

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
May 28, 2024
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams Chair
Robert Spaulding Vice Chair
Mike Newstead Secretary
Bob Wilson Board Rep. Alt.

Tim Boal Commissioner
Chuck Frantjeskos Commissioner

MEMBERS ABSENT:

Paul Pominville Commissioner

Also in Attendance:

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 Spaulding, **Second** by Newstead, **"To approve the agenda."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

April 23, 2023

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

ZONING BOARD OF APPEALS REPORT:

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

TOWNSHIP BOARD REPORT:

Board Representative Alternate Wilson presented the draft Board minutes, presented his opinions on the taking of the Board minutes, and the Pioneer Cemetery project.

SCHEDULED PUBLIC HEARINGS:

None.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

A. Education – Discussion

Zoning Administrator Hohenstein summarized the Board's discussion on education for the Planning Commission and the ZBA and sought input into options for the Commissioners. Discussion followed. It was the consensus of the Commission to use the new books with the ability to take the online MSU Extension class in the next year with the possibility to have an expert come in and teach a class.

OLD BUSINESS:

A. Storage Container Ordinance - Discussion

Commissioner's discussed the draft storage container ordinance from Planner Montagno, including:

- Clarification on section 14.07-A, especially, "shall be excluded from the requirements of this section"
- Will they be allowed in all zoning districts or should they be excluded from some districts
- Should storage containers be dealt with in an ordinance separate from Accessory Structures
- Clarity to the screening requirements including the height restrictions on fences
- Painting requirements for storage containers
- Concern on 14.07-F, "Zoning Administrator shall determine the most appropriate location"
- Limit the number of containers allowed per property

B. ADU Ordinance – Discussion

Commissioner's discussed the draft ADU ordinance from Planner Montagno, including:

- Concern with allowing additional residence on single family zoned parcels, changing the feel of the neighborhood, turning it into multi-family
- Section 14.33 already allows for multiple dwellings on a single parcel
- Would section 14.25, temporary use, address the need instead of adopting an ADU ordinance
- Include square foot size requirements in 14.10-E
- Clarification on detached units sharing a 15-foot wall
- Ability to limit the people using the ADU to "family"
- What happens should the primary unit not be owner occupied
- Running all utilities from the primary dwelling would limit the size of the ADU
- Including garbage service with an ADU
- Will an ADU increase the number of cars allowed under the ordinance
- Possibility of allowing attached ADUs and putting a process in place on a case-by-case basis for approval of detached ADUs

NEW BUSINESS:

None.

CALL TO THE PUBLIC:

Shane Fagan, 30 Santa Rosa Dr.: spoke about the draft storage container ordinance provisions, property owner's expectations regarding views across neighbor's property, complaint-based enforcement, desire to eliminate several ordinances, how the zoning of property is changed.

ADJOURNMENT:

Motion by Newstead, **Second** by Boal, **"To adjourn."** Motion carried. The meeting was adjourned at 8:55 pm.

7/23/24
Date

Michael Newstead
Mike Newstead
Planning Commission Secretary