

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
January 28, 2025
6:30 P.M.**

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Tim Boal	Board Representative
Chuck Frantjeskos	Commissioner
Matt Stanley	Commissioner
Sharon Lollo	Commissioner

MEMBERS ABSENT:

Also in Attendance:

Township Planner Paul Montagno 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 Boal, **Second** by Newstead, **“To approve the agenda as presented”** Motion carried.

APPROVAL OF THE MEETING MINUTES:

December 17, 2024

Motion by Spaulding, **Second** by Frantjeskos, **“To approve the minutes as presented with one edit.”** Motion carried. Edit to add Engineer Phil Westmoreland with Spicer Group to “Also in Attendance”.

Call to the Public

None

ZONING BOARD OF APPEALS REPORT:

Report in packet

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board Representative Boal welcomed Sharon Lollo and Matt Stanley to the Planning Commission and discussed PA 233 Solar, Wind and Energy Ordinance Resolution of support. Zoning Administrator Hohenstein gave an update on Storage container ordinance that came back from the county.

ORDINANCE VIOLATION REPORT:

Report in packet. Enforcement Officer Hohenstein gave an update on pending ordinance violations. Commissioner Lollo questioned the process of how violation tickets/fines are issued.

SCHEDULED PUBLIC HEARINGS:

- A. Mark Juett PC2024-17, Parcel # 4706-28-100-071, Vacant land- Hydraulic Drive. Request to re-zone from Industrial (I) to Industrial Flex Zone (IFZ), Applicant Mark Juett discussed his proposed use for the vacant property to be used as an outdoor storage yard, no building would be present. Rental space will be available to store boats, RVs, Semi- trailers, and contractors to store equipment/materials. Commissioner Boal questioned the site plan and concerned of the positioning and how it will look from the road. Commissioner Lollo questions screens/trees to block external visibilities. Vice Chair Spaulding questioned recycled asphalt vs. impervious surfaces for the area. Township Planner Montagno reviewed his report. This parcel is around other Industrial/ Industrial Flex Zoned districts and is designated as being zoned Industrial Flex in the future land use plan. Findings: would this proposed rezoning would be compatible with other zones and uses in the surrounding area and if any public service or facilities would be significantly impacted by the development of the use allowed under the rezoning. **Motion** from Spaulding, **Second** by Boal, **“Move to open the public hearing to discuss PC2024-17 on Parcel 4706-28-100-071.”** Motion Carried. **Motion** by Newstead, **Second** by Frantjeskos, **“To Close the public hearing.”** Motion Carried. Discussion followed. **Motion** by Boal, **Second** by Newstead, **“To recommend to the Township Board approval to rezone parcel 4706-28-100-071 from Industrial to Industrial Flex Zone under PC2024-17.”** Motion Carried.

OTHER MATTERS TO BE REVIEWED:

- A. Annual Report to the Township Board: Treasurer Hohenstein discussed priorities, education opportunities and budgeting for year 2025 that need to be taken to the Township Board for approval. Chairman Williams discussed which Zoning Ordinances to review and update. Township Planner Montagno spoke on the drafted proposal to update ordinances that will be submitted to the Township Supervisor soon and the possibility of yearly training for the board. Discussion followed. It was the consensus to send the Annual Report to the Board and to request an increase in the education budget for the Planning Commission and request the Board approve the budget to re-do the Zoning Ordinance.
- B. Officer Selection per Section 2 of the Planning Commission By-laws- **Motion** by Boal, **Second** by Frantjeskos, **“To nominate the current President Wayne, Vice- Chair Rob and Secretary Mike to the current positions for 2025.”** Motion Carried. Chairman Williams questioned term expiration. Planner Montagno clarified that the by-laws state that new officers are selected at the beginning of each year.

OLD BUSINESS:

- A. ADU Ordinance- Township Planner Montagno updated the presented language changes on the ADU ordinance and discussed options to be decided by the Planning Commission that can be taken to the Township Board for approval. Commissioner Lollo is concerned with detached ADUs and potentially becoming a rental. Commissioner Spaulding is concerned with detached ADUs and potential problems for homeowners and neighbors. Chairman Williams is concerned with allowing detached ADUs and future ramifications. Secretary Newstead is in favor of supporting an option for a detached ADU. Board Representative Boal questioned splitting property into parcels and attaching additions to the existing home and is concerned about detached ADUs. Discussion followed. **Motion** by Boal, **Second** by Lollo with friendly amendments, **“To recommend to the Board a denial of proposed ordinance language.”** Roll Call: Stanley- yes, Newstead- no, Lollo-yes, Frantjeskos-yes, Boal-yes, Williams-yes, Spaulding- no. Motion passed 5-2.

- B. Renewable Energy/Solar Ordinance- Township Planner Montagno gave an update on the New Renewable Energy Legislation PA 233. Local governments must re-evaluate how large, utility-scale wind, solar and energy storage facilities will be regulated in communities. Board Representative Boal questioned if the current Township Solar Ordinance is compatible, battery storage, concerns of contaminated soil after the solar farm lease is up, and the authority / guidelines of the Michigan Public Service Commission. Commissioner Spaulding questioned if battery storage facilities are a part of the solar farm or in a separate area and if solar farms would pay property taxes. Commissioner Lollo questioned pending lawsuits with other counties and townships. Planner Montagno answered questions regarding battery storage risks and possible permitting pathways for a revised ordinance. Zoning Administrator Hohenstein questioned if an overlay district would be created for these uses and gave an overview in Eagle View of a potential area that was previously discussed. Planner Montagno will draft sample ordinance language that is consistent with a CREO (compatible renewable energy ordinance) to present next month. Discussion followed.

NEW BUSINESS:

None

CALL TO THE PUBLIC:

Tom Bull, 2704 Fisher- Spoke on opposition to detached ADU's

ADJOURMENT:

Motion by Spaulding Second by Newstead, **"To adjourn."** Motion carried. The meeting was adjourned at 9:15 P.M.

2/25/25
Date

Michael Newstead
Mike Newstead
Planning Commission Secretary

Marnie Hebert
Marnie Hebert
Recording Secretary