

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

May 23, 2017

6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Wayne Williams Secretary
Matthew Counts Board Rep.
Peter Manwiller Commissioner

MEMBERS ABSENT:

Carolyn Henry Commissioner
Adam Dale Commissioner

Also in attendance: Zoning Administrator Joe Daus
Township Planner Paul Montagno

Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called. All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

MOTION by Freude, seconded by Williams **“TO APPROVE THE MAY 23, 2017 AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES:

MOTION by Counts, seconded by Manwiller, **“TO APPROVE THE MARCH 28, 2017 MEETING MINUTES AS PRESENTED.”** Motion carried. (See March 28, 2017 Meeting Minutes)

CORRESPONDENCE:

Planning & Zoning News.

TOWNSHIP BOARD REPORT:

(Counts)

- Approved the 2017/2018 Howell Township Budget
- Approved re-zoning of two parcels: #4706-32-400-012 from NSC to MFR and parcel #4706-32-200-011, from RSC to MFR.
- Approved the agreement with Hart InterCivic, Inc. for the mandatory purchase of new election equipment.

ZONNG BOARD OF APPEALS REPORT:

(Sloan)

- No meeting to report.

ZONING REPORT:

(Daus)

- Getting a lot of inquiries for information and standards for industrial and commercial projects.
- FSG Quality Living is planning on an addition.

LIVINGSTON COUNTY DEPARTMENT OF PLANNING:

Livingston County Principal Planner, Scott Bard along with County Planning Commissioner, Vice Chair, Jean Clum introduced themselves. They are presenting themselves to all Livingston County Manipulates to get to know the different planning commissioners. Commissioner Bard is the liaison with the County for Howell Township. He stated that the County Commissioners are always open for questions. Right now the County Commissioners are working on the County Master Plan. They are also working on a County wide Zoning Map that will be the most updated County Map showing all the current zoning. Planner Clum added that the goal of the County Planning Commission is to support the desires of the individual townships planning commissions with their recommendations. She stated that they are another set of eyes to examine the text amendments so that they make sense to the public. They also look to make sure that the zoning

ordinances comply with the Michigan Enabling Legislation. She also invited the Township Commissioners to come to a County Meeting when they are discussing something to do with the Township.

MOTION by Freude, seconded by Manwiller, **“TO SWITCH AGENDA ITEMS 11 AND 12.”** Discussion followed. Motion carried.

NEW BUSINESS:

