

HOWELL TOWNSHIP BOARD MEETING

3525 Byron Road

Howell, MI 48855

May 13, 2019

6:30 P.M.

1. Call to Order:
2. Roll Call: Mike Coddington () Jeff Smith ()
 Jean Graham () Harold Melton ()
 Jonathan Hohenstein () Evan Rudnicki ()
 Matthew Counts ()
3. Pledge of Allegiance:
4. Call to the Board:
5. Approval of the Minutes:
Regular Board Meeting April 8, 2019
6. Correspondence:
7. Unfinished Business:
A. Hatch Agreement & Resolution
B. Farm Lease
9. Call to the Public:
10. New Business:
A. HAFA Fire Prevention Code Ordinance #262 for Howell Township to review for adoption
B. Replacement of 7 windows – 3 bids attached
C. Rezoning – John Mills, Parcel#4706-27-200-001 SFR to NSC
D. Planning Commission – Position
11. Closed Session
12. Reports:
A. Supervisor B. Treasurer C. Clerk D. Zoning
E. Assessing F. Fire Authority G. MHOG H. Planning Commission
I. Z B A J. WWTP K. HAPRA L. Property Committee
13. Call to the Public:
14. Disbursements:
Regular and Check Register
15. Adjournment:

AGENDA ITEM

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**HOWELL TOWNSHIP BOARD REGULAR MEETING
MINUTES**

3525 Byron Road
Howell, MI 48855
April 8, 2019
6:30 P.M.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Jean Graham	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Harold Melton	Trustee
Evan Rudnicki	Trustee
Jeff Smith	Trustee

MEMBERS ABSENT:

Also in attendance: Township Attorney William Fahey.

Supervisor Coddington 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:

APRIL 8, 2019

MOTION by Melton, seconded by Counts, **"TO APPROVE THE APRIL 8, 2019 AGENDA AS AMENDED: ADD MASON ROAD/CHESTNUT DEVELOPMENT, LLC AGREEMENT AND PINE VIEW VILLAGE AGREEMENT AS ITEMS 7 G & H. MOVE ITEM 9B HOWELL TOWNSHIP SEWER AUDIT TO AFTER CORRESPONDENCE. TABLE ITEM 7E, HATCH AGREEMENT."** Discussion followed. Motion carried.

APPROVAL OF MINUTES:

MARCH 18, 2019 REGULAR MEETING MINUTES

MOTION by Hohenstein, seconded by Graham, **"TO APPROVE THE MARCH 18, 2019 REGULAR SESSION MEETING MINUTES AS PRESENTED."** Motion carried. (See March 18, 2019, Regular Meeting Minutes)

CORRESPONDENCE:

No additions.

HOWELL TOWNSHIP 2018 SEWER AUDIT:

Howell Township hired the Spicer Group to conduct the 2018 Sewer Audit.

- Tracy Anderson from the Spicer Group stated that the company went through all the industrial and commercial users to make sure they are paying for their share of REU's (Residential Equivalency Units) they had purchased and to make sure those users are not violating Sewer Ordinances. Spicer Group also conducted 72 sight inspections. There was no evidence of PFAS (per- and polyfluoroalkyl substances; harmful man-made chemicals) entering the sanitary sewer. There were no major violations but there were 3 possible smaller violations and recommendation to monitor 3 other facilities. REU assignments increased for 12 businesses. Because of the amount of time it took to get ahold of several businesses to conduct the audit, the Spicer Group is requesting the additional amount of \$3,500.00 cost in completing the sewer audit.
- Discussion on how many gallons are now considered in a REU and possibly changing the ordinance to accommodate this change.

- Discussion that in the future, when a Sewer Audit is going to be performed, to have the Township send out letters informing users that an audit is going to be conducted and they will be getting a call from the engineer and they will be coming to their door.
- The Board also stated that in the future that if the audit pricing is going to be higher than what was quoted then the Board needs to be told before going any further with the audit.
- **MOTION** by Graham, seconded by Smith, **“TO PAY THE EXTRA \$3,500.00 FOR ADDITIONAL COST OF THE AUDIT.”** Discussion followed. Motion carried.
- The complete Howell Township 2018 Sewer Audit Report may be found in the Howell Township Board Packet dated April 8, 2019 on the Township website.

UNFINISHED BUSINESS:

A. OFFER ON TOWNSHIP PROPERTY PARCEL #4706-16-400-001

Treasurer Hohenstein stated that an offer has been accepted from a private buyer, Keith D. Gordon, for the 20 acres of land located at 3150 Crandall Road.

- **MOTION** by Hohenstein, seconded by Melton, **“TO ACCEPT RESOLUTION #04.19.463 FOR THE SALE OF PROPERTY OF 3150 CRANDALL ROAD AS PRESENTED.** Discussion followed. A roll-call vote was taken: Rudnicki – yes, Hohenstein – yes, Smith – yes, Melton – yes, Coddington – yes, Graham – yes, Counts – yes. Motion carries 7 to 0.

B. OPEN POSITION FOR ZONING BOARD OF APPEALS “ZBA”

Clerk Graham stated that Christopher Atkinson was appointed to the ZBA at last month’s Board Meeting. On March 25th he submitted a letter of resignation stating he would not be able to fulfill the position. Two other letters of interest were submitted for the position, one from Matt Stanley and one from Carrie Newstead.

- Carrie Newstead introduced herself as living on Fisher Road. She has served on several community boards. Her career is in finance.
- Supervisor Coddington informed the Board Members that Mr. Stanley is still interested in serving on the ZBA but just was not able to make tonight’s meeting. There may be another vacancy in the near future.
- **MOTION** by Graham, seconded by Counts, **“TO APPOINT CARRIE NEWSTEAD TO THE ZBA, TERM ENDING DECEMBER 31, 2019.”** Motion carried.

C & D. ORDINANCE OPT-OUT RECREATIONAL MARIHUANA DISCUSSION

Discussion on whether to opt-out entirely, opt-out in partial, to opt-out temporarily or to take no action at all and allow all state permitted uses.

- Clerk Graham stated the Board needs make a decision as if they are planning on allowing any type of business or none at all. There is no need to have the Planning Commission go through the process and expense to come up with an ordinance to allow Recreational Commercial Businesses and then have the Board say, no businesses allowed. If the Township doesn’t have anything in place by the time the State starts issuing licenses, then the Township cannot take a stand against it. The State has appointed a Special Committee to work on the issues very soon. The Board needs to give specific direction to the Planning Commission on which direction the Board is going regarding Recreational Commercial Businesses.
- There is a proposed ordinance on the table to opt-out. It can always be amended if the Board wishes the Planning Commission to go forward to come up with an ordinance to allow certain type of businesses.
- Discussion followed.
- **MOTION** by Counts, seconded by Hohenstein, **“TO ACCEPT ORDINANCE #248 (HOWELL TOWNSHIP PROHIBITION OF MARIHUANA ESTABLISHMENTS) AS PRESENTED.”** Further

discussion followed. A roll-call vote was taken: Smith – yes, Melton – yes, Hohenstein – yes, Graham – yes, Rudnicki – yes, Counts – yes, Coddington – yes. Motion carries 7 to 0.

- It was the consensus to have the Planning Commission to look into establishing an ordinance regarding Howell Township to allow certain types of Recreational Commercial Businesses.
- MTA, Livingston County Chapter will be conducting a discussion for all Livingston County Township Board Members on the topic of: Recreational Marijuana. All Board members are welcome to attend.

E. HATCH AGREEMENT

Item was tabled.

F. HUNTING ON TOWNSHIP PROPERTIES

Treasurer Hohenstein stated that the Board asked for legal opinion on this issue. Although that opinion is confidential, the Board can have discussion based from that opinion in making their decision.

