
HOWELL TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES: SEPTEMBER 22, 2020, 6:30 P.M. ZOOM
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Andrew Sloan	Chairman
Martha Haglund	Vice-Chairwoman
Wayne Williams	Secretary
Matthew Counts	Board Rep.
Carolyn Henry	Commissioner
Peter Manwiller	Commissioner
Glen Miller	Commissioner

MEMBERS ABSENT:

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

Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: *MOTION* by Counts, seconded by Miller, ***“TO APPROVE THE SEPTEMBER 22, 2020 PLANNING COMMISSION AGENDA AS PRESENTED.”*** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Counts, seconded by Manwiller, ***“TO APPROVE THE AUGUST 25, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”*** Motion carried.

CORRESPONDENCE:

- Corrigan Oil, RE: Proposed Industrial Flex Zone.

TOWNSHIP BOARD REPORT: Township Board Representative, Matthew Counts, reported on the following.

- Einstein Dog Training ask for an extension of their Special Use Permit. Do to covid they are not ready to build at this time. This was approved by the Board.
- Annex Group ask for an extension on a deposits that is due. The board denied the extinction. A short discussion followed.
- Vice-Chairwoman Haglund asked Mr. Counts about the request to remove a member of the ZBA. Mr. Counts reported that the ZBA member was not removed.
- Vice-chairwoman Haglund asked if there was any one/residents present, or if Mike Tipton was at the meeting. Mr. Counts reported that Mike was at the meeting, and reported on some of the residents’ concerns with the Annex Groups project.

ZONING BOARD OF APPEALS REPORT: ZBA Vice-Chairman Sloan reported on the following.

- J.A.C. Property requested a variance to allow a detention pond within the front yard setback, the variance was granted.

ZONING ADMINISTRATOR REPORT: Monthly Permit list

HOWELL TOWNSHIP PARKS REPORT: Vice-Chairwoman Martha Haglund nothing to report. Discussion on the Fillmore County Park followed.

NEW BUSINESS: No New Business.

UNFINISHED BUSINESS:

a. Rezoning Request – Chestnut Development, LLC. File #PC-2020-06, parcel ID 4706-29-200-029 to be rezoned from Heavy Commercial (HC) to Multiple Family Residential (MFR).

- Township Planner, Paul Montagno, briefed on the Planner’s Report, date: 08.24.2020, this is the same report given last month, and he was under the misimpression that the applicant was withdrawing his request for the rezoning at the last meeting. That the intent was to give the Township and the Planning Commission some time to explore possible changes to the Master Plan. As the proposed rezoning is not consistent with the Master Plan and is contrary to what we have been working on in the Industrial Flex Zone.
- Mr. Gronow addressed the Commissioners on his thoughts after the last meeting. Waiting for a review of the future land use plan could take some time as the current plan is still in effect thought 2021, a new plan may not be completed until sometime in 2022. And is not optimistic that anything would change, therefore he would like to make the application valid and move forward tonight.
- Mr. Gronow gave a presentation on the activity of industrial and commercial property in Howell Township, and why this site should be rezoned to MFR.
- Discussion and questions from the Planning Commissioners followed.
- Mr. Gronow stated he did not want a negative vote, that it would not be good for anyone. Ask if this matter could be tabled. Discussion followed.
- **MOTION** by Haglund, seconded by Henry, **“TO POSTPONE ACTION ON THE REZONING REQUEST FOR CHESTNUT DEVELOPMENT, LLC. FILE#PC-2020-06, PARCEL ID 4706-29-200-029, UNTIL DECEMBER 31, 2021”** Roll was called. Sloan – yes, Haglund – yes, Williams – yes, Counts – No, Henry – Yes, Miller - No, Manwiller – No. Motion carried.

b. Industrial Flex Zone / proposed changes to the Township Zoning Map – Continued discussion.

- Proposed Innovation Zone Draft (revised: September 17, 2020). Mr. Montagno went on to discuss the revisions of the proposed ordinance. Continued discussion among commissioners.
- Discussion over the concerns from the landowners included in proposed district. Commissioners reviewed the correspondence from Corrigan Oil on the proposed ordinance. Continued discussion among commissioners.
- **MOTION** BY Haglund, seconded by Miller **“TO RECOMMEND APPROVAL OF THE HOWELL TOWNSHIP ZONING ORDINANCE TEXT ADMENDEMENT FOR THE CREATION OF INDUSTRIAL FLEX ZONE AS PRESENTED, ALSO TO INCLUDE AN UPDATED SECTION IN 16.21 a. TO READ; VEHICLES MAYBE STORED ON SITE TEMPORARILY FOR A PERIOD NOT TO EXCEED 365 DAYS. SUCH PERIOD SHALL BE TOLLED DURING ANY PERIOD WHEN LOCAL, STATE, OR FEDERAL LAW OR LAW ENFORCEMENT AGENCY REQUIRES THE TOW YARD TO HOLD SUCH VEHCILES. AND THE PROPOSED MAP AMENDEMENTS.”** Roll was called. Counts – Yes, Williams – Yes, Haglund – Yes, Sloan – Yes, Henry – Yes, Miller – Yes, Manwiller – Yes. Motion carried.

OTHER BUSINESS:

- Mr. Counts ask everyone what their thoughts where on the minimum lot sizes in the AR district. Discussion followed. It was determined that this should be discussed during the Master Plan review.

CALL TO THE PUBLIC: No Response.

ADJOURNMENT: MOTION by Haglund, Miller seconded, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 8:40 P.M.

Approved: _____XXXXXXXXXX_____

Andrew Sloan, Chairman

As Presented: _____XXXXXXXXXX-_____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____November 24, 2020_____