

HOWELL TOWNSHIP PLANNING COMMISSION – ELECTRONIC, ZOOM

APPROVED MINUTES: JUNE 23, 2020, 6:30 P.M.

3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Martha Haglund Vice-Chairwoman
Matthew Counts Board Representative
Peter Manwiller Commissioner
Glen Miller Commissioner

MEMBERS ABSENT:

Andrew Sloan Chairman
Wayne Williams Secretary
Carolyn Henry Commissioner

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

Vice-Chairwoman Haglund called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: MOTION by Counts, seconded by Manwiller, **“TO APPROVE THE JUNE 23, 2020 PLANNING COMMISSION AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES: MOTION by Miller, seconded by Counts, **“TO APPROVE THE MAY 26, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”** Motion carried.

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

- Board Representative Counts referred to the June 8, 2020 Township Board Synopsis, asked if there were any questions.
- Rezoning request #PC-2020-01 from April and May Planning Commission meetings came up at the June Township Board meeting as discussion, but was not an agenda item. The request was sent to the Livingston County Planning Department for their recommendation and will be an agenda item at the July 13, 2020 Township Board meeting.

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.
- Confirmed the County recommended approval on rezoning request #PC-2020-01. Township Board has final approval.

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

- Has been working with the Township Board to get an estimate on sidewalk costs along Byron up to Henderson, understands it would not be a pursuable project this year. Has reached out to Rolling Oaks Community and Howell City inquiring about the possibility of splitting the cost.
- Vice-Chair Haglund explained the reason this area is high priority: location in proximity to the school, populated area, safety issues/amount of pedestrians, connectivity to a crosswalk, and there’s a current development in that area.

UNFINISHED BUSINESS: FINAL SITE PLAN REVIEW – CROSSROADS DIGITAL OUTDOOR. FILE #PC-2020-03. PARCEL #4706-28-100-039. Located at 3585 W. Grand River, Howell, MI 48855.

- Township Planner, Paul Montagno went over the request. Tabled at the May Planning Commission meeting due some outstanding items, most addressed by the Consent Judgment which has since been provided to commissioners for review, confirming any variance needed would be superseded by the Consent Judgment if project goes forward. Traffic studies, response letters and site plan updates were submitted by the applicant since the May meeting.
- Discussion on billboard height, distance from the road, length of time per digital image, and specific requirements listed in the Township’s Zoning Ordinance sections 19.09 J2 through 19.09 J12.
- Applicants present: Jon Krusial from Crossroads Digital Outdoor and Brent LaVanway from Boss Engineering.
- Mr. LaVanway said there were three major items asked by the Planning Commission at the May meeting, those being: the Consent Judgment, additional information regarding the billboard illumination (report provided by Watch Fire dated: 06.10.2020), and the addition of elevations to the report (verifying the billboard would not exceed the 25 ft. on M-59). A couple other modifications were made at the request of the Township Planner and Engineer as well.
- Land division will be pursued once site plan is approved. Township Planner recommends if Planning Commission approves, they do so predicated on the land division, and contingent upon overall administrative approval.
- Discussion on updating the site plan to show measurements and setbacks before administrative approval, wanting final inspection upon completion by a proper engineering firm and surveyor to assure the billboard is built in compliance with the Consent Judgement and Township regulations, and a final sign off from Planning and Engineering in a formal letter for the Zoning Administrator.

MOTION by Counts, seconded by Miller, with a friendly amendment by Haglund, **“TO APPROVE THE FINAL SITE PLAN FOR CROSSROADS DIGITAL OUTDOOR, FILE #PC-2020-03, PARCEL #4706-28-100-039, CONTINGENT UPON THE APPROVAL FROM ALL LOCAL AND OTHER GOVERNING AUTHORITIES, AS WELL AS FINAL ADMINISTRATIVE APPROVAL, AND FINAL APPROVAL FROM THE TOWNSHIP ENGINEER AND TOWNSHIP PLANNER.”** Discussion followed.

The roll was called. Miller – Yes, Counts – Yes, Haglund – Yes, Manwiller – Yes. Motion carried. 4-0

NEW BUSINESS: PRELIMINARY/FINAL SITE PLAN REVIEW – J.A.C. PROPERTY ENTERPRISES, LLC. FILE #PC-2020-05. PARCEL #4706-26-100-040. Vacant lot located on M-59 (Highland Road).

