

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

3525 Byron Road Howell, MI 48855

June 25, 2024

6:30 P.M.

MEMBERS PRESENT:

Robert Spaulding Vice Chair

~~Bob Wilson~~ Board Rep. Alt.
MATTHEW COUNTS **BOARD REP.**
Paul Pominville Commissioner
Tim Boal Commissioner
Chuck Frantjeskos Commissioner

MEMBERS ABSENT:

Wayne Williams Chair

Mike Newstead Secretary

Also in Attendance:

Township Planner Paul Montagno, Zoning Administrator Jonathan Hohenstein

Vice Chairman Spaulding called the meeting to order at 6:30 pm. The roll was called. Vice Chairman Spaulding requested members rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Motion by Boal, **Second** by Pominville, "To amend the agenda on two counts. If we could move number eleven to number nine, new business and the number after that and add to number nine discussion of the Michigan Supreme Court decision concerning permissive zoning ordinances." Motion carried.

APPROVAL OF THE MEETING MINUTES:

May 28, 2024

Motion by Boal, **Second** by Frantjeskos, "To approve the minutes as presented." Motion carried.

ZONING BOARD OF APPEALS REPORT:

Draft minutes are included in the packet. No questions or comments.

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. No questions or comments.

SCHEDULED PUBLIC HEARINGS:

None.

NEW BUSINESS:

A. Request for temporary use – Fireworks Tent

Planner Montagno gave an overview of the request for a temporary use permit for a fireworks sales tent and summarized his report. Applicant spoke to the proposed hours of operation, safety signs as required by State law. Discussion followed including questions regarding Fire Marshal comments, insurance limits, dates of operation, hours of operation, temporary signs.

Motion by Pominville, **Second** by Counts, "To approve the temporary site plan for Galaxy Fireworks for location 1475 N. Burkhart Road for the days of June 26th through July 7th. Motion carried.

B. Chestnut Self-Storage – Final Site Plan Review

Planner Montagno gave an overview of the request for a self-storage facility in the Industrial Flex Zone and summarized his report. MEGA Engineer Mark Melchi and Applicant spoke about the project including: bathrooms in each unit, parking for employees, current tree locations, light fixtures on site, trash enclosure details, County Road Commission comments, County Drain Commission comments, proposed using two moveable loading docks, moveable demising walls between units to adjust size of each unit. Discussion followed including: restrooms in each unit, development schedule, portable docks, 50' setbacks for structures on County primary roads, fencing.

Motion by Counts, Second by Pominville, "For preliminary site plan approval for Chestnut Development LLC, Chestnut Self-Storage, contingent upon all the comments listed in the Planner's report dated June 19, 2024." Discussion followed. Motion carried 4-1.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

A. Michigan Supreme Court Decision Concerning Permissive Zoning Ordinances

Commissioner Boal presented an article from Township Attorney Chris Patterson regarding a recent Michigan Supreme Court decision concerning permissive zoning ordinances. Planner Montagno highlighted how the decision would affect the Township. Discussion followed.

OLD BUSINESS:

A. Storage Container Ordinance - Discussion

Planner Montagno discussed the changes made to the draft ordinance. Discussion followed, including:

- Units under 200 square feet
- Criteria to allow a structure in the front yard
- Circumstances surrounding previously granted variances for structures in the front yard
- Screening requirements
- Painting / Allowing lettering on containers

It was the consensus of the Commission for Planner Montagno to update the draft ordinance on some of the issues discussed.

B. ADU Ordinance – Discussion

Planner Montagno discussed the changes made to the draft ordinance. Discussion followed, including:

- Locational requirements
- Utility sharing and repercussions
- Detached versus attached
- Low-cost approach to increase housing for various needs
- Changing the feel of single-family housing
- Garages for ADUs

It was the consensus of the Commission for Planner Montagno to update the draft ordinance on some of the issues discussed.

CALL TO THE PUBLIC:

Curt Hamilton, 1367 Crestwood Ln.: spoke about the draft storage container ordinance provisions, homeowner's associations, low-cost rentals, ADU ordinance provisions, affordable housing, he is running for Howell Township Trustee.

ADJOURMENT:

Motion by Counts, **Second** by Pomerville, "**To adjourn.**" Motion carried. The meeting was adjourned at 9:06 p.m.

7/23/24

Date

Michael Newstead

Mike Newstead
Planning Commission Secretary