

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
September 24, 2024
6:30 P.M.**

MEMBERS PRESENT:

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

Tim Boal Commissioner
Chuck Frantjeskos Commissioner

MEMBERS ABSENT:

Paul Pominville Commissioner

Also in Attendance:

Township Planner Paul Montagno, Associate Planner Grayson Moore, 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 Spaulding, with an amendment by Williams, **"To approve the agenda with the amendment to switch items 9 and 11."** Motion carried.

APPROVAL OF THE MEETING MINUTES:

August 20, 2024

Motion by Boal, **"To approve the minutes as presented."** Chairman Williams requested one correction, under New Business, remove alternates for the **Planning Commission**, and inserting alternates for the **Zoning Board of Appeals**. **Motion** by Frantjeskos, **Second** by Boal, **"To approve a minor edit to the meeting minutes."** Motion carried.

ZONING BOARD OF APPEALS REPORT:

Draft minutes were not available for the Commission to review.

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Vice-Chairman Spaulding inquired about the engineering contract with Spicer Engineering.

SCHEDULED PUBLIC HEARINGS:

None.

NEW BUSINESS:

- A. Guided Mission Investments, PC20214-12, 1800 N. Burkhart Rd. Howell, MI 48855, Parcel # 4706-28-100-012. Temporary Use Request.
Planner Montagno gave an overview of the temporary use permit request. Applicant Dwayne Combs gave a summary of the request and historically how the events have gone and measures they have

taken for traffic flow, traffic numbers for Castaway Café, hours of operation of Castaway and of the temporary events. Commissioner Frantjeskos inquired about parking spaces, hours of operation. Commissioner Boal inquired about historical parking, historical location of these events, signage, hours of operation.

Motion by Spaulding, **Second** by Newstead, “**Grant the temporary use request for Guided Mission Investments, PC2024-12, 1800 N. Burkhart Rd. Howell, MI 48855, Parcel# 4706-28-100-012 under the following conditions, that the applicant complies with conditions imposed by the Fire Marshal, that exterior signage complies with MIOSHA standards, that we also set the condition that this expires January 7, 2025.**” Motion carried.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

A. Planning Commission Bylaws – Discussion

Commissioner Counts discussed the previous discussion about adding an additional Call to the Public to the agenda so that the public can give its input at the beginning of the meeting as well as at the end of the meeting. **Motion** by Counts, **Second** by Newstead, “**To amend the bylaws item 3 section F. insert a call to the public under agenda item 6, pushing everything else down.**” Discussion followed. Motion carried. Commissioner Spaulding inquired about special meeting costs if more than one applicant requests a special meeting, annual report to the Township Board, excused absences. Commissioner Boal discussed excused absences and notifications. It was the consensus of the Commission to bring the changes back to the next meeting for consideration and adoption.

OLD BUSINESS:

Planner Montagno introduced Planner Grayson Moore from Carlisle Wortman.

CALL TO THE PUBLIC:

Bob Wilson, 2945 Brewer Rd.: Discussed adding a second Call to the Public, the ADU ordinance, the need for tiny homes.

ADJOURMENT:

Motion by Counts, **Second** by Newstead, “**To adjourn.**” Motion carried. The meeting was adjourned at 7:20 p.m.

10/22/24
Date


Mike Newstead
Planning Commission Secretary


Jonathan Hohenstein
Recording Secretary