
HOWELL TOWNSHIP PLANNING COMMISSION – ELECTRONIC, ZOOM
APPROVED MINUTES: APRIL 28, 2020, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Martha Haglund Vice-Chairwoman
Wayne Williams Secretary
Carolyn Henry Commissioner
Peter Manwiller Commissioner
Glen Miller Commissioner

MEMBERS ABSENT:

Andrew Sloan Chairman
Matthew Counts Board Representative

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

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

APPROVAL OF AGENDA: *MOTION* by Henry, seconded by Williams, ***“TO APPROVE THE APRIL 28, 2020 PLANNING COMMISSION AGENDA AS AMENDED: REMOVE AGENDA ITEM 2: (PLEDGE OF ALLEGIANCE) DUE TO THE MEETING BEING ELECTRONIC, SAVING THAT FOR THE NEXT IN-PERSON MEETING.”*** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Henry, seconded by Miller, ***“TO APPROVE THE FEBRUARY 25, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”*** Motion carried.

CORRESPONDENCE:

- See “Public Hearing”

TOWNSHIP BOARD REPORT:

- Board Representative, Matthew Counts was absent, therefore nothing to report.

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 to be reviewed at May’s Planning Commission Meeting.

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

- Nothing new to report, unfortunately not able to open Livingston County Fillmore Park.

PUBLIC HEARING: Vice-Chairwoman Haglund invited a motion to enter into a public hearing for 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.

MOTION by Miller, seconded by Henry, ***“TO 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.

REZONING REQUEST – Westview Capital, LLC. File #PC-2020-01. Parcel ID #4706-25-200-046 from “OS and NSC” to “MFR” and Parcel ID #4706-25-200-047 from “OS and SFR” to “MFR”.

- Township Planner Montagnano reviewed the Planner’s Report dated: 04.15.2020, the two parcels are just north of M-59 and on the East of Oak Grove Road. Both looking to rezone to Multiple Family Residential. Most of the differing zoning districts surrounding have buffer areas. Howell Township’s Master Plan is consistent with what’s being proposed. Mr. Montagnano finds the existing zoning is inconsistent with the Master Plan, and a rezone would be appropriate. Ultimately recommends to the Planning Commission on recommending approval to the Township Board of the rezone request. Offered to answer any questions.
- Questions from Commissioners regarding the intended access sites, existing easements, and traffic concerns. Zoning Administrator Daus showed the location of the easement, which is directly across from the Oak Grove and M-59 intersection. Discussion followed.
- At this time, Vice-Chairwoman Haglund opened the public hearing for public comment.

Call to the Public:

- Dirmeyer, Rachel at 1730 Oak Grove Rd. Traffic concerns.
- Mills, John at 1750 Oak Grove Rd. Lived at current property for fifty-one (51) years. Opposed to the proposed development for multiple reasons.

- Mack, Ann at 1818 Oak Grove Rd. Lived at current property for twenty-five (25) years. Works in the Kroger Plaza, knows how chaotic the traffic is. Believes the property is an amazing site and is opposed to the proposed development.
- Koslowski, Amy at 1900 Oak Grove Rd., opposed to the proposed development, supports all public comments regarding traffic.
- Commissioners had concerns about the public being notified of the rezoning request and the Commissioner's not having the correspondences available in response to the request. Zoning Administrator Daus explained the Township Hall has experienced reduced hours due to COVID-19, and there wasn't anyone in the office to retrieve those correspondences as originally planned. An oversight that won't happen again.
- Vice-Chairwoman Haglund entertained a motion to Table the Public Hearing until all public correspondences are available to Commissioners.

MOTION by Henry, seconded by Miller, **"TO TABLE THE PUBLIC HEARING ON REZONING REQUEST FILE #PC-2020-01, PARCELS #4706-25-200-046 & #4706-25-200-047, UNTIL ALL CORRESPONDENCES FROM THE PUBLIC ARE READ BY COMMISSIONERS, RE-OPENING THE PUBLIC HEARING AT THE NEXT PLANNING COMMISSION MEETING."** Motion carried.

