

**HOWELL TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
3525 Byron Road Howell, MI 48855  
February 25, 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 Grayson Moore, Tim Zimmer with Livingston Engineering 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 Spaulding, **“To approve the agenda as presented”** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

January 28, 2025, February 11, 2025

**Motion** by Spaulding, **Second** by Boal, **“Approval of the regular meeting minutes from January 28, 2025 and the special meeting on February 11, 2025.”** Motion carried.

**Call to the Public**

Bob Wilson, 2945 Brewer Rd: Spoke on his dissatisfaction with the Planning Commission’s decision on ADUs

Kayedon Lechevalier, 2900 Brewer Rd: Spoke on concerns with ADUs

**ZONING BOARD OF APPEALS REPORT:**

None

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet. Board Representative Boal reported that the Storage Container Ordinance language and The Wellhead Protection Ordinance were approved by the Board. Discussed Assessor Kilpela’s financial report and his concerns regarding attorney expenses with revising of Zoning Ordinances.

**ORDINANCE VIOLATION REPORT:**

Report in packet. Commissioner Lollo questioned time frames regarding the complaint on Henderson Rd. and foreclosure on Oak Grove Rd. Commissioner Spaulding questioned the final violation letter on 5057 Warner Rd.

**SCHEDULED PUBLIC HEARINGS:**

ADU Ordinance- **Motion** by Boal, **Second** by Stanley, **“To open the Public Hearing.”** Motion carried.

Bob Wilson, 2945 Brewer Rd: Spoke on opposition of having an ADU ordinance if detached ADUs will not be allowed.

Thomas Bull, 2704 Fisher Rd: Spoke on taxing and opposition to detached ADUs

Kayedon Lechevalier, 2900 Brewer Rd: spoke on concerns of detached ADUs

**Motion** by Newstead, **Second** by Lollo, **“To close the public hearing.”** Motion carried.

**OTHER MATTERS TO BE REVIEWED:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- A. Kory Leppek, PC2025-01, Parcel #4706-20-100-027, 4640 W. Grand River Ave Preliminary Site Plan Review- Township Planner Grayson Moore gave a review of the preliminary site plan. The area is currently zoned as Industrial Flex. The property will include a pole barn, large gravel yard, nursery stock area, open air storage bins and will include the existing building on site. The storage area must be screened from public view by a wall or fence. Board Representative Boal questioned parking and easement driveway. Tim Zimmer with Livingston Engineering and applicant Kory Leppek answered questions regarding the site plan. Screening from the roadway would be berms, trees and existing fences. The existing building will be office space for landscape designers and there will be storage in the back area that is fenced for small machines and tools. Commissioner Lollo questioned if their existing business in Brighton would remain and if the new location was going to be strictly a landscaping company or open to the public. Chairman Williams questioned business hours, if delivery of landscape supply would be available to the public and garage door size. Secretary Newstead questioned if there was a timeframe of when the pole barn would be built. Commissioner Boal questioned screening at the back of the property, business model, trash enclosure, connecting driveway, current septic system and fire plan to connecting driveway. Commissioner Frantjeskos questioned outside lighting plan. Commissioner Spaulding questioned if the nineteen recommendations from the Township planner have been addressed. Discussion followed. **Motion** by Newstead, **Second** by Spaulding, **“To recommend approving preliminary site plan review for Kory Leppek PC2025-01, Parcel # 4706-20-100-027 at 4640 W. Grand River subject to the findings in the Planner’s report dated February 18, 2025, the Engineer’s report dated February 14, 2025, and the fire report dated January 27, 2025.”** Motion carried.
  
- B. Renewable Energy Ordinance- Township Planner Moore gave an update on the Zoning Ordinance amendment which regulates renewable energy facilities but would not be a CREO (compatible renewable energy ordinance) as defined under PA 233. Board Representative Boal questioned 75% lot coverage, battery size and storage. Commissioner Stanley spoke on residential battery storage and requirements. Commissioner Lollo questioned decommissioning surety. Commissioner Spaulding

questioned setbacks, if industrial sites are included and overlay district. Zoning Administrator Hohenstein spoke on how the overlay district was determined and why large turbines have not been discussed in the Township. Discussion followed.

**CALL TO THE PUBLIC:**

Bob Wilson, 2945 Brewer Rd: Questioned solar panel permits and restrictions for residential use

**PUBLIC HEARING ADU ORDINANCE (CONTINUED)**

Board Representative Boal questioned if there are any restrictions for attached additions if needed in the future for family. Discussion followed. **Motion** by Boal, **Second** by Newstead, **"To postpone the ADU ordinance discussion."** Motion carried.

**ADJOURNMENT:**

**Motion** by Newstead, **Second** by Spaulding, **"To Adjourn."** Motion carried. The meeting was adjourned at 7:50 P.M.

3/25/25  
Date

  
Mike Newstead  
Planning Commission Secretary

  
Marnie Hebert  
Recording Secretary