

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
April 23, 2024
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams Chair
Robert Spaulding Vice Chair
Mike Newstead Secretary
Matthew Counts Board Rep.

Paul Pominville Commissioner
Tim Boal Commissioner

MEMBERS ABSENT:

Denise Markham Commissioner

Also in Attendance:

Township Planner Paul Montagno, Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

Motion by Counts, **Second** by Newstead, "**To approve the agenda.**" Discussion followed. Motion carried.

APPROVAL OF THE MEETING MINUTES:

April 2, 2023

Motion by Pominville, **Second** by Spaulding, "**To approve the minutes from the meeting of April 2nd.**" Motion carried.

ZONING BOARD OF APPEALS REPORT:

Chairman Williams reported on the actions before the Zoning Board of Appeals.

TOWNSHIP BOARD REPORT:

Board Representative Counts presented the Board synopsis.

SCHEDULED PUBLIC HEARINGS:

A. Kory Leppek, PC2024-04, 4640 W. Grand River Ave. Parcel # 4706-20-100-027. Request to rezone property from NSC to IFZ with conditions.

Township Planner Montagno gave an overview of the request. Attorney Abbey Cooper presented on behalf of the applicant on the conditional rezoning request. Applicant Kory Leppek spoke about the request, about the draft plan presented to the Commission, about current plans for the property, and future plans for the property. Questions and comments from the Commission included: where Leppek's vehicles will be stored on the site, plans on screening of the storage area, use of the existing buildings, additional future buildings, number of trucks leaving the site on a daily basis, number of deliveries to the site, will the business allow the public be able to pick-up a delivery of material, months of operation (will they be operational in the winter), will greenhouses be needed in the future, will a smaller site work for the applicant. **Motion** by Counts, **Second** by Newstead, "**To open the public hearing for file # PC2024-04, parcel 4706-20-100-027.**" Motion carried.

Dr. Sandy Surch –Owner of Livingston Veterinary Clinic 4622 W. Grand River Ave. commented on: the loud trucks, slamming tailgates, intent to use the old driveway, her clients using her property to walk their dogs near this new development, anything to startle the dogs.

Motion by Spaulding, **Second** by Newstead, **“To close the public hearing.”** Motion carried.

Discussion followed regarding: outside storage not being allowed in the NSC zoning district, applicants conditions on the property continue with the property. The Commission reviewed the applicants proposed conditions to the rezoning and the recommendations in Planner Montagno’s report. **Motion** by Counts, **Second** by Boal, **“To make a recommendation to the Board to approve the rezoning request for file PC2024-04, parcel 4706-20-100-027, request to rezone property from NSC to IFZ with conditions based on the findings noted in the Planner’s report dated April 18th 2024 subject to the conditions placed on the property by the applicant listed in exhibit B in the packet.”** Motion carried.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

None

OLD BUSINESS:

A. Michigan Storage Barns, PC2023-06, 675 E. Highland Rd. Parcel # 4706-25-200-011. Major Changes to Site Plan.

Applicant’s engineer Tim Zimmer from Livingston Engineering presented the changes to the site plan including the changes to the building and changes to the storm water detention basin. Township Planner Montagno presented his report on the changes. Discussion followed. **Motion** by Newstead, **Second** by Counts, **“To recommend approval for the site plan changes to Michigan Storage Barns file PC2023-06, 675 E. Highland Rd. Howell, MI 48855, parcel 4706-25-200-011.”** Motion carried.

NEW BUSINESS:

A. Wrangler Saloon, File # PC2024-05, 4020 W. Grand River Ave. Parcel # 4706-20-400-004. Preliminary Site Plan Review.

Township Planner Montagno presented his report on the preliminary site plan. Applicant’s engineer Patrick Cleary from Boss Engineering presented on the site plan. Architect Josh Hendershot from Lindhout presented on the design and layout of the building. Discussion from the Commissioners included: height of the building, storm water drainage and its easement, tractor hanging from the rafters of the entrance, outdoor seating, outdoor activities, and the ice cream parlor. **Motion** by Boal, **Second** by Spaulding, **“To approve the preliminary site plan for the Wrangler’s Saloon, PC2024-05, 4020 W. Grand River Rd., parcel 4706-20-400-004.”** Motion carried.

B. Storage Containers Ordinance – Discussion

Planner Montagno discussed his report on a possible storage container ordinance and the possible provisions that could be considered. Discussion from the Commissioners included: stacking of containers, number of containers allowed in residential districts, painting and condition of containers, foundation considerations, screening, acreage requirements, and lot coverage. It was the consensus of the Commission to incorporate storage container regulations with the existing ordinance on accessory structures.

CALL TO THE PUBLIC:

Jeff Damaske 3180 Warner Rd.: spoke about storage containers.

Michael Dietz 3870 Byron Rd.: spoke about storage containers.

ADJOURMENT:

Motion by Newstead, **Second** by Counts, "**To adjourn.**" Motion carried. The meeting was adjourned at 8:20 pm.

5/28/24

Date

Michael Newstead

Mike Newstead
Planning Commission Secretary