- Township Planner, Paul Montagno reviewed the Planner’s Report dated: 06.18.2020 and the Township Engineer’s Report dated: 06.15.2020. Howell Area Fire Marshal Report dated: 06.11.2020 was also provided. Items such as lot coverage calculation and parking calculations to be updated before approval. There are outstanding items that need response from the applicant. Discussion followed.
- Applicants present: Aaren Currie from J.A.C. Property Enterprises and engineer, Lucas Curd.
- Mr. Currie responded to concerns listed on the Planner, Engineer, and Fire Marshal Reports. Discussion on appearance of proposed development, type of work being done by occupants, and the possibility of tenants in the future.
- Two major items could substantially change the layout of the site plan if modifications are made or required, those items include parking lot calculation and the size of the detention pond. Commissioners agree that they’d like to see this project through, but without updates it would difficult to approve due to the potential layout change. Discussion among commissioners and the applicants regarding a revised/final site plan and the processes included.

MOTION by Miller, seconded by Counts, **“TO TABLE THE FINAL SITE PLAN REVIEW FOR J.A.C. PROPERTY ENTERPRISES, LLC, FILE #PC-2020-05, PARCEL #4706-26-100-040, VACANT LOT LOCATED ON M-59 (HIGHLAND ROAD), UNTIL THE NEXT PLANNING COMMISSION MEETING.”** Discussion followed.

The roll was called. Counts – yes, Miller – yes, Haglund – yes, Manwiller – yes. Motion carried. 4-0

OTHER BUSINESS: PROPOSED INNOVATION ZONE DISTRICT / PROPOSED CHANGES TO THE TOWNSHIP ZONING MAP – Continued discussion.

- Township Planner, Paul Montagno provided a memo dated 06.18.2020 with considerations regarding the last discussion over the proposed Innovation Zone. The intent was to get the discussion going since it has not been on the agenda since February. Members of the Planning Commission appreciated Paul for all the work he’s put in.
- There were a couple major outstanding questions: duration of time a car could stay at a tow yard, nuisances (specifically noise and vibration), existing business concerned on becoming non-compliant. Examples of regulation procedures on noise, odor, light and other external effects. Discussion on ordinance language. Examples provided on how performance standards can be measured (air borne admissions, smoke, odors, noise). Discussion followed.
- Vice-Chairwoman asked members of the Public for comments regarding the proposed Innovation Zone:
 - Precise Finishing at 1650 N. Burkhart, Cary Lyons and Frank Taube present – property is proposed to be rezoned to Innovation and when reading the proposed ordinance language, it would preclude continuation of current and existing operations and cause an obstacle for future development of the company. Does not want to be non-compliant. Feels industrial processes of manufacturing are being zoned out of their current area. Concern as a property owner and as the owner of the operating business. Cranes, cutting stainless steel, storage of paint in stainless steel tanks. Knows noise made by machinery is loud and the operations are heavy industrial.
 - Corrigan Oil at 3680 W. Grand River, Brad M. – primary concern is being able to continue their business as it runs today. Knows it is not easy to finance a business that is non-compliant. Sound regulations is a major concern. Worries new businesses will come to the Township with their own sound meter as proof to the zoning administrator that there’s a violation. Has experience with new districts being imposed on
- Comments from Commissioners and Planner, the intent of the new district is to invite more uses, keeping existing uses in compliance, not to push out the existing uses. Will look into similar communities handling industrial rezoning.
- Commissioners asked the concerned business representatives what would make them feel comfortable going forward. Metal working and painting to be permitted, and the maximum permitted sound be reasonable and fit their current existing daily operating noise were some of the issues mentioned.
- The Public thanked the Township for their consideration, commissioners reminded the Public to come next meeting.
- Commissioners postponed discussion until the next Planning Commission meeting.

MOTION by Counts, seconded by Manwiller, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 8:44 P.M.

Approved: _____ x _____

Andrew Sloan, Chairman

As Presented: _____ x _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 07.28.2020 _____

Josie Modrack, Recording Secretary