

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
December 17, 2024
6:30 P.M.**

MEMBERS PRESENT:

Wayne Williams Chair
Mike Newstead Secretary
Tim Boal Board Representative
Chuck Frantjeskos Commissioner

MEMBERS ABSENT:

Robert Spaulding Vice Chair
Paul Pominville Commissioner

Also in Attendance:

Township Planner Grayson Moore, [Township Engineer Phil Westmoreland], Township Attorneys Wayne Beyea and Lindsey Gergel and 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 Newstead, **Second** by Frantjeskos, **“To approve the agenda as presented.”** Motion carried.

APPROVAL OF THE MEETING MINUTES:

November 24, 2024

Motion by Boal, **Second** by Newstead, **“To approve the minutes as presented.”** Motion carried.

Call to the Public

Jeff Smith, 3774 Mason Rd: Spoke on ADU's, Wellhead Protection Ordinance, and Home Office Ordinance

Shane Fagan, 30 Santa Rosa Dr: Spoke on Home Occupation Ordinance and his ordinance violation with the Township

Curtis Hamilton, 1367 Crestwood: Spoke on Wellhead Protection Overlay District and opposition to Mugg and Bopps

Julie Mullens, 3885 Mason Rd: Spoke on Wellhead Protection Overlay District protection and opposition to Mugg and Bopps

Greg Lask, 161 Deer Ridge: Spoke on Wellhead Protection District and opposition to Mugg and Bopps

Jenni Johnson, 273 S. Burkhart: Spoke on Wellhead Protection District and opposition to Mugg and Bopps

Bob Wilson, 2945 Brewer Rd: Spoke on Wellhead Protection District and Ordinance grievances

Denie Perkola, 3460 Mason Rd: Spoke on Wellhead Protection Area

Curtis Hamilton, 1367 Crestwood: Spoke on Mugg and Bopps previous violation in Dexter, MI

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board Representative Boal reported on Oakland Tactical vs. Howell Township lawsuit, Oakland Tactical appealed their case to the United States Supreme Court and they were denied. Chairman Williams, Secretary Newstead and Commissioner Frantjeskos were re-appointed to the Planning Commission.

ORDINANCE VIOLATION REPORT:

Report in packet

SCHEDULED PUBLIC HEARINGS:

None

OLD BUSINESS:

- A. Cornerstone Group, PC2024-16, Parcel # 4706-28-301-034. Final Site Plan Review- Township Planner Moore gave an update on the revised site plan. Chairman Williams questioned ceiling height of building, parking spaces, trash enclosure, and water runoff. Board Representative Boal questioned two buildings that were removed/changed and the type of tenants that will be allowed to rent space. Applicant Jim Witkowski addressed the Commission and answered questions. Discussion followed. **Motion** by Newstead, **Second** by Frantjeskos **"For final site approval for the Cornerstone Group, PC2024-16, Parcel # 4706-28-301-034 subject to meeting all conditions listed in the Planner's report dated December 11, 2024 and the Engineer's report dated December 5, 2024."** Motion carried.

- B. Wellhead Protection Ordinance- Township Attorney Beyea gave an update on the Wellhead Protection Overlay District Ordinance and changes that were added. Mr. Beyea discussed the document he provided to the Planning Commission highlighting the history of the Wellhead Protection Ordinance, how the Overlay District works (including discussion on the included wellhead map), the purpose of the district, MHOG's role, the prohibition of hazardous materials, and the permitted uses in the district, uses requiring a special use, and prohibited uses. Boal questioned if this ordinance prevents gas stations from entering the area and if this additional ordinance strengthens the ordinance that is already in place. Discussion followed. Township Engineer Phil Westmoreland with Spicer Group clarified what safety requirements and information are needed before approving a site plan. **Motion** by Newstead, **Second** by Boal, **"To recommend approval of the Wellhead Protection Ordinance to the Township Board."** Motion Carried.

- C. ADU Ordinance- Township Planner Moore gave an overview of what an ADU would require to be authorized under the proposed ordinance. Attorney Beyea gave his perspective on the ordinance regarding deed restrictions and changes regarding the clarification and definition of "Family" in the single-family district. Board Representative Boal questioned how the Township would regulate and enforce ADUs that are detached, present and no longer needed for family members and if homeowners could apply for a Condition of Use Permit vs. changing the ordinance. Discussion followed. **Motion** by Boal, **Second** by Newstead, **"To continue discussion at our next meeting."** Motion carried.

NEW BUSINESS:

- A. Home Occupation Ordinance- Commissioner Boal questioned his specific circumstance with a home business if he should remove himself from the discussion. Attorney Beyea said there was no conflict of interest for Mr. Boal. Planner Moore discussed and provided examples of other municipality Home Occupation Ordinances. Commissioner Frantjeskos questioned the possibility of updating all the Township ordinances. Board Representative Boal questioned if the Township has received a quote or contract from Planner Montagno to update the ordinances. Zoning Administrator Hohenstein discussed the former Planning Commission committee and the process to form a new committee. Discussion followed. **Motion** by Newstead, **Second** by Frantjeskos, with friendly amendments **“To recommend to the Board to approve Carlisle and Wortman form a comprehensive review and update of all the Howell Township Ordinances specific to Zoning Ordinances.”** Motion carried.

CALL TO THE PUBLIC:

Sharon Lollo, 2650 Fisher Rd: Spoke on opposition to detached ADUs

Tom Bull, 2704 Fisher Rd: Spoke on opposition to detached ADUs

Bob Wilson, 2945 Brewer Rd: Spoke on Home Occupation Ordinance and grievances with Zoning Enforcement Officer

Shane Fagan, 30 Santa Rosa: Spoke on concern of updating all the Zoning Ordinances

Dan Shoal, Mason Rd: Spoke on Wellhead Protection Area and concerns of the Overlay District

ADJOURMENT:

Motion by Boal **Second** by Newstead, **“To adjourn.”** Motion carried. The meeting was adjourned at 10:00 P.M.

2/11/25
Date

Michael Newstead
Mike Newstead
Planning Commission Secretary

Marnie Hebert
Marnie Hebert
Recording Secretary