

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
3525 Byron Road Howell, MI 48855  
September 5, 2024  
6:30 P.M.**

**MEMBERS PRESENT:**

Wayne Williams      Chair  
Robert Spaulding      Vice Chair  
  
Matthew Counts      Board Rep.  
  
Tim Boal      Commissioner

**MEMBERS ABSENT:**

Mike Newstead      Secretary  
  
Paul Pominville      Commissioner  
  
Chuck Frantjeskos      Commissioner

**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 Boal, "**To approve the agenda.**" Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

August 20, 2024

**Motion** by Spaulding, **Second** by Boal, "**To approve.**" Motion carried.

**ZONING BOARD OF APPEALS REPORT:**

Draft minutes are included in the packet. Chairman Williams gave an overview.

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet.

**SCHEDULED PUBLIC HEARINGS:**

None.

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

None.

**OLD BUSINESS:**

- A. Chestnut Self Storage, PC2024-11, N. Burkhart Rd. Howell, MI 48855, Parcel # 4706-29-200-029. Final Site Plan Review.  
Planner Montagno gave an overview of the site plan from Chestnut Development. Chairman Williams inquired into the Tetra Tech letter for a private water system with one meter for the entire project. Mark Melchi, MEGA Engineering, provided a review for Chestnut Development including Road Commission concerns, Drain Commission concerns, directional boring the sewer line, REU calculation, and fence location. Commissioner Boal spoke about the look of the project from the road, the 50' setback from

Burkhart Road, landscape buffer, REU calculation from Spicer Engineering, and reviewing agencies comments. Vice Chair Spaulding spoke about REU calculation, Drain Commissioners comments and concerns for the proposed development, railroad easement, neighbors south of the railroad and obtaining easements from southern property owners for stormwater, all of the outstanding items from the reviewing agencies. Mark Melchi and Steve Gronow spoke about the railroad easement and the increase in stormwater detention on site and reducing the exit flow rate. Commissioner Counts spoke about the railroad easement, stormwater retention, stormwater issues at Chestnut Crossing, and centralized bathrooms.

**Motion** by Williams, **Second** by Boal, **"To approve final site plan review for Chestnut Self Storage, PC2024-11, Parcel # 4706-29-200-029, pending approval of the Drain Commission, Road Commission, engineering reports, Fire Marshal, and MHOG."** Discussion followed. Motion carried.

- B. Wrangler's Saloon Restaurant, PC2024-10, 4020 W. Grand River Ave. Howell, MI 48855, Parcel # 4706-20-201-018. Final Site Plan Review.

Planner Montagno gave an overview of the site plan from Wrangler's Saloon. Patrick Cleary, Boss Engineering, spoke about the site plan. Commissioner Boal spoke about the patio in the setback. Vice Chair Spaulding spoke about the need to record the drainage easements and grease trap review.

**Motion** by Spaulding, **Second** by Counts, **"Approval for final site plan approval for Wrangler's Saloon Restaurant, PC2024-10, 4020 W. Grand River, parcels 4706-20-400-004, parcel 4706-20-201-017, parcel 4706-20-201-018 contingent upon approval of the letters from Spicer, the Livingston County Drain Commissioner's Office, Fire Marshal, and the Township Planner, and the Road Commission, and MHOG."** Motion carried.

- C. Storage Container Ordinance – Discussion

Planner Montagno provided a brief overview of the updates requested during the last Planning Commission meeting including allowing residents to have storage containers with some guidelines and allow residents to use PODS for moving or other short-term needs. Commissioner Boal asked about allowing accessory structures in front of the residence, a limit for how far off the road accessory structures would be allowed, lot coverage percentage, and number of storage containers allowed per property. Vice Chair Spaulding brought up categorizing shipping containers the same as accessory structures and the differences between the two, limiting the number or storage containers based on acreage, subjective portions of the revisions including the foundation requirements, and screening requirements. Planner Montagno discussed that storage containers are considered outdoor storage and are currently only allowed in the Industrial Zoning District and why the Planning Commission is trying to pass an ordinance to allow them in other zoning districts. Commissioner Boals and Counts discussed separating storage containers from accessory structures in the ordinance. Chairman Williams discussed screening requirements. Commissioner Boal discussed the limit on the number of containers per property using acreage. Planner Montagno will incorporate the requested changes and bring this draft ordinance back to the Planning Commission.

- D. ADU Ordinance - Discussion

Chairman Williams discussed number of access points, and attached versus detached units. Commissioner Boal discussed the zoning implications of adding an ADU to a property in the Single Family Residential zoning district. Commissioner Counts discussed requiring the splitting of property versus keeping the unit close to the primary dwelling. Vice Chair Spaulding discussed the one-thousand square foot limit and instead restrictions using a percentage of the primary dwelling and Principal Resident Exemption and assessment implications. Commissioner Counts discussed the provision over

the number of people that can be in an ADU. Planner Montagno will incorporate the discussion points into the draft ordinance and bring it back to the Planning Commission for further discussion.

**NEW BUSINESS:**

*Zoning Board of Appeals*

Chairman Williams discussed alternates for the ~~Planning Commission~~. Vice Chair Spaulding inquired about the document that Bob Wilson provided to the Planning Commission members before the meeting started.

**CALL TO THE PUBLIC:**

Bob Wilson, 2945 Brewer Rd.: Discussed the document provided to the Commission, disapproves of the shipping container ordinance, position of the call to the public on the agenda, preference of tiny homes to ADUs.

Shane Fagan, 30 Santa Rosa Dr.: ADU ordinance bedroom requirements, should not permit brothers and sisters sleeping in the same bedroom, discussed the document provided to the Commission by Bob Wilson and Shane's discussion with Cade Wilson; read the entire document to the Commission, discussed neighbor disputes.

Bob Wilson, 2945 Brewer Rd.: Discussed public comment at meetings and public engagement.

It was the consensus of the Planning Commission to add a discussion of the Planning Commission bylaws to the next agenda.

**ADJOURMENT:**

**Motion** by Spaulding, **Second** by Counts, **"To adjourn the longest Howell Township Planning meeting I have ever attended."** Motion carried. The meeting was adjourned at 9:30 p.m.

9/24/24  
Date

  
\_\_\_\_\_  
Mike Newstead  
Planning Commission Secretary

  
\_\_\_\_\_  
Jonathan Hohenstein  
Recording Secretary