECEIVING APPROVAL FROM ALL OTHER LOCAL GOVERNING AUTHORITIES, INCLUDING FIRE MARSHAL, MHOG, LIVINGSTON COUNTY DRAIN COMMISSION AND LIVINGSTON COUNTY ROAD COMMISSION.”** Discussion followed. The roll was called.

Counts – Yes, Haglund – Yes, Henry – Yes, Manwiller – yes, Sloan – yes, Miller – yes. Motion carried.

PRELIMINARY/FINAL SITE PLAN REVIEW – Crossroads Digital Outdoor, File #PC-2020-03, Parcel #4706-28-100-039, located at 3585 W. Grand River Ave. Howell MI 48855.

- Township Planner Paul Montagno reviewed the Planner’s Report dated: 05.18.2020, Engineer’s Report dated: 05.18.2020. Outstanding items mentioned in discussion are required to be shown on the site-plan in order for the request to comply with Township ordinances. Discussion followed.
- Applicants present: Jon Krusel from Crossroads Outdoor and Brent LaVanway from Boss Engineering. Expanded on the outstanding items mentioned in reports, working to get the site-plan up to compliance.
- Commissioners asked to see the consent agreement between Crossroads Digital Outdoor and the Township Board so they have the information on what was agreed upon at the Township level. Discussion followed.

MOTION by Haglund, with a friendly amendment by Henry, seconded by Miller, **“TO TABLE THE PRELIMINARY/FINAL SITE PLAN FOR CROSSROADS DIGITAL OUTDOOR, FILE #PC-2020-03, PARCEL #4706-28-100-039.”** Discussion followed. Motion carried and tabled unanimously.

CALL TO THE PUBLIC:

- Board Representative, Matthew Counts discussed rezoning request PC-2020-01.

MOTION by Counts, seconded by Haglund, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 9:46 P.M.

Approved: _____ x _____

Andrew Sloan, Chairman

As Presented: _____ x _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 06.23.2020 _____

Josie Modrack, Recording Secretary