
HOWELL TOWNSHIP PLANNING COMMISSION
UNAPPROVED MINUTES DECEMBER 19, 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
Mike Newstead Commissioner
Tim Boal Commissioner

MEMBERS ABSENT:

Denise Markham Commissioner
Paul Pominville Commissioner

Also in attendance: Zoning Administrator Joe Daus, Township Planner 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 December 19, 2023 Planning Commission Agenda”** Motion carried.

APPROVAL OF MINUTES: MOTION by Newstead, second by Boal, **“To approve the October 24, 2023, November 14, 2023, and the November 21, 2023 Planning Commission minutes”** Motion carried.

TOWNSHIP BOARD REPORT: The synopsis of the Township Board Meeting is attached. Wayne Williams noted that the Board voted to deny the Special Use Permit for the gas station at Burkhart and Mason Road. There were no other questions.

ZONNING BOARD OF APPEALS REPORT: Joe Daus reported that the ZBA had one item on the agenda, it was to allow for an accessory structure in front of the rear line of the house. It was approved.

ZONING ADMINISTRATOR REPORT: Monthly Permit list was attached, there were no questions

OLD BUSINESS:

A. Michigan Storage Barns, File# PC2023-06, 675 E. Highland Road, Howell, Parcel ID# 4706-25-200-011. Preliminary / Final Site Plan review.

Township Planner Anna Wysocki reviewed her report on the proposed site plan. Robert Spaulding had a question on parking. The applicant’s engineer Tim Zimmer & the applicant addressed the Planner’s concerns, and the question on parking. A discussion followed.

Motion by Boal, second by Newstead **“To approve the preliminary / final site plan for Michigan Storage Barns, file# PC2023-06, 675 E Highland Road, Howell, parcel 4706-25-200-011 subject to the condition in the Planner’s report date and the Engineer’s report”** Motion carried, 5 yes, 0 no.

B. Mason & Burkhart, LLC. Request to amend Heritage Square approved Preliminary/PUD site plan, file# PC2023-13, Parcel #4706-32-400-013, vacant land on Mason Road and Burkhart Road.

Township Planner Anna Wysocki reviewed the proposed project, the EGLE report and BARR Engineering report. The applicant’s engineer Kevin McDevitt & the applicant addressed the Planner’s concerns, and took questions from the Board members. Discussion followed.

Motion by Counts second by Newstead **“To recommend approval to the Township Board for the amendment to the Heritage Square preliminary/PUD site plan File# PC2023-13, Parcel# 4706-32-400-013, subject to the Planner’s report November 19, 2023”** Spaulding – Yes, Boal – No, Williams – Yes, Newstead – Yes, Counts – Yes. Motion carried, 4 yes, 1 no.

NEW BUSINESS:

A. Public Hearing for Joss Construction, Requesting a rezoning from AR - Agricultural Residential to SFR – Single Family Residential. File #PC2023-011, Parcel #4706-22-100-014, and 4706-22-100-016. Vacant land located on Tooley and Bowen Roads.

Motion by Newstead second by Counts **“To open the public hearing.”** Motion carried, 5 yes, 0 no.

Township Planner Anna Wysocki presented her report on the request. Chairman Williams invited comments from the public. Mark Gorski 2990 Bowen Rd, stated that we was concerned with the density, and the homes being built in his back yard. The applicant gave a brief over view of the proposed project. Steve Ripper 2851 Bowen Road, Stated is concerns with the extra traffic on the gravel road. Greg Lehr 2530 Tooley Road, concerned with the traffic at the intersection of Tooley and Bowen Roads. Michael Wetherbee 2520 Tooley, water draining from the airport, the power outages, and the infrastructure that will need work. Ron Rowse 2484 Tooley Road, also concerned with the infrastructure, and the water coming off the airport, and the power issues. George Hillman 3730 Bowen, ask about the past zoning, and if they would pay the same tap fees and assessments as the rest of the residents in the area.

Motion by Counts second by Newstead **“To close the Public Hearing”** Motion carried 5 yes. 0 no.

Discussion followed.

Motion by Newstead second by Spaulding **“To recommend approve Joss Construction request to rezone from AR-Agricultural Residential to SFR-Single Family Residential, File 3PC2023-011, Parcel ID #4706-22-100-014 & 4706-22-100-016”** Williams – No, Newstead – Yes, Spaulding – Yes, Counts – Yes, Boal – No. Motion did not carry, 3 yes, 2 no.

B. Public Hearing for Springborn Properties, Requesting a rezoning from OS – Office Service to NSC Neighborhood Service Commercial, File #PC2023-012, Parcel #4706-25-200-047, and 4706-25-200-048. Vacant land on Oak Grove Road and Highland Road.

Township Planner Anna Wysocki presented her report on the request.

Motion by Counts second by Newstead **“To open the public hearing.”** Motion carried, 5 yes, 0 no.

Patrick Cleary, the engineer for the applicant explained the need for the rezoning. There were questions from the PC members. Chairman Williams invited comments from the public. David Lynch 195 E. Highland Road, he is concerned about noise and light. John Mills 1750 Oak Grove road, he is in favor of the proposed use.

Motion by Newstead second by Counts **“To close the Public Hearing”** Motion carried, 5 yes, 0 no.

Motion by Newstead second by Spaulding **“To recommend approval of Springborn Properties to rezone from OS – Office Service to NSC – Neighborhood Service Commercial, File #PC2023-016, Parcel #4706-25-200-047 and 4706-25-200-048 based on the Planner’s report dated December 15, 2023.”** Motion carried 5 yes. 0 no.

C. Soapy Bucket Carwash, File #PC2023-016, Parcel ID# 4706-25-200-048. Final Site Plan.

Township Planner Anna Wysocki presented her report on the proposed project. Patrick Cleary, the engineer for the applicant, and the applicant reported on the site plan and the Planner’s concerns. Discussion followed.

Motion by Counts, second by Newstead "To approve the final site plan for Springborn Properties, file# PC2023-016, parcel 4706-25-200-048 subject to the condition in the Planner's report dated December 12, 2023 and the Engineer's report dated December 14, 2023 and accepting the landscape plan as presented" Motion carried, 5 yes, 0 no.

OTHER BUSINESS: Discussion on sidewalks.

CALL TO THE PUBLIC: Evan Sasiela, introduced himself, he is a reporter for the Livingston Daily, if we ever have any information that we like to share we can contact him.

ADJOURNMENT: Meeting adjourned at 9:25 P.M.

Approved: _____ X _____

As Presented: _____

As Amended: _____ X _____

Corrected: _____

Mike Newstead, Secretary 

Dated: 4/23/24