

HOWELL TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING MINUTES

3525 Byron Road Howell, MI 48855

April 2, 2024

6:30 P.M.

**MEMBERS PRESENT:**

Wayne Williams            Chair  
  
Mike Newstead            Secretary  
Matthew Counts           Board Rep.  
Denise Markham           Commissioner  
Paul Pominville           Commissioner  
Tim Boal                    Commissioner

**MEMBERS ABSENT:**

Robert Spaulding           Vice Chair

**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.

**CALL TO THE BOARD:**

**Motion** by Counts, **Second** by Pominville, "**To move item 10-A, Solar Ordinance discussion, after 11-A, Old Glory preliminary site plan review.**" Motion carried.

**Motion** by Boal, **Second** by Newstead, "**To add under number 11, new business letter C, a discussion concerning storage containers.**" Motion carried.

**APPROVAL OF THE AGENDA:**

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

**APPROVAL OF THE MEETING MINUTES:**

December 19, 2023

Commissioner Boal requested some edits concerning some misspellings and to include the roll call vote for New Business – A. **Motion** by Boal, **Second** by Counts, "**To accept the minutes with corrections.**" Motion carried.

**ZONING BOARD OF APPEALS REPORT:**

No meeting to report.

**TOWNSHIP BOARD REPORT:**

Board Representative Counts took questions on the Board synopsis. Commissioner Boal asked a question regarding the Board's action on appointing the new Zoning Administrator.

**SCHEDULED PUBLIC HEARINGS:**

None

**OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:**

A. Officer Elections

**Motion** by Boal, **Second** by Pominville, "To maintain our current President, Vice-President and Treasurer for the 2024 year." Friendly amendment to change Treasurer to Secretary. Amendment accepted by Boal and Pominville. Motion carried.

**OLD BUSINESS:**

A. Solar Ordinance – Discussion

Township Planner Montagno presented his report on the solar ordinance. Discussion followed. It was the consensus of the Commission to have Planner Montagno come back with a draft solar ordinance addressing commercial scale production, a CREO for anything over a specified name plate capacity, and regulation for residential accessory use.

**NEW BUSINESS:**

A. Old Glory, File # PC2024-03, 4120 W. Grand River Ave. Parcel # 4706-20-201-015. Preliminary Site Plan Review

Township Planner Montagno presented his report on the request. Applicant's engineer Al Pruss addressed the Commission and answered questions. Applicant Martin addressed the Commission and answered questions. **Motion** by Newstead, **Second** by Boal, "To approve preliminary site plan for the Old Glory car wash expansion, file # PC2024-03, 4120 W. Grand River Ave., Parcel # 4706-20-201-015 subject to conditions in the Planner's report dated 1.25.24, Engineer's report dated 2.28.24." Discussion followed. Accepted friendly amendment from Counts and Williams, "To include the Drain Commissioner's report dated 3.27.24 and the Fire Marshall's report dated 2.26.24." Roll call vote: Pominville – Yes, Newstead – Yes, Counts – Yes, Markham – Yes, Boal – Yes, Williams – Yes. Motion passed 6-0.

B. ADU Ordinance – Discussion

Commissioners discussed the ADU ordinance from the County Planning Department. Consensus of the Commission was for Planner Montagno to come back with more information at a future meeting.

C. Storage Containers – Discussion

Commissioners discussed the issues with storage containers in the Township and possible regulations. Planner Montagno agreed to bring a few similar ordinances he has worked on to the next meeting.

**CALL TO THE PUBLIC:**

None

**ADJOURMENT:**

**Motion** by Newstead, **Second** by Markham, "To adjourn." Motion carried. The meeting was adjourned at 8:11 pm.

4/23/24  
Date

Mike Newstead  
Mike Newstead  
Planning Commission Secretary