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# HOWELL TOWNSHIP PLANNING COMMISSION

MARCH 22, 2022, 6:30 P.M.

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

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## MEMBERS PRESENT:

Martha Haglund Chairwoman

Wayne Williams Vice-Chair

Matthew Counts Board Rep

Peter Manwiller Secretary

Denise Markham Commissioner

Glen Miller Commissioner

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

## MEMBERS ABSENT:

Paul Pominville Commissioner

The meeting was called to order at 6:32 p.m. The roll was called.

APPROVAL OF AGENDA: *MOTION* by Counts, seconded by Miller, "TO APPROVE THE MARCH 22, 2022 PLANNING COMMISSION AGENDA AS CORRECTED TO REFLEX THAT THERE WAS A ZBA MEETING IN FEBRUARY." Motion carried.

APPROVAL OF MINUTES: *MOTION* by Haglund, seconded by Williams, "TO APPROVE THE JANUARY 25, 2022 PLANNING COMMISSION MINUTES WITH THE 3 SPELLING CORRECTIONS." Motion carried.

TOWNSHIP BOARD REPORT: Meeting synopsis where attached, Matt Counts reported that the Board amended its agreement for the fiber optic broadband project with MiSignal to bring fiber optic internet service to areas of the Township that do not have any service at all. The rezoning for Heritage Square was approved by the Board. Also approved to pay off all of the sewer and water bonds early. Spicer Group is working on standards for pump stations. The Board reviewed the feasibility study for the pathway along Oak Grove Road, and is still looking for ways to move the pathway forward.

ZONING BOARD OF APPEALS REPORT: Martha reported that there was one appeal for a pole barn in front of the rear line of the home.

ZONING ADMINISTRATOR REPORT: Monthly Permit list is attached, there were no question.

TOWNSHIP PARKS REPORT: Nothing to report. Vehicle

PUBLIC HEARING: *MOTION* by Haglund, second Manwiller "TO OPEN THE PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR OUT OF SITE STORAGE, FILE #PC2022-03, PARCEL #4706-28-100-070, HYDRAULIC DRIVE, HOWELL. REQUESTING OUTDOOR STORAGE, RV, BOATS, MOTORHOMES, TRAILERS & OTHER SIMILAR ITEMS." Township Planner Paul Montagno reported on the request and viewed his report, then took questions from the P.C. members. The owner gave a short overview of the project. There was one letter received that was read by Chairwoman Haglund. There were no comments from the public. *MOTION* by Manwiller, second by Miller "TO CLOSE THE PUBLIC HEARING" Motion carried.

Discussion between the Planning Commission and the petitioner followed. *MOTION* by Manwiller, second by Williams "TO MAKE A RECOMMONDATION TO THE TOWNSHIP BOARD TO APPROVE THE SPECIAL USE PERMIT FOR OUT OF SITE STORAGE FILE #PC2022-03, PARCEL #4706-28-100-070 WITH THE FOLLOWING CONDITIONS, THAT NO COMMERCIAL VEHICLES OR TRAILERS WILL BE PERMITTED, NO RV MAINTANCE TO BE PERMITTED ON SITE, THE HOURS OF OPERATION 7:00 AM TO 7:00 PM AFTER THAT THE GATES WILL BE LOCKED, AND NO RV WASTE DISSPOSLE WILL BE PERMITTED ON SITE. A FRINDLY AMEDMENT BY WILLIAMS TO INCLUED NO MAINTANCE ON ANY STORED VHEHCILES.

Roll was called, Miller – No, Markham – Yes, Manwiller – Yes, Haglund – Yes, Williams – Yes, Counts – No. Motion carried.

**NEW BUSINESS:** Final Site Plan for Out of Site Storage File # PC-2022-02, Parcel #4706-28-100-070 on Hydraulic Drive, Howell MI. Discussion on the site plan requirements continued among the Planning Commission members and the petitioner. Kevin McDevitt with Monument Engineering answered question on the buildings and door locations, the turning radius for the large trucks and trailers, storm water drainage, and the paving of the drives and the parking areas for the RV's. Motion by Manwiller, second by Markham **"TO APPROVE THE PRELIMINARY SITE PLAN FOR FILE #PC2022-02, PARCEL #4706-28-100-070, WITH THE CONDITIONS TO ADDRESS THE CONCERNS OF THE PLANNERS REPORT, THE ENGINEERS REPORT, AND ALL OUT SIDE AGENCEYS RECOMMENDATIONS. ALSO PROVIDE FOR A DUMBSTER, A LIGHTING PLAN, AND PAVING THE DRIVEWAYS FOR THE RV STORAGE, AND INCLUDE ADDITIONAL LANDSCAPING."** Roll was called,  
Counts – Yes, Haglund – Yes, Markham – Yes, Miller –Yes, Williams – Yes, Manwiller – Yes. Motion carried.

**UNFINISHED BUSINESS:** None

**OTHER BUSINESS:** Mater Plan, Township Planner Paul Montagno presented several map, Non-Motorized Plan, Existing Land Use, and the Future Land Use to review and be prepared to discuss at the next meeting. Discussion followed. In moving forward the commissioners will be looking at the plan to determine if changes or amendments needed.

**CALL TO THE PUBLIC:** Tim Boal ask if future development could be clustered along the major roads, like M-59 and Grand River. Discussion followed.

**ADJOURNMENT:** MOTION by Manwiller, seconded by Haglund, **"TO ADJOURN."** Motion carried. Meeting adjourned at 9:15 P.M.

Approved: \_\_\_\_\_  
As Presented: \_\_\_\_\_  
As Amended: \_\_\_\_\_  
As Corrected: \_\_\_\_\_  
Dated: \_\_\_\_\_ 4.26.2022 \_\_\_\_\_

  
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Martha Haglund, Chairman  
  
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Peter Manwiller, Secretary