

HOWELL TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

Howell Township Hall

September 25, 2018

6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Matthew Counts Board Rep
Martha Haglund Commissioner
Peter Manwiller Commissioner

MEMBERS ABSENT:

Wayne Williams Secretary
Carolyn Henry Commissioner

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

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 Manwiller, **“TO APPROVE THE SEPTEMBER 25, 2018 AGENDA AS PRESENTED.”**
Motion carried.

APPROVAL OF MINUTES:

MOTION by Haglund, seconded by Freude **“TO APPROVE THE AUGUST 28, 2018 PLANNING COMMISSION MINUTES AS CORRECTED: SPELLING OF HAGLUND.”** Motion carried.

CORRESPONDENCE:

No additional correspondence.

TOWNSHIP BOARD REPORT:

(Commissioner Counts reported on the following items)

- See synopsis.

ZONING BOARD OF APPEALS REPORT

(Chairman Sloan reported on the following items)

- There was no September ZBA Meeting.

ZONING REPORT:

(Zoning Administrator Daus reported on the following items)

- August Land Use of Permits.

HOWELL TOWNSHIP PARK’S REPORT:

(Commissioner Haglund reported on the following items)

- The steering committee should have a rough draft of suggestions to pin point areas for a park and or pathways soon and is hoping to have it ready for Public Review by November.

NEW BUSINESS:

A. LIVINGSTON COUNTY PLANNING DEPARTMENT

- Principal Planner, Scott Barb, from the Livingston County Planning Department addressed their proposed Master Plan that is to be adopted at their October 17th meeting. Everyone is invited to attend that meeting. The new document is now more of an advisory role that will include best practices and current trends.

- Livingston County Planning Commission, Vice Chair Jeanne Clum, has enjoyed working with the townships and residents on this project. Ms. Clum also invited the Commissioners to the Brown Bag Lunches that the County Planning have to discuss issues that pertain to all townships.

B. TLS CONSTRUCTION, PRELIMINARY/FINAL SITE PLAN, PARCEL #4706-28-100-011, FILE #PC 2018-24

- Township Planner Montagno gave an overview of the project with his findings and recommendations. The site is a 6 acre parcel located at 2000 N. Burkhart Road. This is in the "HC" Heavy Commercial Zoned District. The applicant is proposing the construction of a 5,000 square foot storage building. There is an existing residential home that would be converted into an office. The use is for storage of landscaping materials that includes bins for bulk materials. The existing garage and shed will be removed. The proposed use is permitted within the "HC" district. Ten parking spaces are planned with one of them being barrier free. (For complete review, see Carlie/Wortman report dated September 18, 2018.)
- Questions from the Commissioners to the Planner.
- Brent LaVanway from Boss Engineering, showed plans to the Commissioners. He explained the proposed landscaping. He stated the Fire Marshal's review was standard and gave their approval with concerns as noted. (See report dated September 18, 2018.) He also stated the Spicer report and their comments. (See report dated September 5, 2018.)
- Matt Peevey from TLS Construction gave input into what is proposed for this site and what will be stored in the bins; different types of sand, gravel and piping used for the infrastructure for the County.
- Questions from the Commissioners to Mr. Peevey.
- Discussion on being able to keep as many of the existing trees as possible.
- The issue of sidewalks was also discussed.
- **MOTION** by Counts, seconded by Manwiller, **"TO APPROVE TLS CONSTRUCTION'S PRELIMINARY AND FINAL SITE PLAN, PARCEL #4706-28-100-001, FILE #PC 2018-24 PENDING ALL AFINAL APPROVAL AND RECOMMENDATIONS FROM THE PLANNER'S REPORT, THE ENGINEERING REPORT, THE LIVINGSTON COUNTY ROAD COMMISSION, THE LIVINGSTON COUNTY DRAIN COMMISSION, THE HOWELL AREA FIRE AUTHORITY AND ALL OTHER REQUIRED GOVERNMENTAL AGENCIES ALONG WITH THE APPROVAL OF THE SITE PLAN TO ALSO INCLUDE TO HAVE AN ESCROW ACCOUNT FOR A PATHWAY OR SIDEWALK IN THE AMOUNT DEEMED NECESSARY FOR CONSTRUCTION BASED ON ESTIMATES TO BE PROVIDED AND WITH A MODIFICATION TO THE PLAN TO ADD EXISTING VEGETATION TREES TO REMAIN WITH GAPS TO BE FILLED IN WITH TREES AND TO APPROVE ADJUSTMENTS TO THE LANDSCAPING PLAN AS PRESENTED BY THE APPLICANT."** Discussion followed. A roll-call vote was taken: Manwiller – yes, Counts – yes, Haglund – yes, Freude – yes, Sloan – yes. Motion carried 5 to 0.

UNFINISHED BUSINESS:

A. SIGN REGULATIONS

- Discussion on the new Sign Ordinance draft took place.
- Township Planner Montagno answered questions from the Commissioners.
- Commissioner Manwiller had to leave the meeting at 7:58 p.m. for a family emergency.
- **MOTION** by Freude, seconded by Haglund, **"TO RECOMMEND TO THE TOWNSHIP BOARD, APPROVAL OF THE NEW REVISION FOR THE SIGN ORDINANCE AS PRESENTED INCLUDING THE CORRECTION OF THE TYPOS."** Discussion followed. A roll-call vote was taken: Sloan – no, Counts – yes, Freude – yes, Haglund – yes. Motion carried 3 to 1.

OTHER BUSINESS:

Administrator Daus requested that the sidewalk/pathway issue. Discussion followed.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

MOTION by Counts, seconded by Haglund, **“TO ADJOURN.”** Motion carried and meeting adjourned at 8:22 P.M.

Approved: _____ X _____

Andrew Sloan, Chairman

As Presented: _____ X _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Dated: _____ 10.23.2018 _____

Debby Johnson, Recording Secretary