
HOWELL TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES: DECEMBER 15, 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.
Peter Manwiller Commissioner
Glen Miller Commissioner

Also in attendance: Zoning Administrator, Joe Daus, Township Planner, Paul Montagno, and Township Attorney Chris Patterson

MEMBERS ABSENT:

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

APPROVAL OF AGENDA: *MOTION* by Counts, seconded by Manwiller, ***“TO APPROVE THE DECEMBER 15, 2020 PLANNING COMMISSION AGENDA AS PRESENTED.”*** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Miller, seconded by Counts, ***“TO APPROVE THE NOVEMBER 24, 2020 PLANNING COMMISSION MINUTES AS AMENDED TO CORRECT SPELLING.”*** Motion carried.

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

- The Industrial Flex Zone was approved.
- Board voted to keep the water and sewer connection fees the same for 2021.
- The Board is working on a Covid 19 response plan, around the aspect of getting employes working from home.
- Allen Edwin Homes is rescinding their offer to purchase due to drainage and sewer issues, also that the drive will not line up with the Kroger’s drive.
- The State Legislators could extend the ability to have virtual meetings through March.

ZONING BOARD OF APPEALS REPORT: No meeting in October.

ZONING ADMINISTRATOR REPORT: Monthly Permit list.

HOWELL TOWNSHIP PARKS REPORT:

- Vice-Chairwoman Martha Haglund reported she will be working with the recreation foundation on fund raising and grants.

NEW BUSINESS:

UNFINISHED BUSINESS:

a. Temporary Site Plan Review – LARE Enterprises Fowlerville, LLC. File #PC2020-08. Parcel #4706-20-100-005. Located at 4930 W. Grand River, Howell MI.

- Applicant explained this intended use as it related to the temporary site plan and the future use of the property.
- Discussion and questions of the intended use followed, it was noted that a temporary building is allowed during construction without a Temporary Use Permit.
- Applicant withdrew his application for Temporary Site Plan.

b. Final Site Plan Review – The Annex Group. File #PC2020-07. Parcel #4706-25-100-028. Located on Oak Grove Road, Howell Mi.

- Township Attorney took questions from Planning Commission members.
- Brent LaVanway addressed concerns of the Planning Commission from the November meeting. First was traffic and additional connection to adjoining properties located within the City of Howell. The second issue was the storm water management.
- Discussion and questions from Planning Commissioners followed. Martha Haglund, Matt Counts and Andrew Sloan had questions on the drainage easement. Peter Manwiller had questions on the left turn lane, and irrigation, discussion on irrigation followed.
- **MOTION** by Miller, **“TO APPROVE FINAL SITE PLAN FOR FILE #PC2020-07. PARCEL #4706-25-100-028, THE ANNEX GROUP, CONDITIONED ON THE CENTER TURN LANE ADDED TO THE PLAN AND APPROVED BY LIVINGSTON ROAD COMMISSION, ALSO ADDING THE DIAGRAM OF THE SPRINKLER SYSTEM AND LANDSCAPING PLAN BE ADDED TO THE SITE PLAN. FRIENDLY AMENDMENT BY HAGLUND MAKING APPROVAL CONDITIONAL ON THE PLANNERS REPORT DATED 11.16.2020 OMITTING #2, APPROVAL OF THE ENGINEERS REPORT DATED 11.06.2020 OMITTING #10, AND APPROVAL FROM ALL OUT SIDE AGENCIES. SUGGESTIONS BY CHRIS PATTERSON THAT THE SURFACE DRAINAGE IS NOT GOING TO EXCEED THE AMOUNT PERMITTED BY THE PRIVATE EASEMENT. AMENDMENTS AND SUGGESTIONS ACCEPTED BY MILLER, second by Counts.”** Roll was called. Sloan – No, Counts - Yes, Miller - Yes, Haglund – Yes, Williams – Yes, Manwiller – Yes, Motion carried.

OTHER BUSINESS: Anderw Sloan

CALL TO THE PUBLIC: Leslie Berg 502 Kimball, thanked the Planning Commission for accepting and considering her e-mail.

ADJOURNMENT: **MOTION** by Williams, seconded by Manwiller, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 8:08 P.M.

Approved: _____

As Presented: _____

As Amended: _____

As Corrected: _____

Dated: _____

Andrew Sloan, Chairman

Wayne Williams, Secretary