- Vice-Chairwoman Haglund opened the floor to applicant representative and Land Manager, Dan Larabel.
- Mr. Larabel stated the rezoning request is consistent with the Township Master Plan, is aware of the concerns mentioned, stated their intention is not to cause any upset. Anticipates conducting a traffic study and working with the Road Commission if/when and during the site plan process takes place. There are 103 water and sewer units, meaning the land allows for 103 residential equivalent units (REUs). Mr. Larabel thanked the Commissioners for their time, the public for voicing their concerns and stated he will be present at the May 26, 2020 Planning Commission meeting for the re-visited discussion of the request.

MOTION by Henry, seconded by Williams, **"TO TABLE THE REZONING REQUEST FILE #PC-2020-01, PARCELS #4706-25-200-046 & #4706-25-200-047, UNTIL THE PUBLIC HEARING IS REVISITED AT THE MAY 26, 2020 PLANNING COMMISSION MEETING."** Motion carried.

- Commissioners thanked Mr. Larabel for addressing the concerns, thanked those from the public who spoke during the call to the public, encouraged the residents and applicant to attend the May 26, 2020 Planning Commission meeting because the makeup of the Planning Commissioners will be different, given the Commissioners that were unable to make it to this meeting.

NEW BUSINESS:

SITE PLAN REVIEW (PRELIMINARY/FINAL) – MAS Holdings, LLC. File #PC-2020-02. Parcel #4706-28-301-021. Located at 1006 Packard Drive, Howell MI 48855. Special Investment Property Expansion.

- Township Planner Montagno went over the Planner's Report dated 04.20.2020. The proposed request is for a 6,000 SF addition to an existing building. Would include two individual units, designated as speck spaces for tenants of light manufacturing. All proposed in the request is consistent with the Master Plan, current zoning surrounding the site is consistent as well. Ultimately recommends to the Planning Commission the approval to the site-plan, with the exception of a few items that can be handled administratively.
- Engineer's Report dated 04.15.2020 indicates that all outside agency approvals are necessary. Technical items including lot coverage and storm water calculations were listed as concerns.
- Applicant Brent LaVanaway and Mike Struble were present at the meeting. Aware of the items mentioned in the Planner's and Engineer's Report, have full intentions on working with the Planner, Engineer and Zoning Administrator to straighten those out. Understands that if the Planning Commission is to approve the site plan it would be contingent on the approval of all outstanding items and agencies.
- Commissioners asked what type of product would be produced at the site and what type of tenant would occupy the space. Property owner, Mike Struble said the current tenant is HNP Pump Technologies, they bring in and rebuild pumps for all different sorts of applications (fire extinguishers, etc.). Possible that HNP would expand their occupancy at the site, if that isn't the case then he supposes a small contractor or distribution company of similar nature would occupy the spaces.

MOTION by Henry, seconded by Miller, **“TO APPROVE THE PRELIMINARY AND FINAL SITE PLAN OF MAS HOLDINGS, LLC SUBJECT TO ANY OUTSIDE AGENCY APPROVALS, INCLUDING THOSE ADDRESSED IN THE ENGINEER’S REPORT DATED 04.15.2020 AND THE PLANNER’S REPORT DATED 04.20.2020.”** Motion carried.

CALL TO THE PUBLIC:

- Commissioner Henry informed Zoning Administrator Daus of some building activity going on near her residency. Mr. Daus took the information, said he’d look into it once returning to the office.
- Dirmeyer, Rachel at 1730 Oak Grove Rd. recently purchased a vacant property on Hydraulic Dr. Howell MI, an extension of her business in Fowlerville. Asked if there was paperwork needed before starting with their business. Mr. Daus said to give him a call on Thursday, April 30th, 2020, he will be in the office and to go from there.

MOTION by Henry, seconded by Miller, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 7:25 P.M.

Approved: _____ x _____

Andrew Sloan, Chairman

As Presented: _____ x _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 05.26.2020 _____

Josie Modrack, Recording Secretary