

**HOWELL TOWNSHIP PLANNING COMMISSION**

Howell Township Hall

May 22, 2018

6:30 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Martha Haglund 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 Henry, seconded by Freude, **“TO APPROVE THE MAY 22, 2018 AGENDA AS AMENDED: MOVE ITEMS 12 B & C AROUND, UNDER OTHER BUSINESS: ADD SCHEDULE PUBLIC HEARING FOR THE PROPOSED SIGN ORDINANCE.”** Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Freude, seconded by Henry, **“TO APPROVE THE APRIL 22, 2018 REGULAR MEETING AS PRESENTED.”** Motion carried.

**MOTION** by Freude, seconded by Henry, **“TO APPROVE THE APRIL 22, 2018 CLOSED SESSION MEETING AS PRESENTED.”** Motion carried.

**CORRESPONDENCE:**

Planning & Zoning News

**TOWNSHIP BOARD REPORT:**

(Commissioner Counts reported on the following items)

- See May 14, Township Board Synopsis
- Approved the budget
- Approved to rehabilitate 3 sand filters at the WWTP

**ZONING BOARD OF APPEALS REPORT:**

(Commissioner Sloan reported on the following item)

- Approved variance on setback for DARA, LLC (Leo’s Coney Island) parking lot enlargement.

**ZONING REPORT:**

(Zoning Administrator Daus reported on the following item)

- No report.

**PARKS REPORT:**

- Howell Township Recreation Plan Survey is on the website, there are copies at the Township Hall and it was handed out to residents who attended the Township Clean-up Day. Hoping to be able to get more word out to the community about the survey.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

A. MICHAEL CROSBY – RETAIL FIREWORKS, TEMPORARY SITE PLANE REVIEW

- Michael Crosby from the Fireworks Tent is proposing a temporary Fireworks Tent at the corner of Burkhart and Mason Road on the site of Angelo's Party Store, 4040 Mason Road. The opening date is June 12<sup>th</sup> and closing date is July 15<sup>th</sup>. The plans are the same as they were last year with the hours of 9 a.m. until 9 p.m. and until 10 p.m. on the weekends.
- The Commissioners asked about Fire Marshal's Approval. Zoning Administrator Daus affirmed he has talked with the Fire Authority and they stated they have no jurisdiction over Fire Works. That is now in the hands of the State. The State will come in and do inspections.
- **MOTION** by Henry, seconded by Williams, **"TO APPROVE TEMPORARY SITE PLAN FOR FIREWORKS AT THE SITE OF 4040 MASON ROAD BETWEEN JUNE 12, 2018 AND JULY 15, 2018 AS PRESENTED BY MICHAEL CROSBY.** Discussion followed. Motion carried.

B. OPERATING ENGINEERS LOCAL 324, BUILDING ADDITION, FINAL SITE PLAN APPROVAL

- Township Planner Montagno presented the project. Preliminary Site Plan Approval was given in March. They are now seeking Final Site Plan Approval. They are proposing an approximately 17,500 square foot addition to the existing 13,400 square foot building. There is another building on the site of approximately 6,000 square feet. The proposed addition is for additional class rooms. The site is used for an education/training facility that is in the "OS" Office Service District, which is a permitted use for that district. See Carlisle Wortman Report dated 05/16/2018 for full details.
- John Osika, training coordinator for Operating Engineers stated they are anxious to get started.
- Questions were taken from the Commissioners.
- Discussion on having an alarm on the pump station that will alert inside the building and not just an outside audio alarm.
- **MOTION** by Freude, with a Friendly Amendment by Henry, **"TO APPROVE THE FINAL SITE PLAN FOR OPERATING ENGINEERS LOCAL 324, BUILDING ADDITON, ON HIGHLAND ROAD, WITH THE CONDITIONS STATED IN THE ENGINEER'S REPORT, THE TOWNSHIP PLANNER'S REPORT AND ALL OTHER REQUIRED GOVERNMENTAL REPORTS."** Discussion followed. A roll-call vote was taken: Freude – yes, Williams – yes, Manwiller – yes, Henry – yes, Counts – yes, Sloan – yes. Motion carries 6 to 0.

C. FERNCO DEVELOPMENT LTD ET AL, FINALSITE PLAN, CONVERSION OF RETAIL BUILDING TO SELF-STORAGE AND ADDITIONAL 2 STORY SELF-STORAGE BUILDING

- Township Planner Montagno presented the project. The applicant has applied for a combination Preliminary and Final Site Plan approval for the redevelopment of approximately 3 acres located at 2452 W. Grand River. The current use is for an auto part store, 4 mini storage buildings and a convenience store. The proposed use will be to convert the convenience store and auto parts store into a rental office and storage space with the installation of a 500 square foot prefabricated storage building and the construction of a 6,430 square foot 2 story addition. It is in the "RSC" Regional Service Commercial District. See Carlisle Wortman Report dated 05/16/2018 for full details.
- Questions from the Commissioners to the Township Planner.
- Applicant Dave Hughes from Vanstrom/O'Brian, and representing the owner, stated they were here a few years previous and now want to complete their project. He also stated they want to dress up the site.
- There was discussion on sand graphics designs on the building versus signs.
- **MOTION** by Freude, seconded by Williams, **"TO APPROVE FERNCO DEVELOPMENT LTD ET AL FOR THEIR GRAND RIVER MINI STORAGE WITH THE CONDITIONS STATED IN THE TOWNSHIP PLANNER'S REPORT, THE ENGINEER'S REPORT AND ALL OTHER REQUIRED GOVERNMENTAL REPORTS."** Discussion followed. A roll-call vote was taken: Freude – yes, Sloan – yes, Manwiller – yes, Henry – yes, Williams – yes, Counts – yes. Motion carries 6 to 0.

**OTHER BUSINESS:**

A. Schedule Public Hearing – Sign Ordinance

- Township Planner Montagno gave a draft for the Billboard/Sign Ordinance to the Commissioners to study before coming back for the Public Hearing.
- **MOTION** by Williams, seconded by Freude, **“TO SCHEDULE A PUBLIC HEARING FOR JUNE 26, 018, REGARDING THE SIGN ORDINANCE.”** Discussion followed. A roll-call vote was taken: Williams – yes, Sloan – yes, Manwiller – yes, Freude – yes, Counts – yes, Henry – yes. Motion carries 6 to 0.

B. Schedule a Special Meeting – Nothwinds/EM-TCK II, for Final Site Plan Review

- It was the consensus of the Commissioners to schedule a Special Meeting for May 29, 2018 at 6:30 p.m.

**CALL TO THE PUBLIC:**

- Jason and Jeremy Kraft who is in the process of putting in the Propane and Storage Units on the corner of Grand River and Burkhart Road. They are requesting to allow crushed limestone in their back parking area.
- This will need an application and decisions cannot be made at the Call to the Public.
- Commissioner Manwiller ask as a resident if there are any plans to have a Sidewalk Ordinance. (It is not certain at this time.) He would like to see more sidewalks in Howell Township.

**ADJOURNMENT:**

**MOTION** by Freude, seconded by Henry, **“TO ADJOURN.”** Motion carried and meeting adjourned at 7:51 P.M.

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

\_\_\_\_\_  
Andrew Sloan, Chairman

As Presented: \_\_\_\_\_

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

\_\_\_\_\_  
Wayne Williams, Secretary

As Corrected: \_\_\_\_\_

Dated: \_\_\_\_\_ 06.26.2018 \_\_\_\_\_

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Debby Johnson, Recording Secretary