- **MOTION** by Graham, seconded by Hohenstein, **“TO NOT ALLOW HUNTING ON TOWNSHIP OWNED PROPERTIES AT THIS TIME.”** Discussion followed. Motion carried.

G. MASON ROAD/CHESTNUT DEVELOPMENT, LLC LAND PURCHASE AGREEMENT

Land purchase agreement between Howell Township and Chestnut Development, LLC, on a piece of vacant Township owned property located on Mason Road, parcel #4706-32-400-013.

- Discussion on specifics of the agreement were discussed with Christian Bugeja from Chestnut Development.
- Discussion on number of acres being donated to develop a future park and having access to it.
- No action was taken as there needs to be more clarification on certain items.

H. PINE VIEW VILLAGE LAND PURCHASE AGREEMENT

Land purchase agreement between Howell Township and Chestnut Development, LLC, on a piece of vacant Township owned property located within Pine View Village.

- Discussion on specifics of the agreement were discussed with Christian Bugeja from Chestnut Development. Proposal will be good for 1 year. Purchaser will pay off the Special Assessments.
- Discussion on making this agreement conditional upon reaching an agreement with Pine View.
- **MOTION** by Hohenstein, seconded by Graham, **“TO ACCEPT THE LAND PURCHASE AGREEMENT WITH CHESTNUT DEVELOPMENT, LLC WITH THE CHANGE THAT THE SPECIAL ASSESSMENTS ARE PAID AT THE TIME OF CLOSING AND WITH THE CONDITION OF HAVING THE AGREEMENT WITH PINE VIEW VILLAGE FINALIZED AT CLOSING.”** Further discussion followed. Motion carried.

CALL TO THE PUBLIC:

No response.

NEW BUSINESS:

A. HOWELL TOWNSHIP PARKS & RECREATION

Martha Haglund chairperson for the Howell Township Parks and Recreation Steering Committee was here last month to give a recommendation for preserving a portion of a parcel that is in a Land Purchase Agreement on Mason Road. The Committee is also recommending 2 more parcels within Howell Township.

- Eighty acres located at the corner of Tooley and Warner, parcel #4706-15-300-002. Some of the reasons for recommending this sight: It is 60-70 percent seasonal wet with some dry area. It runs along the Shiawassee River. The Master Plan allows for a 240 foot buffer for a pathway or a natural buffer along the Shiawassee. Could partner with Friends of the Shiawassee River.

- Twenty to twenty-five acres on the southern portion of the seventy-five acre parcel #4706-12-300-009, located off Oak Grove and E. Marr Roads. Some of the reasons for recommending this sight: Parcel is similar to the Mason Road parcel but dryer which might allow buildability for park equipment or ball fields. It will be along the potential non-motorized pathway giving approximately a 6 mile round course that Howell City residents could also use. It is close to the golf course. Increase property values adjacent to the protected area. It is part of the Recreation Master Plan in preserving certain areas.
- Discussion followed.
- **MOTION** by Hohenstein, seconded by Rudnicki, **TO ACCEPT THE PROPOSAL FROM THE PARKS & RECS COMMITTEE REGARDING THE TOOLEY & WARNER ROAD PARCEL #4706-15-300-002 AS PRESENTED AND TO ACCEPT THE COMMITTEE'S RECOMMENDATION ON THE OAK GROVE/MARR ROAD PARCEL #4706-12-300-000 UP TO 25 ACRES.** Discussion followed. Motion carried.

B. HOWELL TOWNSHIP 2018 SEWER AUDIT
Item was moved to after Correspondence above.

C. MTA-RESOLUTION-NONPARTISAN ISSUE

Michigan Township Association (MTA) has requested action by Michigan Township Boards on a nonpartisan resolution. Should elective Michigan township offices be nonpartisan? MTA is looking for input from townships as to which direction townships want MTA's support if this is introduced into legislation.

- Discussion on the pro and cons of township officials' placement on the ballot; partisan vs nonpartisan. If partisan, the section on a ballot for township offices would stay in the partisan portion of the ballot. If nonpartisan then the section for township offices would go towards the bottom of the ballot. On a presidential election this can cause "voter fatigue" results in fewer votes in the nonpartisan section of the ballot. A lot of voters only vote one party or another and never read/vote through the entire ballot. Partisan helps voters know a candidate's values. Township boards should change as their electors change. Township officials should be elected on merit and not party affiliation. Township issues seldom align with political party ideologies. Township elections are dominated by the two parties. A township office seat can be a stepping stone for a candidate to seek a higher position. As of now, while township offices are in the partisan section of the ballot; it does allow candidates to file with no party affiliation.
- **MOTION** by Melton, seconded by Smith, **"TO HAVE HOWELL TOWNSHIP STAY PARTISAN ON THE BALLOT."** Discussion followed. A roll-call vote was taken: Graham – yes, Rudnicki – yes, Counts – yes, Coddington – yes, Hohenstein – no, Melton – yes, Smith – yes. Motion carries 6 to 1. (May it be noted that this motion shows that the Township recorded 1 in support and 6 in opposition for the MTA resolution that would allow township boards the option to have its elected offices appear as nonpartisan on the ballot.)

D. PROPERTY COMMITTEE

Treasurer Hohenstein reported on the following:

- Worked on Purchase Agreement and presented them to the Board. Two offers have come in.
- Farming contract: Accepting sealed bids for farming on Township property until April 16, 2019 and will open the bids on April 18, 2019 at open meeting to decide who will receive farming rights for the 2020 season.
- 3150 Crandall Road property. Board approved counter offer including pay-off assessments.

E. BUSINESS LICENSE VIOLATIONS

The Township has 5 businesses that are in violation of not purchasing their 2019 Business License. Two violation notices have been sent out with no results. All 5 of these businesses are still running a business.

- Discussion on the next steps to take. The late fee is now \$150.00 plus the Business License Fee of \$30.00 totaling \$180.00. Hand deliver a 3rd violation notice giving them 14 days to pay with a reduced rate. Talk with Tanger Management for stores that are in violation. Look into creating an ordinance that stipulates no Building Permits will be issued with unpaid Business License Violations.

CLOSED EXECUTIVE SESSION

MOTION by Counts, seconded by Melton, **“TO TAKE A FEW MINUTES BREAK AND THEN ENTER INTO CLOSED SESSION FOR THE PURPOSE TO DISCUSS SETTLEMENT IN THE CROSSROADS CASE AT 8:25 P.M.”** A roll-call vote was taken: Melton – yes, Graham – yes, Coddington – yes, Rudnicki – yes, Counts – yes, Smith – yes, Hohenstein – yes. Motion carries 7 to 0.

ENTER BACK INTO REGULAR SESSION

MOTION by Hohenstein, seconded by Rudnicki, **“TO ENTER BACK INTO REGULAR SESSION AT 8:41 P.M.”** Motion carried.

REPORTS:

A. SUPERVISOR:

(Supervisor Coddington reported on the following items)

- Worked on the Farm Leases for 5 year contracts.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- Presented a preliminary Road Fund spread sheet, showing each road project including chloride application expense.

C. CLERK:

(Clerk Graham reported on the following items)

- Clean-up Day is May 18th. Looking for Board Members to help out.
- Reminder of the May 7th election.

D. ZONING:

(See Zoning Administrator Daus’ prepared written report)

E. ASSESSING:

(See Assessor Kilpela’s prepared written report)

F. FIRE AUTHORITY:

(Supervisor Coddington reported on the following items)

- Fire Authority Budget and Key Proposed Budget Request. **MOTION** by Hohenstein, seconded by Melton, **“TO ACCEPT THE HOWELL AREA FIRE AUTHORITY 2019/2020 ANNUAL BUDGET AS PRESENTED.”** Discussion followed. Motion carried. (To view the entire Fire Authority Annual Budget see item 11F in the April 8, 2019 Board Packet.)
- The State is requiring a resolution for the Cadet Program.
- Replacing turnout gear.
- Replacing compressor for filling bottles.
- Chief asked for approval for a labor attorney for the potential union coming in for the day shift.

