
HOWELL TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES NOVEMBER 21, 2023, 6:30 P.M.
400 WRIGHT RD. PARKER MIDDLE SCHOOL, HOWELL MI 48843

MEMBERS PRESENT:

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

MEMBERS ABSENT:

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

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

APPROVAL OF AGENDA: MOTION by Spaulding, second by Boal, "To approve the November 21, 2023 Planning Commission Agenda" Motion carried.

APPROVAL OF MINUTES: No action taken.

TOWNSHIP BOARD REPORT: Matt reported that they had a financial up date from the Deputy Supervisor that the township is in good financial standing, that there was no change to the sewer and water fees for 2024, the ZBA and Planning Commission member who's terms were up had been reappointed, and that the rezoning request from Michigan Storage Barn had been approved.

ZONNING BOARD OF APPEALS REPORT: No Meeting.

ZONING ADMINISTRATOR REPORT: Monthly Permit list is attached.

OLD BUSINESS:

A. Schmucks Brewing Company, File# PC2023-07, 4944 Mason Rd. Howell, Parcel ID# 4706-32-300-003. Final Site Plan. Township Planner Anna Wysocki reviewed her report on the proposed site plan. The applicant's engineer David LeClair addressed the planners concerns, and the Fire Department concerns with the building sprinkler system. There were no questions for the applicant.

Motion by Newstead, second by Counts "To approve the final site plan for Schmucks Brewing, file# PC2023-07, 4944 Mason Rd. Howell, parcel 4706-32-300-003 on the condition that they satisfy all of the findings in the planners report dated November 16, 2023 and the engineers report dated November 10, 2023, and specify on the site plan where the gate and the fence are located. Motion carried, 6 yes, 0 no.

B. Public Hearing for Mason & Burkhart, LLC. Request to amend Heritage Square approved Preliminary/PUD site plan, file# PC2023-04, Parcel #4706-32-400-013, vacant land on Mason Road and Burkhart Road.

Township Planner Paul Montagno reviewed his current report, stated that their current proposal is very similar to an earlier design that had been approved.

Motion by Counts, second by Newstead "To open the Public Hearing for Mason & Burkhart LLC, amendment to Heritage Square, file PC2023-13, parcel 4706-32-400-013" Motion carried, 6 yes, 0 no.

Chairman Williams invited comments from the audience. Gary Maher 3670 Mason Rd had questions on the location of the development, the number of homes and improvements to roads, Julie Mullens 3885 Mason Rd. commented on the current traffic at the intersection of Burkhart and Mason. The engineer for the applicant Kevin McDevitt gave an overview of the proposed project, and the need for a temporary access. There were comments to the engineer from the public. Jake Rossco talked about the drainage problem at Chestnut Crossing. The public ask questions of the engineer. Jeff smith 3762 Mason Rd. had questions on the direction of the water flow.

Motion by Spaulding second by Pominville **“To close the Public Hearing”** Motion carried, 6 yes, 0 no.

Planning commission members had questions for the Planner. Discussion followed.

Motion by Boal second by Pominville **“To postpone the approval subject to an environmental impact statement concerning tree cutting.”** Discussion followed. Pominville – Yes, Newstead – Yes, Counts – Yes, Boal – Yes, Williams – Yes, Spaulding –Yes, Motion carried, 6 yes, 0 no.

NEW BUSINESS:

A. Public Hearing for Howell-Mason LLC. Request for a special use permit to allow for a gas station.

Township Planner Paul Montagno presented his report on the project.

Motion by Spaulding second by Counts **“To open the public hearing.”** Motion carried, 6 yes, 0 no.

Chairman Williams invited comments. Jeff Ross 3872 Mason Rd, He does not want a gas station in the neighborhood. Julie Mullens 3885 Mason Rd. is concerned that a gas leak would contaminate the wells in the area, and with the added traffic. Jenni Johnson, 273 S Burkhart, was asking the Board to deny this request. Jeff Smith 3762 Mason Rd. he does not want the gas station at that corner do to lights, noise, the drainage water, and the possible contamination of the well water. Savannah Mullens 1605 Elliott Rd. concerned with increase in traffic and traffic accidents, increase in crime and ask that they deny this request. Shelby Frasier 146 Fox Meadows Ct. ask that we look out for the neighborhood. Curt Hamilton 1367 Crestwood Ln. concerned with contamination. Richard Everly 3769 Mason Rd. concerned with contamination. Roger Holden 4383 Mason Rd. just does not want a gas station here. The applicant Todd Lekander spoke about his business. Engineer Brent LaVanway addressed the concerns in the planners review, and took question from the planning commission and the public. Evelyn Anderson 122 Fox Meadows Ct, spoke in opposition to the gas station in a residential area. Debra Luczowski 3800 Mason Rd. ask if the gas station does go in that safety equipment be installed. James Roscoe 3809 Mason Rd. Jeff Ross 3872 Mason Rd. concerned with contamination of well water.

The applicant addressed the board, ask them to review all of the safety standards that they are proposing and give consideration to them. Bedly Bigelow 3880 Mason Rd. concerned with the health effects of the gasoline on children.

Motion by Counts second by Newstead **“To close the Public Hearing”** Motion carried, 6 yes, 0 no.

Planning Commission member had question and a short discussion.

Motion by Counts second by Newstead **“To recommend to the Township Board to deny the Special Use Permit for Howell-Mason LLC base on the planners report dated August 16, 2023, and the engineers report dated August 14, 2023 also based on the fact the Zoning Ordinance for Howell Township prohibits a gas station within 300 feet of a well head protection area.”** Newstead – yes, Spaulding – yes, Counts – yes, Pominville – yes, Boal – yes, Williams – yes, Motion carried, 6 yes, 0 no.

Motion by Spaulding, second by Newstead **“To postpone action on Preliminary site Plan for Howell-Mason LLC, file #PC2023-04”** Motion carried, 6 yes, 0 no.

OTHER BUSINESS:

CALL TO THE PUBLIC: Question was ask about when the site plan was postponed to.

ADJOURNMENT: Meeting adjourned at 8:55 P.M.

Approved: XXXXXXXXX_____

Mike Newstead, Secretary *Michael Newstead*

As Presented: XXXXXXXXX_____

Dated: 12-19-2023_____

As Amended: _____

As Corrected: _____