

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
July 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
Chuck Frantjeskos	Commissioner

MEMBERS ABSENT:

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.**" Motion carried.

APPROVAL OF THE MEETING MINUTES:

June 25, 2024

Commissioner Counts requested correction to members present to include himself and remove Board Representative Alternate Bob Wilson.

Motion by Spaulding, **Second** by Pominville, "**The approval of the June 25th Planning Commission minutes with the note stating that Mr. Counts was here instead of Mr. Wilson.**" Motion carried.

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Commissioner Frantjeskos had a question regarding the Oakland Tactical lawsuit.

SCHEDULED PUBLIC HEARINGS:

None.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

None.

OLD BUSINESS:

Chairman Williams inquired on the previous ordinance discussions for storage containers and ADUs.

NEW BUSINESS:

A. Preliminary Site Plan Review – Cornerstone Group 4706-28-301-034

Planner Montagno gave an overview of the site plan from Cornerstone Group. Clarification is needed from the applicant on the use of this project, the plan states self-storage units, Township staff had been told they were to be leased to contractors. Neither of these uses is permitted in the Industrial Zoning District. Other small items are addressed in the Planner's report. Applicant Jim Witkowski clarified that two of the buildings are leased multi-tenant for manufacturing industrial use and the third building is to be leased warehousing space. Commissioner Pomerville inquired as to how applicant will distinguish between storage and manufacturing and contractors. Commissioner Boal indicated that he had met with Mr. Witkowski at a separate unrelated event. Commissioner Boal inquired about the unregulated wetland discussed in the Planner's report. Commissioner Spaulding spoke about his concern that these units would become used for self-storage. Commissioner Newstead inquired about ownership staff being on-site and how much oversight ownership will provide. Commissioner Spaulding inquired about REUs and capacity at the site and it was discussed that the Township does not have an IPP and only normal sewage is to go into the sewer, all process and cooling water needs to be collected and hauled away.

Motion by Newstead, **Second** by Frantjeskos, **"For preliminary site plan approval Cornerstone Group 4706-28-301-034 contingent on all items listed in the Planner's report dated July 17, 2024, the Engineer's report dated July 12, 2024, and the Fire report dated July 11, 2024.** Motion carried.

CALL TO THE PUBLIC:

None.

ADJOURNMENT:

Motion by Spaulding, **Second** by Newstead, **"To adjourn."** Motion carried. The meeting was adjourned at 7:15 p.m.

9/24/24
Date


Mike Newstead
Planning Commission Secretary


Jonathan Hohenstein
Recording Secretary