G. MOHG:

(Trustee Counts reported on the following items)

- Reviewed a proposal from Tetra Tech on building a service building at the water plant.
- Approved expense for a rebuild for a large pump at the Industrial Drive Station.
- Finalized the material table for the new water/sewer design standards.
- Discussion on the ownership of the property in front of the 25 acres that the Township wants to preserve on Mason Road.

H. PLANNING COMMISSION:

(Trustee Smith reported on the following items)

- Recommended approval for the rezoning of parcel #4706-27-200-001 from SFR to NSC for petitioner John Mills. Will go to the Board at the May Meeting.
- Discussed the Marijuana Recreational Commercial Businesses.
- Discussed pathways, sidewalks, setting up districts for pathways and funding and maintenance of them.

I. ZONING BOARD OF APPEALS (ZBA):

(No meeting to report on.)

J. WWTP:

(Treasurer Hohenstein reported on the following items)

- All three employees are or have left the WWTP. It is the obligation of the Inframark to find replacements. They have two people for possible replacements. There are three years left in the contract and they want to stay in their contract. Before the end of the contract it will go out for bids. Discussion followed.

K. HAPRA

(Clerk Graham reported on the following items)

- Still waiting for the chart that Howell Township requested from the HAPRA to show who actually lives in Howell Township that are using the HAPRA services.
- There have been several staff changes.
- Registration for the spring sports is doing well.
- Working on getting additional funds for the HAPRA.
- PAWS IN THE PARK, run walk in the park, fundraiser is May 11th.

CALL TO PUBLIC:

No response.

DISBURSEMENTS: REGULAR AND CHECK REGISTER:

MOTION by Hohenstein, seconded by Melton, **"TO APPROVE THE REGULAR DISBURSEMENTS THROUGH APRIL 3, 2019 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH."** Discussion followed. Motion carried.

ADJOURNMENT: **MOTION** by Melton, seconded by Graham, **"TO ADJOURN."** Motion carried. The meeting adjourned 9:17 p.m.

As Presented: _____

Howell Township Clerk
Jean Graham

As Amended: _____

Mike Coddington
Howell Township Supervisor

As Corrected: _____

Dated: _____

Debby Johnson, Recording Secretary

AGENDA ITEM

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CORRESPONDENCE

May 13, 2019

1. **AMERICAN FUNDS** – Capital World Growth and Income Fund ending January 31, 2019
2. **CONSUMERS ENERGY** – Small Business Assessment Report, March 11, 2019
3. **DTE** – Your paths to energy savings

AGENDA ITEM

7A

**RESOLUTION APPROVING APPLICATION OF
Hatch Stamping Company LLC
FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR REAL PROPERTY
02.19.460**

At a regular meeting of the Township Board of the Township of Howell, held on February 11, 2019 at the Howell Township Hall located at 3525 Byron Road, Howell, Michigan 48855, at 6:30 P.M. local time.

PRESENT: Coddington, Counts, Rudnicki, Graham, Hohenstein, Melton, Smith

ABSENT: None

The following preamble and resolution were offered by Hohenstein and supported by Melton.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on June 26, 1989 the Howell Township Board of Trustees by resolution established Howell Township Industrial Development District No. 4; and

WHEREAS, Hatch Stamping Company LLC has filed an application for an Industrial Facilities Exemption Certificate with respect to real and personal property in the amount of 5,710,000.00 to be acquired at 1051 Austin Court, Howell, MI 48855, District No. 4; and

WHEREAS, before acting on said application, the Howell Township Board of Trustees held a hearing on February 11, 2019 at the Howell Township Hall, 3525 Byron Road, Howell, MI, at 6:30 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before February 11, 2019 the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in Howell Township and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Howell Township after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

WHEREAS, Hatch Stamping Company LLC agrees to the requirements as set forth in the amended "Agreement for Industrial Facilities Exemption Certificate" which states the conditions and recourse to be upheld during abatement.

NOW, THEREFORE, BE IT RESOLVED BY the Howell Township Board of Trustees that:

1. The Township Board finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of Howell Township or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in Howell Township.

2. The application from Hatch Stamping Company LLC for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District No. 4, to wit:

SEC 28 T3N R4E LOTS 4 AND 5 OF TRANS WESTINDUSTRIAL CENTER SOUTH CONTAINING 12.476 AC COMBINED ON 04/11/2019 WITH 4706-28-301-031,4706-28-301-032, & 4706-28-301-004 INTO 4706-28-301-039;

Be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years after completion.

AYES: Coddington, Counts, Rudnicki, Graham, Hohenstein, Melton, Smith

NAYS: None

RESOLUTION DECLARED PASTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Board of Trustees of Howell Township, County of Livingston, State of Michigan, at a regular meeting held on February 11, 2019.

Jean Graham
Howell Township Clerk

AGREEMENT FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
REAL PROPERTY

THIS AGREEMENT FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE dated February 11, 2019 is between Hatch Stamping Company LLC, 1051 Austin, Howell, MI 48843 and Howell Township (“Township”), a Michigan municipal corporation, located at 3525 Byron Road, Howell, MI 48855.

WHEREAS, Hatch Stamping Company LLC has applied to the Township to receive an Industrial Facilities Exemption Certificate (a copy of the Hatch Stamping Company LLC application is attached as “ Exhibit A” and hereafter referred to as the “Application”); and

WHEREAS, the Township has approved the Application seeking an Industrial Facilities Exemption Certificate (“Certificate”) pursuant to 1974 PA 198, as amended ;

NOW, THEREFORE, the Township and Hatch Stamping Company LLC agree as follows:

1. Hatch Stamping Company LLC shall expend not less than \$4,000,000.00 on real property costs and building improvements, and \$1,710,000.00 on cost of machinery, equipment, furniture and fixtures located at 1051 Austin Court, Howell, MI 48843 (the “Facility”), consistent with the Application.

2. Hatch Stamping Company LLC acknowledges that the additional real property costs, building improvements and machinery, equipment, furniture and fixtures of the Facility are improvements consistent with 1974 PA 198.

3. Upon separate written request(s) from the Township, Hatch Stamping Company LLC shall submit documentation to the Township following the issuance date of the Certificate (and every year thereafter until the Certificate has expired or been terminated) covering:

- a. The number of new jobs created and/or the number of jobs retained by Hatch Stamping Company LLC and the respective hourly rates for each; and

- b. If Hatch Stamping Company LLC's projections for creation or retention of jobs, as estimated in its Application, are not reached, an explanation; and
- c. A detailed project accounting for the monies expended on the real property and improvements that year and for the term of the Certificate, as identified in the Application.

4. Hatch Stamping Company LLC understands that if the construction and/or expansion project referenced in the Application has not been started or completed within the two-year period following the granting of this Certificate, the Township, the State Department Treasury, or the State Tax Commission has the right to revoke this Certificate.

5. Hatch Stamping Company LLC agrees to remain and continue to conduct business within the Township for the entire period of the Certificate, unless permission (in writing) is granted by the Township Board for relocation of Hatch Stamping Company LLC operations outside the Township boundaries. Hatch Stamping Company LLC further understands that if it chooses to leave the Township without obtaining the Township's permission to relocate or ceases to operate the Facility prior to the end of the term of the Certificate, the Township shall have the right to recapture from Hatch Stamping Company LLC an amount up to and including the total amount of taxes abated by the Certificate.

