**HOWELL TOWNSHIP PLANNING COMMISSION**

Howell Township Hall

June 27, 2017

6:30 p.m.

**MEMBERS PRESENT: MEMBERS ABSENT:**

Andrew Sloan Chairman

Mark Freude Vice Chairman

Wayne Williams Secretary

Matthew Counts Board Rep.

Adam Dale Commissioner

Carolyn Henry Commissioner

Peter Manwiller Commissioner

Also in attendance: Zoning Administrator Joe Daus

 Township Planner Paul Montagno

Chairman Sloan called the meeting to order at 6:32 p.m. The roll was called. All rose for the Pledge of Allegiance.

**APPROVAL OF THE AGENDA:**

**MOTION** by Henry, seconded by Dale, **“TO APPROVE THE JUNE 27, 2017 AGENDA AS PRESENTED.”** Motion carried.

***AP*PROVAL OF MINUTES:**

**MOTION** by Freude, seconded by Williams, **“TO APPROVE THE MAY 23, 2017 MEETING MINUTES AS CORRECTED: UNDER NEW BUSINESS, ITEM A4, CORRECT THE SPELLING OF TREES.”** Motion carried. (See May 23, 2017 Meeting Minutes)

**CORRESPONDENCE:**

Planning & Zoning News.

**TOWNSHIP BOARD REPORT:**

(Counts)

* The Township agreed to become full partners with HAPRA. (This still needs final approval from the HAPRA Board)
* Much discussion about the Waste Water Treatment Plant and Trans West Lift Station.
* See May 23, 2017 Synopsis for further details.

**ZONNG BOARD OF APPEALS REPORT:**

(Sloan)

* No meeting to report.

**ZONING REPORT:**

(Daus)

* Mr. Jonckheere from American Concrete on Mason Road, is looking into rezoning his parcel to allow for a Micro-Brewery.
* Brewer Road Meadows will be submitting their final site plans soon.
* Willow Brooke is planning to submit plans for apartments for closed head injuries on Byron Road.
* The American Legion has applied for amended site plans to allow for a billboard.

**MOTION** by Henry, seconded by Freude, **“TO DEVIATE AND SWITCH ITEMS 10 AND 11 TO ALLOW NEW BUSINESS BEFORE UNFINISHED BUSINESS.”** Motion carried.

**NEW BUSINESS:**

1. Hamilton Propane Distribution, Preliminary Site Plan – Township Planner Montagno gave a synopsis for the application for a preliminary site plan for Hamilton Propane on parcels 4706-21-300-011, 4706-21-300-012, 4706-21-300-023 and 4706-21-300-024, located at the southeast corner of Burkhart Road and Grand River Ave that is in the “HC” Heavy Commercial Zoning District. The purpose is for a self-storage facility and a propane distribution facility. (Trucks will not be stored here, only come to refill their tanks during delivery times.) Planner Montagno went over the Planner’s report, describing the deficiencies that need to be addressed. Spicer Engineering and the Fire Marshal reports were also explained and of their report recommendations. Chairman Sloan took questions from the commissioners. Allen Pruss from Monument Engineering also gave input into the discussion. **MOTION** by Freude, seconded by Dale, **“TO TABLE APPROVAL OF HAMILTON PROPANE PRELIMINARY SITE PLAN UNTIL NEXT MEETING WHEN MORE OF THE RECOMMENDATIONS AND ITEMS OF CONCERNS FROM THE TOWNSHIP PLANNER, THE FIRE MARSHAL, SPICER ENGINEERING ARE ADDRESSED AND SHOWN IN THE SITE PLANS ALONG WITH REPORTS FROM ALL OTHER REQUIRED ENTITIES.”** Discussion followed. A roll-call vote was taken: Williams – yes, Sloan – yes, Dale – yes, Manwiller – yes, Freude – yes, Counts – yes, Henry – yes. Motion carried 7 to 0.

**UNFINISHED BUSINESS:**

1. KENNELS – This has been sent back to the Planning Commission from the Township Board wanting more clarity between types of kennels and household pets. Township Planner Montagno described changes that have been made from the previous draft. Two different definitions have been created, Commercial Kennels, Rural Kennels and then Household Pets. Proposed changes made to Article II Definitions, Section 2.02 Definitions. Modify Article IV AR Agricultural, Residential District Section 4.03 Permitted Principal Special Uses with Conditions. Section 4.04 Permitted Accessory Uses. Section 4.05 Permitted Accessory Uses with Conditions. Modify Article VI SFR Single-Family Residential District Section 6.04 Permitted Accessory Uses. Modify Article VII MFR Multiple-Family Residential District Section 6.04 Permitted Accessory Uses. Modify Article X RSC Regional Service Commercial District. Modify Article XI HSC Highway Service Commercial District. Modify Article XIV Supplemental Regulations. Commissioner Counts who is the Township Board Representative to the Planning Commission stated he believes these changes are what the Board is looking for. Discussion took place about the amount of pets that are allowed in each category. Planner Montagno will make the suggested changes to this draft and present it at the next meeting. It was suggested, that since the first Public Hearing was in 2015 that there should be another one with the newest draft. **MOTION** by Henry, seconded by Dale, **“TO HOLD A PUBLIC HEARING FOR “KENNELS ORDINANCE” AT THE NEXT PLANNING COMMISSION ON JULY 25, 2017.”**  Discussion followed. Motion carried. A draft of this will be sent to the Board for their direction and or input before the Public Hearing. **MOTION** by Henry, seconded by Freude, **“TO TABLE THE APPROVAL OF THE “KENNEL ORDINANCE” AT THIS TIME.”** Discussion followed. Motion carried.

**OTHER BUSINESS:**

None.

**CALL TO THE PUBLIC:**

No response.

# ADJOURNMENT: **MOTION** by Dale, seconded by Manwiller, “**TO ADJOURN**” Motion carried, and meeting adjourned at 8:10 P.M.

Approved: X \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Andrew Sloan, Chairman

As Presented: X

As Amended: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Wayne Williams, Secretary

As Corrected:

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Debby Johnson,

 Recording Secretary