

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

April 24, 2018

6:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

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 Henry, seconded by Freude, **“TO APPROVE THE APRIL 24, 2018 AGENDA AS AMENDED: MOVE ITEM 12 A & B TO ITEM 11 A & B, MOVE UNFINISHED BUSINESS TO ITEM 12 AND ADD NEW ITEM 12A CLOSED SESSION TO DISCUSS CONFIDENTIAL LEGAL OPINION, MOVE ITEM 11A TO ITEM 12B.”** Motion carried.

APPROVAL OF MINUTES:

MOTION by Henry, seconded Haglund, **“TO APPROVE THE MARCH 27, 2018 MEETING AS PRESENTED.”** Motion carried.

CORRESPONDENCE:

None

TOWNSHIP BOARD REPORT:

(Commissioner Counts reported on the following items)

- Approved to install GIS Tracking for the Water/Sewer System.
- Approved bids for 3 road improvements.
- See synopsis.

ZONING BOARD OF APPEALS REPORT:

(Commissioner Sloan reported on the following item)

- Approved 2 variance for North Winds Investment Corp. for their parking lot and driveway.

ZONING REPORT:

(Zoning Administrator Daus reported on the following item)

- Things are getting busy.

PARKS REPORT:

(Commissioner Haglund reported on the following)

- Attended the Howell Area Parks Recreation Authority Planning Session.
- Will be attending the (LIVON) Livingston County Outdoor Network, on May 8th.
- Commissioner Counts added that the Township Board approved Howell Township to become full partnership with the HAPRA.

NEW BUSINESS:

A. Brewer Meadows PUD, Final Site Plan Review

- Township Planner Montagno introduced the project stating the Planning Commission gave Preliminary Site Plan approval for a PUD with several contingencies back in December 2014. It has been longer than the usual time to come back for Final Site Plan but the Board gave extension(s) to them. This is for a residential PUD, Planned Unit Development, for (111) one hundred, eleven single family homes. The site is 37.15 acres on Brewer Road. One of the intents is to pave part of Brewer Road as part of this project. Planner Montagno explained items that need to be addressed and gave his recommendations. A PUD agreement must be established for the project and approved by the Board. (See Carlisle/Wortman report, dated March 20, 2018)
- Questions from the Commissioners to the Township Planner.
- Applicant Brent LaVanway from Boss Engineering – gave some history of the property. This was a Township owned property. Michael Furnari purchased the property in 2014 after receiving a preliminary PUD approval. They are now seeking their Final Site Plan approval. Mr. LaVanway discussed several items and how they have been corrected from Township Planner Montagno’s report dated March 20, 2018.
- Questions from the Commissioners to the applicant.
- **MOTION** by Manwiller, seconded by Henry, **“TO RECOMMEND TO THE TOWNSHIP BOARD THE APPROVAL FOR FINAL SITE PLAN, FOR BREWER MEADOWS PUD WITH THE FOLLOWING CONDITIONS: THE MASTER DEED INCLUDE THE LIGHTING TO BE COACH LIGHTS ON A PHOTO CELL, THE PLANNER’S REPORT, THE FIRE MARSHAL’S REPORT, THE ENGINEER’S REPORT AND ALL OTHER REQUIRED OUTSIDE AGENCIES’ REPORTS, TO MODIFY THE SITE PLAN TO HAVE THE BUILDING SET BACKS NOT BE ENCROACHED BY REGULATED WETLANDS. ALSO TO HAVE THE BOARD REVIEW THE ROAD AGREEMENT IN PAVING OF BREWER ROAD.”** Discussion followed. A roll-call vote was taken: Henry – yes, Freude – yes, Manwiller – yes, Counts – yes, Sloan – yes, Haglund – yes, Williams – yes. Motion carries 7 to 0.

B) North Winds Investment, Preliminary Site Plan Review:

- Township Planner Montagno introduced the project. They are proposing a 91,175 square foot building addition to an existing building of approximately 30,000 square feet. The site is located at 2234 Grand Commerce Drive in the Livingston Commerce Center. The project will include 9 loading docks and the associated parking lots. The intent of the building is for warehousing. There are twelve lots on the Livingston Commerce Center site. The existing light industrial facilities use 6 of these lots. North Winds Investment existing building has one lot. The new additional building will use 2 more lots and 1 lot for parking, making it a total of 4 lots for North Winds Investment. This will leave 2 vacant lots remaining in the center. It is in the “HC” Heavy Commercial District. Township Planner Montagno explained items that need to be addressed and gave his recommendations.
- Allan Pruss from Monument Engineering updated his plans for the project.
- Question from the Commissioners.
- **MOTION** by Freude, seconded by Williams, **“TO APPROVE PRELIMINARY SITE PLAN REVIEW FOR NORTH WINDS INVESTMENT WITH THE FOLLOWING CONDITIONS: THE PLANNER’S REPORT, THE ENGINEER’S REPORT, THE FIRE MARSHAL’S REPORT AND ALL OTHER REQUIRED OUTSIDE AGENCIES’ REPORTS AS WELL.”** Discussion followed. A roll-call vote was taken: Counts – yes, Haglund – yes, Henry – yes, Williams – yes, Manwiller – yes, Sloan – yes, Freude – yes. Motion carries 7 to 0.

UNFINISHED BUSINESS:

A. Closed Session - To discuss Confidential Legal Opinion.

- **MOTION** by Henry, seconded by Manwiller, **“TO ENTER INTO CLOSED SESSION AT 7:53 P.M.”** Motion carries.
- **MOTION** by Henry, seconded by Manwiller, **“TO RE-ENTER INTO REGULAR SESSION AT 8:17 P.M.”** Motion carries.

B. American Legion