6. Hatch Stamping Company LLC, its successor, assign, leaser, person or entity having control or dominion over the facility, as described in the Application, and the Township further agree that achievement of the stated conditions in this Agreement shall be reviewed as deemed necessary by the Township to ensure compliance with the Application, and failure to have met or maintained the conditions may be grounds for revocation of the Certificate.

7. By execution of this Agreement, it is understood that Hatch Stamping Company LLC's investment in the Facility and the Township's investment in granting of the Certificate is to encourage economic growth within the Township. The Township acknowledges that in some

instances, economic conditions may prevent Hatch Stamping Company LLC from complying fully with this Agreement and the terms of the Application. The Township will give Hatch Stamping Company LLC an opportunity to explain the reasons for any variations from the representations contained in the Application and will evaluate Hatch Stamping Company LLC's situation prior to taking any action.

8. Hatch Stamping Company LLC agrees that the Certificate is granted with the understanding that its annual summer and winter taxes will be paid in full on or before the due date, and that any delinquency due solely and directly to Hatch Stamping Company LLC's fault shall be just cause for the Township to revoke the Certificate.

9. Commitments made by Hatch Stamping Company LLC and the Township are binding if the Township approves the Application filed by Hatch Stamping Company LLC and the Application is approved and the Certificate is issued by the Department of Treasury, State Tax Commission pursuant to 1974 PA 198, as amended.

10. This Agreement shall be interpreted in accordance with the laws of the State of Michigan. Upon default, the other party shall be liable to the non-defaulting party for the reasonable attorney fees and court costs which may be incurred in enforcing a term or condition of this Agreement. This Agreement shall supersede the terms and conditions of any prior agreements, oral, written or implied and represents the entire agreement of the parties.

11. This Agreement is assignable and transferable by either party by written mutual consent of both parties.

12. This Agreement may only be altered by mutual written consent of both parties.

13. This Agreement shall remain in effect until the Certificate has expired or been revoked or terminated.

14. By signing below, the parties swear and affirm that no payment of any kind in excess of the fee allowed by PA 198 of 1974, as amended by PA 323 of 1996, has been made or promised in exchange for favorable consideration of the Application.

Hatch Stamping Company LLC

By: *Quinn Camp*

Its: *PRESIDENT*

Dated: *03/26/2019*

Howell Township

By: _____

Its: Mike Coddington, Supervisor

Dated: _____

Howell Township

By: _____

Its: Jean Graham, Clerk

Dated: _____

- Questions were taken from the Board.
- Parking was discussed. They are currently adding 221 parking spaces. This will allow ample parking during shift changes.
- Phil Santer from SPARK, Livingston County, addressed their request for an IFT (Industrial Facility Tax). This is a tool used for local municipal governments to support industrial developments. The requested IFT will only be for the new investment.
- Questions were taken from the Board.
- **MOTION** by Counts, seconded by Hohenstein, **“TO CLOSE THE PUBLIC HEARING FOR HATCH STAMPING COMPANY LLC, IFT AT 6:46 P.M.”** Discussion followed. Motion carried.

RESOLUTION 02.19.460 HATCH STAMPING COMPANY LLC

Supervisor Coddington stated that the Board just received the agreement and has not had time to review it. Township legal counsel stated that the Board could adopt the resolution contingent upon review and approval of the agreement by legal counsel.

- **MOTION** by Hohenstein, seconded by Melton, **“TO ADOPT RESOLUTON 02.19.460 FOR AN INDUSTRIAL FACILITY EXEMPTION CERTIFICATE FOR REAL PROPERTY FOR HATCH STAMPING COMPANY WITH THE CONDITION THAT THE AGREEMENT BE REVIEWED AND APPROVED BY LEGAL COUNSEL.”** Discussion followed. A roll-call vote was taken: Coddington – yes, Counts – yes, Rudnicki – yes, Graham – yes, Hohenstein – yes, Melton – yes, Smith – yes. Motion carries 7 to 0.

CALL TO THE PUBLIC:

- John Mills, 1750 Oak Grove Road – wanted to know from a municipality perspective, is there a downside to a new manufacturing facility like HATCH with the fumes and noise? After the facility is up and running who monitors it? (As it relates to the Planning Commission and site plan approval; it is addressed within the original approval. As for environmental quality it is referred to MDEQ. As for monitoring; it will come from all the normal monitoring organizations.)

NEW BUSINESS:

A. THE ANNEX GROUP, WORK FORCE AFFORDABLE HOUSING

- Lori Edwards from the Indiana based multi-family developer, The Annex Group, stated they are here to propose a development on 23 acres of Howell Township owned property near M-59 on Oak Grove Road. Their projection is for 180 units, with mostly 1 or 2 bedrooms and a few with 3 bedrooms. The units are considered for “workforce housing” residents which differs from “student housing”, with a \$39,000.00 to \$59,000.00 annual income.
- The Tax Credit Program or Development Subsidy would come from the Michigan Housing Authority which are non-competitive tax credits.
- The Annex Group will need 3 to 9 months in order to decide if they want to go forward with the development after studies have been conducted to determine certain demographics of the particular study area for amenities. The Township will receive monthly benchmarks as to how the development is processing.
- Questions from the Board.
- A preliminary Market Study was done on high growth areas where rents are so high that residents are being pushed out and Livingston County came up in this study. A third party will be brought in to do a full blown study once it is determine that this will be a site for their development.
- **MOTION** by Graham, seconded by Hohenstein, **“TO MOVE FORWARD WITH THE ANNEX GROUP.”** Discussion followed. Treasurer Hohenstein stated that there are things to be worked through in terms of Annex’s Letter of Intent. Hohenstein also stated he doesn’t believe there is anything that cannot be

AGENDA ITEM

7B

Howell Township
Farm Lease Meeting:
April 18, 2019
1:00 PM

Members Present:

Carol Makushik
Brent Kilpela
Jonathan Hohenstein

Treasurer Hohenstein called the meeting to order at 1:00 PM. The roll was called

Opening of Sealed Bids:

The following is a chart showing the bid amounts for each property group, with the recommendation at the top of each section.

Group	Parcel	Address	Acreage	Approx. Tillable
1	4706-12-300-009	E Marr Rd	73.58	46
	Matt Marston	\$175/acre		
	Hoisington Farms	\$131/acre		
	William Graham	\$120.50/acre		
	John Mills	\$107.51/acre		
2	4706-15-300-002	2990 Tooley Rd	80.14	22
	4706-22-100-001	Tooley Rd	80.42	27
	4709-22-100-014	Tooley Rd	22.83	13
	Rocky Ridge	\$91/acre	REVOKED	4/23/19
	Matt Munsell	\$87.50/acre		
3	4706-21-200-019	Tooley Rd	55.36	37
	4706-21-200-020	3250 Bowen Rd	33.05	25
	Matt Marston	\$175/acre		
	Hoisington Farms	\$131/acre		
	Matt Munsell	\$93.50/acre		
	Rocky Ridge	\$91/acre		
4	4706-25-100-028	Oak Grove Rd	45.44	32
	4706-25-200-046	Oak Grove Rd	14.05	6
	4706-25-200-047	Oak Grove Rd	9.92	5
	John Mills	\$76.50/acre		
5	4706-32-400-013	Mason Rd	95.32	44
	Matt Munsell	\$102.50/acre		
	Rocky Ridge	\$91/acre		

Call to the Public:

None

Adjournment:

Motion to adjourn at 1:09pm by Makushik seconded by Kilpela. Motion carried.

Respectfully submitted,
Jonathan Hohenstein

AGENDA ITEM

10A

HOWELL TOWNSHIP
ORDINANCE NO. ###

FIRE PREVENTION CODE ORDINANCE

An Ordinance to promote the public health, safety, and general welfare of the Township and its citizens; to adopt by reference the 2018 edition of the International Fire Code, promulgated the International Code Council, Inc. (Fire Prevention Code) (as well as adopt by reference the documents listed in the Fire Prevention Code), regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises in the Township; to provide for the issuance of permits and collection of fees therefor; to prescribe minimum requirements necessary to establish a reasonable level of fire safety and property protection from the hazards created by fire and explosion; to provide for penalties for violations thereof; and to repeal all other ordinances and parts of ordinances in conflict therewith.