- A) CHESTNUT CROSSING, PRELIMINARY SITE PLAN, PARCEL #4706-32-400-012, FILE #04.17.03 – Chairman Sloan asked Township Planner Montagno to give a brief explanation on the difference between a Preliminary Site Plan and a Final Site Plan. (Preliminary Site Plan has less information than the Final Site Plan. Approval of the Preliminary Site Plan, confers on the applicant’s general layout, destiny and concept of the project. This will allow them to move forward to the Final Site Plan which will show all the suggested changes.) Planner Montagno then gave a synopsis of the site plan. The re-zoning for this parcel has been approved. Chestnut Crossing will include 84 units that are for lease and range from 1,100 to 1,300 square feet. This will be a multi-family housing development on 16.7 acres at the northwest corner of Burkhart and Mason Roads that will wrap around a commercial parcel known as Angelo’s Party Store. The development will consist of 13 single story buildings, arranging from 4 units to 8 units with attached 2 car garages. There are two access points to the development, one off Mason Road and the main entrance off Burkhart Road. They do meet all the required setbacks. There are no woodland or wetlands. Planner Montagno gave his recommendations and stated that there are several outside reports with outstanding items that need to be addressed. Chairman Sloan took questions from the commissioners addressed to Planner Montagno. Brent LaVanway from Boss Engineering showed and explained a display of the layout of the plans. Brad Opfer from Chestnut Development showed examples of architectural elements for the roof, gables, stonework and siding. Chairman Sloan took further questions. There was further discussion on lighting, sidewalks, buffers, landscaping, and adding some difference in the roof lines. **MOTION** by Manwiller, seconded by Freude, **“TO APPROVE THE PRELIMINARY SITE PLAN FOR CHESTNUT CROSSING, CONTINGENT ON ADDRESSING OUTSTANDING ITEMS FROM THE TOWNSHIP PLANNER: 1. PROVIDE DECORATIVE LIGHTING AT ENTRANCES, ALSO NEAR GUEST PARKING LOTS AND IN COMMON AREAS WHERE APROPRIATE. 2. PROVIDE CHANGES IN ROOF ELEVATIONS TO CREATE VISUAL DIFFERENCES IN THE MULTI-UNIT BUILDINGS. 3. PROVOIDE 3 ACRES OF USABLE OPEN SPACE. 4. MAINTAIN EXISTING REES ^TREES^ IN COMMON AREAS. 5. THE NUMBER OF TUPELO (SWEET GUM) TREES SHOULD BE REDUCED BY ABOUT HALF. 6. PROVIDE PUBLIC SIDEWALK WITHIN THE ROW ALONG THE PERIMETER OF THE SITE, OR DRAFT A PROPOSAL FOR AN AGREEMENT TO ENSURE FUTURE INSTALLATION. THE PROPOSED PEDESTRIAN CONNECTION TO THE COMMERCIAL AREA SHOULD BE INSTALLED ALONG BURKHART ROAD. 7. ADDRESS ALL OUTSTANDING COMMENTS FROM: THE TOWNSHIP PLANNER’S REVIEW, THE TOWNSHIP ENGINEER’S REVIEW, THE FIRE MARSHALL’S REVIEW, THE LIVINGSTON COUNTY ROAD COMMISSION’S REVIEW, THE LIVINGSTON COUNTY DRAIN COMMISSION’S REVIEW AND THE MHOG REVIEW.”** Discussion followed. Motion carried.
- B) MICHAEL CROSBY, FIREWORKS, TEMPORARY SITE PLAN, PARCEL #4706-32-400-002, FILE # 05.17.04 – Township Zoning Administrator Daus stated that Michael Crosby is requesting to place a temporary tent for the selling of fireworks in the parking lot of Angelo’s Party Store, located at the corner of Burkhart and Mason Roads, from June 21, 2017 – July 8, 2017. No specified hours of operation. The report from the Howell Area Fire Department has come back as satisfactory with contingent of: 1) specifying the hours of normal operating hours, 2) will generators be used 3) that it be specified that no vehicles parked within 10 feet of the tent or its anchors. Mr. Crosby is also required to get permits from the state. Discussion took place about safety and security of the site. Mr. Crosby was not in attendance. **MOTION** by Freude, seconded by Manwiller, **“TO APPROVE TEMPORARY SITE PLAN FOR THE TENT SALE OF FIREWORKS FOR MICHAEL CROSBY ON PARCEL #4706-32-400-032 FROM JUNE 21, 2017 THROUGH JULY 8, 2017, WITH OPERATING HOURS OF NOON UNTIL 9:00 P.M. AND CONTINGENT ON ADDRESSING OUTSTANDING ITEMS OF THE FIRE MARSHALL REPORT.”** Discussion followed. Motion carried.

UNFINISHED BUSINESS:

- A) KENNELS – Zoning Administrator Daus stated that the Township Board sent this back to the Planning Commission. Township Planner Montagno stated that the updated language is not ready. The Zoning Administrator and the Township Planner met today to discuss the changes the board is looking for: 1. providing clarity between the number of pets and kennels. 2. Providing supplementary regulations for kennels. 3. We are now looking to create a set of standards for commercial/large scale kennels that will only be permitted in commercial districts. 4. Private kennels that focus on training and breeding on a small scale and a definition for household pets.

OTHER BUSINESS:

None.

CALL TO THE PUBLIC:

April Hargraves, 199 Lucy Road, owns a kennel - stated she was at the Board Meeting when they were discussing Kennels. One of the commissioners asked what her opinion of what is allowed in AR Zoning for dogs. There is still discrepancies in the amount of pets allowed.

ADJOURNMENT: MOTION by Counts, seconded by Manwiller, "TO ADJOURN" Motion carried, and meeting adjourned at 8:12 P.M.

Approved: _____ x _____

Andrew Sloan, Chairman

As Presented: _____

As Amended: _____

As Corrected: _____ x _____

Wayne Williams, Secretary

Dated: _____

Signed: _____

Debby Johnson,
Recording Secretary