

**HOWELL TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
3525 Byron Road Howell, MI 48855  
February 11, 2025  
6:30 P.M.**

**MEMBERS PRESENT:**

Wayne Williams      Chair  
Robert Spaulding      Vice Chair  
Mike Newstead      Secretary  
Tim Boal      Board Representative

**MEMBERS ABSENT:**

Chuck Frantjeskos      Commissioner

Matt Stanley      Commissioner  
Sharon Lollo      Commissioner

**Also in Attendance:**

Township Planner Grayson Moore and Zoning Administrator Jonathan Hohenstein, Kevin McDevitt from Monument Engineering and David Straub from M/I Homes

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 Spaulding, **“To approve the agenda as presented”** Motion carried.

**Call to the Public**

Bob Wilson, 2935 Brewer Rd: Spoke on his dissatisfaction with the Planning Commission's decision on ADU's

Michael Denson, 5828 Crandall Rd: Spoke on concerns with drainage, questioned lot sizes available and maximum house size

Karen Holden, 4383 Mason Rd. (Marion Township): Spoke on concerns with drainage and wetlands

Bob Wilson, 2935 Brewer Rd: Spoke on concerns with water drainage

**SCHEDULED PUBLIC HEARINGS:**

- A. Heritage Square, PC2024-15, Parcel # 4706-32-400-013. Request to modify PUD to increase the lot coverage percentage. Township Planner Grayson Moore spoke on his findings with the request to increase maximum lot coverage from 30% to 40%. Heritage Square engineer Kevin McDevitt spoke on the request to increase for single family detached development to allow for larger home designs and enough room for decks/ patios. He spoke on their error when calculating lot coverage discussing the need for the amendment to the PUD. He answered concerns on drainage calculations, wetlands, retention ponds, lot sizes available and maximum house size (1900-2700 sq ft). Chairman Williams questioned the engineering report from Spicer Group Engineering and their concerns. Commissioner Lollo questioned if all houses would be able to have decks and patios, Engineer McDevitt confirmed they would all be allowed to have a deck/patio. Chairman Williams questioned square foot of house vs footprint of the house. Board Representative Boal questioned prices of the homes to be built, concerns with lot sizes, drainage issues and if there was final

PUD agreement with project. David Straub from M/I Homes spoke on the amendment to increase lot coverage, discussed price of homes will vary from mid-upper 300's to low 400's and recent issuing of their wetland permit. Zoning Administrator Hohenstein gave an update on the process of crafting and finalizing the PUD agreement. Commissioner Spaulding questioned if there would be model homes and if potential buyers would be able to pick lots vs building houses to sell. Engineer McDevitt answered there would be a combination of both, they will have different elevations, exterior color schemes and they won't all be the same. Discussion followed. **Motion** by Newstead, **Second** by Spaulding, **"To open the public hearing Heritage Square, PC2024-15. Parcel #4706-32-400-013."** Motion carried.

Bob Wilson- spoke on average income and housing affordability

**Motion** by Spaulding, **Second** by Boal, **"To close the public hearing"** Motion carried. **Motion** by Spaulding, **Second** by Newstead, **"To Approve the amendment to increase lot coverage from the approved 30% to 40% subject to the engineering review of the storm water capacity even though in the Township it has already been done on parcel 4706-32-400-013, otherwise known as the Heritage Square Development."** Roll Call: Newstead-yes, Lollo-yes, Spaulding-yes, Stanley-yes, Boal-no, Williams-yes. Motion passed 5-1. Commissioner Lollo clarified that the wetlands, drainage, and open spaces have all been addressed and criteria has been met.

**CALL TO THE PUBLIC:**

Bob Wilson, 2935 Brewer Rd: Questioned if he could cover 40% of his property

Michael Denson, 5828 Crandall Rd: Spoke on concerns with the 40% lot increase

**ADJOURMENT:**

**Motion** by Spaulding, **Second** by Newstead, **"To adjourn."** Motion carried. The meeting was adjourned at 7:31 P.M.

2/25/25  
Date

Michael Newstead  
Mike Newstead  
Planning Commission Secretary

Marnie Hebert  
Marnie Hebert  
Recording Secretary