THE TOWNSHIP OF HOWELL ORDAINS:

SECTION 1: Title.

This Ordinance shall be known and cited as the "Howell Township Fire Prevention Code Ordinance."

SECTION 2: Purpose.

The purpose of this Ordinance is to promote the public health, safety, and general welfare of the Township and its citizens; to adopt by reference the 2018 edition of the International Fire Code (Fire Prevention Code) (as well as adopt by reference the documents listed in the Fire Prevention Code), including Appendices Chapters A, B, C, D, E, F, G, H, I, J and N as published by the International Code Council, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and

use of hazardous substances, materials, and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises in the Township; to provide for the issuance of permits and collection of fees therefor; to prescribe minimum requirements necessary to establish a reasonable level of fire safety and property protection from the hazards created by fire and explosion; to provide for penalties for violations thereof; and to repeal all other ordinances and parts of ordinances in conflict herewith.

SECTION 3: Adoption of Fire Prevention Code.

- A. Pursuant to the provisions of MCL 41.805, as amended, and for the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion and those other purposes listed in this Ordinance, the Township hereby adopts the Fire Protection Code (and documents adopted by reference therein) and incorporates it by reference as if fully set out at length herein (except as modified herein), and as so adopted and modified shall be known as the "Howell Township Fire Prevention Code."
- B. From the date on which this Ordinance takes effect, the provisions of the Fire Prevention Code and documents adopted by reference therein, except as modified herein, control within the limits of Howell Township. Those provisions and documents adopted by reference herein, except as modified herein, are hereby adopted as the Howell Township Fire Prevention Code for the purpose of prescribing regulations governing conditions hazardous to life and property for fire and explosion and providing for issuance of and collection of fees.
- C. Three copies of the Fire Prevention Code are on file with and kept in the office of the Howell Township Clerk, and are available for and open to inspection by the public in the Office of the Township Clerk of Howell Township.

SECTION 4: Changes to Fire Prevention Code.

The following provisions of the Fire Prevention Code are hereby added, amended, or deleted as hereinafter set forth. Subsequent Chapters, Articles, and Section numbers used in Section 4 of this Ordinance refer to the like numbered Chapters, Articles, Divisions, and Sections of the Fire Prevention Code, unless otherwise specified.

1. *Section 101.1. Title.* Delete and replace with the following: “These regulations are to be known as the Fire Prevention Code of Howell Township, hereinafter referred to as “the Code” or “the Fire Prevention Code.”
2. *Section 102.7. Referenced Codes and Standards.* Delete and replace with the following: “The codes and standards referenced in this code are those that are listed in Chapter 80 and such codes and standards are to be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions that establish the higher standard for the promotion of the safety and welfare of the public and the protection of the public, or as otherwise determined by the State of Michigan law, must apply.
3. *Section 103.1. General.* Delete and replace with the following: “The Howell Area Fire Authority is responsible for fire prevention, inspection activities, and code enforcement of buildings and occupancies as related to the risk of fire or explosion within the Howell Area Fire Authority jurisdiction. The department of fire prevention is established within the jurisdiction under the direction of the code official. The function of the department is the implementation, administration, and enforcement of the provisions of this code and the codes and standards referenced in Chapter 80 of this code.”
4. *Section 104.11.4.* Insert the following: “Section 104.11.4. Unlawful Boarding or Tampering with Fire Department Emergency Equipment. A person shall not, without proper authorization from the fire official in charge of said fire department emergency equipment, cling to, attach to, climb upon or into, board, or swing upon any fire department emergency vehicle, whether the same is in motion or at rest, operate any

emergency warning equipment, or to manipulate or tamper with any levers, valves, switches, starting devices, brakes, pumps, or any equipment or protective clothing on, or a part of, any fire department emergency vehicle.”

5. *Section 104.11.5.* Insert the following: “Section 104.11.5. Damage/Injury to Fire Department Equipment/Personnel. It is unlawful for any person to (a) damage or deface, or attempt or conspire to damage or deface, any fire department emergency vehicle or equipment; and (b) injure, or attempt or conspire to injure, fire department personnel while performing departmental duties.”

6. *Section 105.1. General.* Delete and replace with the following: “Permits must be in accordance with Sections 105.1.1 through 105.7.15. Where reference is made to this section for permits elsewhere in this code and there are no provisions for issuing such permits by the department of fire prevention, the code official is authorized to waive the particular permit requirement.”

7. *Section 105.6. Required Operational Permits.* Delete and replace with the following: “The code official is authorized to issue operational permits for the operations set forth in 105.6.1 through 105.6.50. Where there are no provisions for issuing such permits, the code official is authorized to waive the particular permit requirement.”

8. *Section 105.6.20. Hazardous Materials.* Delete and replace with the following: “An operational permit is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table 105.6.20. An operational permit, once issued, remains valid until revoked or until the occupancy for which the permit was issued changes ownership. Upon any change of ownership, a new operational permit for the occupancy is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table 105.6.20. Notwithstanding the fact that no additional permit needs to issue, nor any further fee charged, for a change in the operation or manner of storage, transportation, dispensing, use, or handling of the permitted hazardous substance, nor for any change in the type of hazardous substance being used, any such change from the conditions

of the original permit creates a duty on the permit holder to advise the fire marshal or his designee, in writing, of such changes promptly. Failure to comply with this notification requirement is cause for revocation of an operational permit where the circumstances surrounding such permit have been changed without notice to the fire marshal.”

“Exception:

1. Nothing in this subsection applies to a farm or farm operation as defined in Section 202 of this Code, and the Michigan Right to Farm Act, 1981 PA 93, as amended (now MCL 286.472 et seq.).
 2. Nothing in this subsection applies to one- or two-family dwelling occupancies.”
9. *Section 105.6.20.1.* Insert the following: “Section 105.6.20.1. Required Amounts for Reporting. Reportable quantities are considered the maximum amount of hazardous material on site at any given time. This amount is required to be reported to the fire department as indicated in Table 105.6.20.”
10. *Section 105.6.20.2.* Insert the following: “Section 105.6.20.2. Permit Fees. The following fees shall be applied to the maximum quantity of each form of hazardous materials:

Quantity & Form	Fee
0-1,000 lbs.; 0-100 cu. ft.; 0-330 gal.	\$100
1,001-20,000 lbs.; 101-6,000 cu. ft.; 331-990 gal.	\$250
20,001+ lbs.; 6,001+ cu. ft.; 991+ gal.	\$500

11. *Section 105.7.1.1.* Insert the following: “Section 105.7.1.1. Installations. Before any fire suppression system or component is installed, enlarged, extended, or modified, a permit must be obtained from the code official. This permit requirement includes work regarding any device or relay connected to or controlled by the fire suppression system. All work must be performed by a qualified installer who is properly licensed and certified to perform work as determined by the code official. Construction documents must be reviewed by the code official before the permit issues. Upon issuance of the permit, the permit must be posted at the job site in plain view.”
12. *Section 105.7.1.2.* Insert the following: “Section 105.7.1.2. Permit Fees. Permit fees cover initial plan review and two inspections.”

Sprinkler Systems

<u>Riser(s) & Sprinkler Heads</u>	<u>Fee</u>
1-20 heads	\$ 80
21-50 heads	\$ 90
51-100 heads	\$100
101-200 heads	\$120
201-300 heads	\$140
301-400 heads	\$160
401-500 heads	\$180
501-1000 heads	\$200
>1000 heads	\$0.50 per head

Standpipes: \$45 per standpipe

Fire pump: \$50

Dry or wet chemical fire suppression systems: \$90 per system.

