
HOWELL TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES SEPTEMBER 26, 2023, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Wayne Williams	Chairman
Robert Spaulding	Vice-Chair
Matthew Counts	Board Rep
Paul Pominville	Commissioner
Denise Markham	Commissioner
Mike Newstead	Commissioner
Robert Spaulding	Commissioner

MEMBERS ABSENT:

Denise Markham	Commissioner
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Also in attendance: Zoning Administrator Joe Daus, Township Planner Paul Montagno & Ann Wysocki

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

APPROVAL OF AGENDA: MOTION by Counts, second by Newstead, **“To approve the September 26, 2023 Planning Commission Agenda”** Motion carried.

APPROVAL OF MINUTES: MOTION by Counts, seconded by Newstead, **“To approve the August 22, 2023 Planning Commission Minutes.”** Motion carried.

TOWNSHIP BOARD REPORT: Synopsis of the Board meeting included. Wayne ask about the property sale, Paul ask about Oakland Tactical.

ZONING BOARD OF APPEALS REPORT: Minutes attached no questions.

ZONING ADMINISTRATOR REPORT: Monthly Permit list is attached.

NEW BUSINESS:

- A. Public Hearing:** Tom Kohlman, Requesting a conditional rezoning from “NSC” Neighborhood Service Commercial to “IFZ” Industrial Flex Zone. Parcel ID #4706-25-200-011, File # PC2023-09. 675 E. Highland Road

The chairman opened the public hearing at 6:36, Township Planner Paul Montagno went over his report. Tom Kohlman explained the conditions he was asking for with the rezoning. The Chairman ask for comments from the public, there were none. The public hearing was closed at 6:45. Planning commission members had questions for the planner and the applicant. Discussion followed.

Motion by Counts, second by Newstead **“To recommend to the Township Board approval of the conditional rezoning that the site will only be used for the outdoor sales lot for the sale of pre-built shed, and that the rezoning will only take effect once the sale of the property is final. Based on the finding of facts listed in the planners report dated 9.21.2023. File# PC2023-09, Parcel #4706-25-200-011.”** Motion carried, 5 yes, 0 no.

B. Schmucks Brewing Company, File# PC2023-07, 4944 Mason Rd. Howell, Parcel ID# 4706-32-300-003. Preliminary Site Plan.

Township Planner Ann Wysocki reviewed her report on the proposed site plan. The applicate addressed the planners concerns. The members had questions for the applicate, discussion followed.

Motion by Newstead, second by Spaulding "To approve preliminary site plan for File# PC2023-07, 4944 Mason Rd. Howell, Parcel ID# 4706-32-300-003 subject to meeting all of the conditions in the planners report and in the engineers' report, and other government agencies. Motion carried, 5 yes, 0 no.

C. Soapy Bucket Carwash, File# PC2023-08, Parcel ID# 4706-25-200-048. Preliminary Site Plan.

Township Planner Ann Wysocki reviewed her report on the proposed site plan. The applicant's engineer Patrick Cleary addressed the planers, engineers & the fire departments concerns. The members had questions for the applicate, discussion followed

Motion by Counts, second by Newstead "To approve the preliminary site plan for File# PC2023-08, Parcel ID# 4706-25-200-048 conditional the findings in the planers report dated 9.21.2023 and the engineers report dated 9.22.2023, Fire Department report dated 9.21.2023, Road Commission report dated 9.11.2023, also subject the rezoning, the combination of the parcels and the inclusion of an RV wash bypass lane". Motion carried, 5 yes, 0 no.

OTHER BUSINESS: Representative to the ZBA.

MOTION by Spaulding, second by Counts "To recommend WAYNE WILLIAMS to the Township Board to fill the position of the Planning commission representative to the Zoning Board of Appeals. Motion carried, 5 yes, 0 no.

CALL TO THE PUBLIC: None.

ADJOURNMENT: Meeting adjourned at 8:36 P.M.

Approved: _____ XXXXXXXX _____

Wayne Williams, Chair 

As Presented: _____ XXXXXXXX _____

As Amended: _____

As Corrected: _____

Dated: _____