

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

March 22, 2016

6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan

Mark Freude

Matthew Counts

Matt Ikle

Terry Quattro

Vice Chairman

Secretary

Board Rep.

MEMBERS ABSENT:

Carolyn Henry Chairman

Also in attendance: Clerk/Zoning Administrator Carolyn Eaton
Township Planner Paul Montagno

Vice Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called. All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

MOTION by Ikle, seconded by Counts, **“TO APPROVE THE MARCH 22, 2016 AGENDA AS AMENDED: ADD 5C, CALL TO THE PUBLIC.”** Motion carried unanimously.

2016 APPOINTMENT OF PC OFFICERS:

It was noted that first meeting of the year is the time to appoint officers for the Planning Commission. **MOTION** by Ikle, seconded by Freude, **“TO APPOINT ANDREW SLOAN AS CHAIRPERSON TO THE PLANNING COMMISSION FOR 2016.”** Motion carried unanimously. **MOTION** by Ikle, seconded by Counts, **“TO APPOINT CAROLYN HENRY AS VICE CHAIRPERSON TO THE PLANNING COMMISSION FOR 2016.”** Motion carried unanimously. **MOTION** by Ikle, seconded by Freude, **“TO APPOINT TERRY QUATTRO AS SECRETARY TO THE PLANNING COMMISSION FOR 2016.”** Motion carried unanimously.

CALL TO THE PUBLIC:

Mick Bodrie from Northville, MI, stated he is partners with two others, for 3 attached parcels that expand from Burkhart Road to Grand River. Purchased in 2003 with the idea that subdivisions were going in. That did not happen. He is now looking to separate those properties which do have 3 separate tax items. The 3 properties are inequality. Part of one of these properties is not developable. He is here to know what he can do to make it developable. Wanted to know what he could do as far as setbacks, septic, if phasing is an option and if any Master Plan changes would effect this property. His plan is to put in storage type warehouses possible for wholesale usage. He wants to know if his plans fits into the usage for the property. Clerk/Zoning Administrator Eaton gave a list of what the property is considered: size, zoned, setbacks, frontage and well and septic placement. She also stated that he could apply for a pre-conference to go over some of uses that are possible on those parcels.

APPROVAL OF MINUTES:

MOTION by Ikle, seconded by Freude **“TO APPROVE THE NOVEMBER 24, 2015 MEETING MINUTES AS PRESENTED.”** Motion carried unanimously. (See Nov. 24, 2015 Meeting Minutes) **MOTION** by Ikle, seconded by Freude, **“TO APPROVE THE JANUARY 26, 2016 MEETING MINUTES AS PRESENTED.”** Motion carried unanimously. (See January 26, 2016 Meeting Minutes)

CORRESPONDENCE:

None.

ZONNG BOARD OF APPEALS REPORT:

Commissioner Ikle reported that a variance for Tribar Manufacturing was granted to allow for a cooling system. Tribar is also planning for 35,000 square foot expansion in the very near future.

TOWNSHIP BOARD REPORT:

See March 14, 2016 Synopsis. Commissioner Counts also reported that bills were paid. Approved Krebs for a Farmland and Open Space Preservation PA 16 on Parcels 4706-19-400-002 / 4706-19-300-020. Road improvements coming to Crandall Road between Warner and Marr. A one year PUD extension was granted for Oak Grove Meadows.

ZONING REPORT:

See reports. Zoning Administrator Eaton and Commissioner Ikle reported that there was a combined Planning Commission Meeting with Howell City for a possible drive-through restaurant near the Kroger store. Datapak is looking into purchasing the parcel next to them. Tribar is planning to add a 35,000 square foot expansion.

UNFINISHED BUSINESS:

MASTER PLAN - Township Planner Montagno gave an overview with handouts of the newly updated Master Plan with descriptions of Howell Township which included Land Use, Infrastructure, Transportation, and Open Space Preservation. He also showed maps of Transportation Improvements, Non-Motorized Plan, Natural Features and Future Land Use. Discussion followed. He is requesting feedback from the commissioners before this is finalized.

NEW BUSINESS:

None.

OTHER BUSINESS:

None.

CALL TO THE PUBLIC:

No response

ADJOURNMENT: MOTION by Ikle, seconded by Sloan **"TO ADJOURN"** Motion carried, meeting adjourned at 7:25 P.M.

Date: 4/26/2016

Andrew Sloan Chairman

Approved as presented: X

Approved as Amended: _____

Terry Quattro, Secretary

Approved as Corrected: _____

Signed: _____
Debby Johnson - Recording Secretary