Each additional system in the same building reviewed at the time is \$45. Alterations, additions, or modifications to each existing system are \$35.

Total flooding agent extinguished systems: \$90 plus appropriate detection system fee.

Plan Reviews: The code official's review might require an outside third party. This review will be charged at the current fire safety consultant's or plan reviewer's rates. These fees must be paid before the permit issues."

13. *Section 105.7.7.1* Insert the following: "*Section 105.7.7.1* Installations. Before any fire alarm or detection system or component is installed, enlarged, extended, or modified, a permit must be obtained from the code official. This permit requirement includes work related to auxiliary devices, such as magnetic locks, electronic locks, or any device or relay connected to or controlled by the fire alarm or detection system. All work must be performed by a qualified installer who is properly licensed and certified to perform such work as determined by the code official. Construction documents must be reviewed by the code official before the permit issues. Upon issuance of the permit, the permit must be posted at the job site in plain view."

14. *Section 105.7.7.2* Insert the following: "*Section 105.7.7.2*. Permit Fees. Permit fees cover initial plan review and two inspections.

<u>Device</u>	<u>Fee</u>
Control panel	\$ 20
First initiating or auxiliary control devices (smoke detector, heat detector, control switch, etc.)	\$ 10
Each additional initiating or auxiliary control device	\$.50 per device

First audiovisual indicating or communication device \$ 10
(horn, strobe, bell, etc.)

Each additional audiovisual indicating or
communications device \$.50 per device

Plan Review: The code official's review might require an outside third party. This review will be charged at the current fire safety consultant's or plan reviewer's rates. These fees must be paid before the permit issues."

15. *Section 105.7.26.* Insert the following: "*Section 105.7.26.* Permit Issuance. A permit granted hereunder is not transferable, and a permit may not be extended beyond the time set forth therein unless approved by the fire official. When work is started without a permit, the permit fee is doubled."
16. *Section 106.6.* Insert the following: "*Section 106.6.* Additional Fees. The following fees may be charged for a reinspection and apply to each inspector performing the reinspection. There fees must be paid in full before the reinspection is performed.
1. \$30 per reinspection during normal working hours.
 2. \$75 per reinspection during non-working hours."
17. *Section 106.7.* Insert the following: "*Section 106.7.* Cancellation Fees. Handling cost of permits cancelled after being issued is 35% of the permit fee or \$10, whichever is greater."
18. *Section 109.4.* Insert the following: "*Section 109.4.* Board of Appeals Members. The board of appeals shall consist of the following:
- Two (2) members of the Howell Area Fire Authority board.
- Three (3) certified fire inspectors from a jurisdiction outside the jurisdiction.

No member of the appeals board shall have a conflict of interest with the issue being addressed.”

19. *Section 110.4. Violation Penalties.* Insert “Misdemeanor punishable by a fine of \$500.00 or 90 days in jail”, such that this subsection now reads as follows: “Persons who shall violate a provision of this code, or fail to comply with any of the requirements thereof, or who erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under provisions of this code, are guilty of a misdemeanor punishable by a fine of \$500 or 90 days in jail, or both. Each day that a violation continues after due notice is served is a separate offense.”

20. *Section 109.45.* Insert the following: “Section 109.45. Prohibited Parking; Exception; Bus Loading Zone; Violation as Civil Infraction.

1. Except if necessary to avoid conflict with other traffic or in compliance with the law or the directions of a police officer, fire official/personnel, or traffic-control device, one may not park a vehicle in any of the following places:

a. Within 15 feet of a fire hydrant.

b. Within 20 feet of the driveway entrance to a fire station and within 75 feet of a fire station entrance on opposite side of street if properly marked by an official sign.

c. Alongside or opposite a street excavation or obstruction, if the stopping, standing, or parking would obstruct traffic.

d. Within 500 feet of an accident at which police officer and/or fire official/personnel is in attendance.

- e. In a place or in a manner that blocks immediate egress from an emergency exit conspicuously marked as an emergency exit of a building.
- f. In a place or in a manner that blocks or hampers the immediate egress from a fire escape conspicuously marked as a fire escape providing an emergency means of egress from a building.
- g. Within 500 feet of a fire at which fire apparatus is in attendance. However, volunteer fire fighters responding to the fire may park within 500 feet of the fire in a manner not to interfere with fire apparatus at the scene. A vehicle parked legally previous to the fire is exempt from this provision.
- h. In a place or in a manner that blocks access to a space clearly designated as a fire lane.
- i. A person shall not move a vehicle not owned by the person into a prohibited area or away from a curb a distance that makes the parking unlawful.”

21. *Section 110.5*. Insert the following: “*Section 110.5*. Fee Schedule. For any violation of the parking requirements listed in Section 109.45 of this code, the fine for such an offense is as follows: \$25 per violation if paid within 10 days of the violation, and \$50 per violation if paid after 10 days of the violation.”

22. *Section 110.5.1*. Insert the following: “*Section 110.5.1*. Towing and Storage Costs. In addition to the above violation penalties, a person who violates this section is responsible for all vehicle towing and storage costs incurred if the fire chief (or the chief’s designee) determines that the vehicle parked in violation of Section 109.45

must be towed to insure public safety or access to a building or emergency scene by the fire department.”

23. *Section 110.6.* Insert the following: “*Section 110.6.* Application and Allocation for Fees, Fines. Payment for any permit fees or violation fees must be paid to the Howell Area Fire Authority.”

24. *Section 110.6.1.* Insert the following: “*Section 110.6.1.* Issuing of Tickets for Violations. The fire chief (and the chief’s designee, who shall be the deputy fire chief, assistant fire chiefs, fire marshal, and fire inspectors assigned to the fire marshal’s division) is authorized to issue tickets for violation of any provision of this code.”

25. *Section 112.4. Failure to Comply.* Insert “not less than \$500.00 for each day the violation occurs”, such that *Section 112.4* now reads: “Any person who continues any work after served with a stop work order (except such work as that person is directed to perform to remove a violation or unsafe condition) is liable to a fine of not less than \$500.00 for each day the violation occurs.”

26. *Section 112.5.* Insert the following: “*Section 112.5.* Collection of Charges. The Howell Area Fire Authority may proceed in a court of appropriate jurisdiction to collect any monies remaining unpaid for services provided as a mature debt of the Howell Area Fire Authority and shall have any and all other remedies provided by law for the collection of all charges.”

27. *Section 114.1* Insert the following: “*Section 114.1.* False Alarms; Inspections; Orders to Correct.

1. A fire sprinkler or water alarm system experiencing more than two (2) false alarms within a thirty (30) day period or four (4) false alarms within the calendar year is deemed defective. Upon written notice to the owner or lessee of the alarm system by the Fire Chief (or the chief’s designee), the

owner or lessee must have the system inspected by an alarm system contractor who must within fifteen (15) days, file a written report to the Fire Chief (or the chief's designee) of the result of the owner's or lessee's inspection, the probable cause of the false alarms, and the owner's or lessee's recommendation for eliminating false alarms.

2. Upon receipt of the report, the Fire Chief must forward the same to the owner or lessee, ordering corrections, based upon recommendations contained in the report.

3. The owner or lessee shall have three (3) working days from the receipt of the order to make such corrections. Thereafter, to defray the cost of responding to false alarms, the owner or lessee of an alarm system shall pay to the fire authority the amount of the response as per the cost recovery fees for each false alarm received and responded to by the fire department during the calendar year in which the order to correct the system was issued. The amount due to the fire authority shall be paid upon demand by the fire department and if not paid, the fire authority and/or designee shall have the right, along with all of the other rights it may have, to impose a lien on the real and personal property of the owner or lessee and such lien shall be enforced in the same manner as delinquent taxes."

28. *Section 114.2.* Insert the following: "Section 114.2. Misrepresented False Alarms. It is unlawful for any person to summon, in any way, the fire department unless a valid reason for response is present. The fire chief or the chief's designee has the authority to issue fines, in accordance with the cost recovery ordinance, to any person causing a false alarm. If the person causing a false alarm is a minor, the fines are the responsibility of the minor's legal supervisor or guardian."

29. *Section 202. General Definitions.* The following definitions are in addition to the definitions contained in the International Fire Code, 2018 edition:

- a. "Code Official: The fire chief, fire marshal, fire inspector, code enforcement officer, or other designated authority charged by the applicable governing body with the duties of administration and enforcement of the code, or duly authorized representative. The term 'fire official' may be used interchangeably with 'code official' for purposes of this code."
- b. "False Alarm: The activation of an alarm of an alarm system through mechanical failure, malfunction, improper installation, or the negligence of the owner or lessee of an alarm system or his or her employee or agent. 'False alarm' does not include an alarm caused by severe weather or other violent conditions beyond the control of the owner or lessee of an alarm system or his or her employee or agent."
- c. "Farm: Land, plants, animals, buildings, structures (including ponds for agricultural or aquacultural activities), machinery, equipment, and other appurtenances used in the commercial production of farm products. MCL 286.472(a)."
- d. "Farm Operations: The operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products. MCL 286.472(b)."
- e. "Fire Watch: A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals for the purpose of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire, and notifying the fire department by methods that the code official approves or recommends."
- f. "Misrepresented False Alarm: The willful and knowing initiation of the transmission of a signal, message, or other notification of a fire or emergency when no fire, emergency, or danger exists."

- g. "Water Capacity: The amount of water, in either pounds or gallons, at 60 degrees Fahrenheit (15.6 degrees Celsius) required to fill a container full of water."
30. *Section 307.1.2.* Insert the following: "*Section 307.1.2.* Local Burning Ordinances Preserved. Nothing in this code is to be construed as barring Howell Township (a township served by the Howell Area Fire Authority) from regulating matters of open burning by duly adopted local ordinance, even if the ordinance does not predate the adoption of this code. If a conflict arises between this code and the Township's ordinance, the local ordinance controls. Notwithstanding any superseding local ordinance, however, the fire chief, fire chief, fire marshal, or fire code official retains authority under Section 307.7 of this code to ban all open burning if conditions warrant."
31. *Section 307.6.* Insert the following: "*Section 307.6.* Fire Department Training. Open burning is allowed to train fire fighters, train the public (including workers or employees), or for demonstration by the fire official or other trained fire personnel when such burning is done per accepted practices."
32. *Section 307.7.* Insert the following: "*Section 307.7.* Banning Open Burning. The fire chief, fire marshal, or fire code official has authority to issue a ban on all open burning if conditions are deemed too hazardous in the opinion of the fire code official to allow the open burning, open flame, etc."
33. *Section 312.2.1.* Insert the following: "*Section 312.2.1.* Maintenance. It is the property owners' responsibility to provide and maintain this protection."
34. *Section 507.5. Fire Hydrant Systems.* Delete and replace with the following: "Fire hydrant systems shall comply with Section 507.5.1 through 507.5.6 and shall be in

accordance with Appendix C and the Howell Area Fire Department standards and policies.”

35. *Section 507.5.4.1.* Insert the following: “*Section 507.5.4.1.* Removal of Obstructions. If upon the expiration of the time mentioned in a notice of violation, obstructions or encroachments to a fire hydrant or other fire protection equipment are not removed, the code official may remove them. The expense incurred is a debt to the Howell Area Fire Authority from the responsible person and may be collected as any other debt to the Howell Area Fire Authority.”
36. *Section 903.3.5.3.* Insert the following: “*Section 903.5.3.* Required Pressure Margin. Due to unforeseeable and changing conditions within the water supply, the code official may require a pressure margin of up to 20 lbs. over the minimum design criteria for installed automatic fire sprinkler systems. Where this margin cannot be achieved, approved means shall be taken to provide this margin.”
37. *Section 912.2. Location.* Delete and replace with the following: “With respect to hydrants, driveways, buildings, and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be within 100 feet of a hydrant and shall be approved by the code official.”
38. *Section 918.1.* Insert the following: “*Section 918.1.* General. Precautions shall be taken in all rooms and areas containing fire sprinkler equipment such as piping, valves, and fire pumps, to prevent freezing of said equipment during times of extremely cold temperatures.”
39. *Section 2301.1. Scope.* Delete and replace with the following: “Automotive service stations, marine service stations, fleet vehicle service stations and repair garages shall be in accordance with this chapter and the International Fuel Gas Code, International Michigan Building Code, International Michigan Mechanical Code, and

the Michigan Storage and Handling of Flammable and Combustible Liquids Rules, as amended, or their equivalent. Such operations shall include both public assessable and private operations.”

40. *Section 2306.1. General.* Delete and replace with the following: “Storage of flammable and combustible liquids must be in accordance with Chapter 57 and Section 2306.2 through 2306.6.3 and the Michigan Storage and Handling of Flammable and Combustible Liquids Rules, as amended, or their equivalent.”
41. *Section 2306.7.8. Gravity and Pressure Dispensing.* Delete and replace with the following: “Flammable and combustible liquids shall not be dispensed by gravity from tanks, drums, barrels, or similar containers. A device operating through pressure within a storage tank, drum or container shall not dispense flammable or combustible liquids. Approved pumps taking suction from the top of the container shall be utilized.

Exception:

1. Tanks, drums, barrels, or similar containers used in farms or farm operations as defined within this code.
 2. Tanks, drums, barrels, or similar containers used at one- or two-family residential dwellings.”
42. *Section 5601.1.1. Explosive Materials Standards.* In addition to the requirements of this chapter, NFPA 495 shall govern the manufacture, transportation, storage, sale, handling and use of explosive materials, and the Michigan Explosives Law 1970 PA 202, as amended, or its equivalent.”
43. *Section 5601.1.3. Fireworks.* Delete and replace with the following: “The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited unless in compliance with the Michigan Firework Safety Act, being Act 256 of 2011, as amended by Act 65 of 2013, and as hereinafter, as amended, or its equivalent.”

44. *Section 5601.1.4. Rocketry.* Delete and replace with the following: “The storage, handling and use of model and high-power rockets shall comply with the requirements of NFPA 1122, NFPA 1125, and NFPA 1127, and the Michigan Model Rocket Law 1965 PA 333, as amended (now MCL 259.781 et seq.), or its equivalent.”
45. *Section 5608.1. General.* Delete and replace with the following: “The display of fireworks, including proximate audience displays and pyrotechnic special effects in motion picture, television, theatrical, and group entertainment productions, shall comply with this chapter and NFPA 1123 or NFPA 1126. Approved public displays shall be handled by an approved competent operator, and the fireworks shall be arranged, located, discharged and fired in a manner that will not be a hazard to property or endanger any person.”
46. *Section 5701.3. Referenced Documents.* Delete and replace with the following: “The applicable requirements of Chapter 50, other chapters of this code, the International Michigan Building Code, and the International Michigan Mechanical Code pertaining to flammable liquids, and the Michigan Storage and Handling of Flammable and Combustible Liquids Rules, as amended, or their equivalent shall apply.”
47. *Section 5701.4. Permits.* Delete and replace with the following: “Permits shall be required as set forth in Section 105.6 and 105.7, and the Michigan Fire Prevention Code 1941 PA 207, as amended (now MCL 29.1 et seq.), or its equivalent.”
48. *Section 5704.2.9. Aboveground Tanks.* Delete and replace with the following: “Aboveground storage of flammable and combustible liquids in tanks shall comply with Section 5704.2 and Section 5704.2.9.1 through 5704.2.9.7.9 and the Michigan Aboveground Storage Tanks Rules, or their equivalent.

Exception:

1. Aboveground storage tanks used in farms or farm operations as defined within this code.
 2. Aboveground storage tanks used at one or two family residential dwellings where the water capacity of said tank is less than 1,100 gallons.”
49. *Section 5704.2.11. Underground Tanks.* Delete and replace with the following: “Underground storage of flammable and combustible liquids in tanks shall comply with Section 5704.2 and Sections 5704.2.11.1 through 5704.2.11.4.2, and the Michigan Underground Storage Tank Rules, or their equivalent.”
50. *Section 6101.2. Permits.* Delete and replace with the following: “Permits shall be required as set forth in Sections 105.6 and 105.7, and the Michigan Fire Prevention Code, 1941 PA 207, as amended (now MCL 29.1 et seq.) or its equivalent.”

Distributors shall not fill an LP-gas container for which a permit is required unless a permit for installation has been issued for that location by the fire code official.

70. Chapter 80 – Referenced Standards

This chapter is revised to also include the following State of Michigan Laws, Rules, or Requirements, including but not necessarily limited to, the following with amendments:

- Michigan Fire Prevention Code, 1941 PA 207
- Michigan Explosives Law, 1970 PA 202
- Michigan Model Rocket Law, 1965 PA 333
- Michigan Storage and Handling of Flammable and Combustible Liquids Rules
- Michigan Underground Storage Tank Rules 1999

- Michigan Fireworks Safety Act 256 of 2011, as amended by Act 65 of 2013

SECTION 5: Severability Clause.

The provisions of this Ordinance are hereby declared to be severable, such that if any section, subsection, sentence, clause, or phrase of this Ordinance is declared unconstitutional, illegal, or of no force and effect for any reason by a court of competent jurisdiction, that declaration will not affect the validity of the remaining portions of this Ordinance.

SECTION 6: Notice of Adoption.

The Township Clerk is ordered and directed to cause a notice to be published as required by law that this ordinance has been adopted and that 3 copies of the same are available to the public for inspection during regular business hours at the Howell Area Fire Authority's main fire station, 1211 W. Grand River, Howell, MI 48843, and a copy at the Howell Township Hall, 3525 Byron Road, Howell, MI 48843.

SECTION 7: Repeal.

All ordinances or parts of ordinances that are in conflict with this Ordinance, including the Township's Fire Ordinance (Ordinance No. 14, effective Marcy 13, 1987) are hereby repealed.

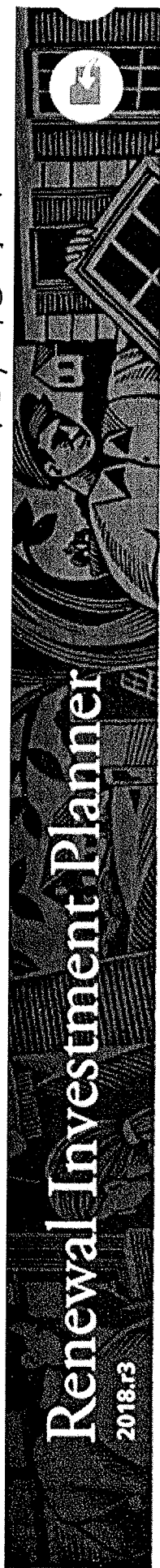
SECTION 8: Effective Date.

This Ordinance will become effective thirty (30) days after publication in a newspaper of general circulation within Howell Township.

AGENDA ITEM

10B

* # 13,957 *



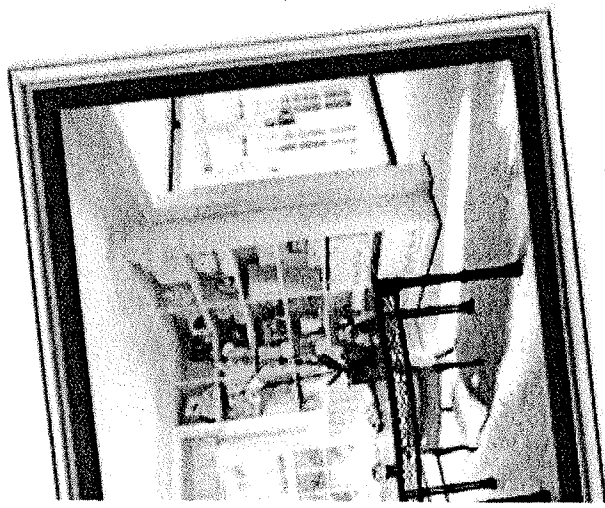
Carol Makushik & Jean Graham

Michael Kisil (734)306-3984

04/22/2019

Quote

Investment Amount \$19,880



WINDOWS 7 DOORS 0

Detroit Offer \$3,976

RENEWAL SAVINGS DISCOUNT 20%

GUARANTEED FOR 30 DAYS

Volume Discount \$397

2% VOLUME DISCOUNT

GUARANTEED FOR 30 DAYS

National Offer \$1,550

3% OFF PROJECT SEE OFFER DETAILS

7% OFF PROJECT

\$5,923 SAVINGS

RECEIVED

APR 18 2019

Dana Reeves
Commercial/Architectural
Sales Consultant

Pella® Windows & Doors
1920 Opdyke Ct.
Suite 100
Auburn Hills, MI 48326
Cell: 248.464.8601
Fax: 248.292.5031
Email: reevesdj@pella.com

1920 OPDYKE CT. SUITE 100. AUBURN HILLS, MI.

Dana Reeves C: 248-464-8601 F:248-292-5031 reevesdj@pella.com



VIEWED TO BE THE BEST™

WELL TOWNSHIP HALL
WINDOW REPLACEMENT
4/18/19

Executive Summary:

Pella Windows and Doors will provide seven(7) vinyl windows. The contract will include purchase and delivery of new windows, removal of old windows, and installation of new vinyl windows. The windows will take no more than 4 weeks to fabricate and deliver. The installation will be scheduled once the delivery confirmation date is received. Half or 50% of the total project will be required at time of contract to book windows and begin fabrication. Dana Reeves will oversee all aspects of fabrication, installation, and payment processing.

Windows:

Pella 250 vinyl windows
Frame Size: 40 X 76
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass
Screen: No Screen
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), White, White

Total: \$2,161.59

Installation:

Installation of single hung windows in on 3 sides.
Remove and dispose of existing windows.
Install new windows with backer rod, quad, and block frame.
Repair any areas affected by removal/replacement.
Repair interior casing showing signs of wear.

Total: \$2,100.00

Bid Notes:

1. Estimated schedule: Fabrication: 4 weeks
2. Installation scheduled within 2 weeks of delivery date
3. Prices are valid for 60 days from quote date

Submitted by Dana Reeves

WALLSIDE

Description

7 DH7 2 w/ MUNTINS

Color In/Out

WHITE / WHITE

Glass Package

LOW E / ARGON

Installation Notes

SAVE CASING

	Base Price	12730
Promotion	50%	(6365)
	Finance Price	6365
Cash, Check, Credit Card Discount	18%	(1145)
	Cash, Check, Credit Card Price	5220
	5%	(261)
		<u>4959</u>

*John Capozzoli 248.249.1800

1/2 DOWN

AGENDA ITEM

10C

9. Requested change in ordinance: n/a

10. Requested change in zoning map: n/a

11. Reason for requested change: to make into office space

12. Has the Applicant made a previous request to rezone the property?

no

If so, state when and decision of the Township Board: _____

Owner, being first fully sworn, on oath deposes and says that all the above statements in this application herewith are true.

John Mills
OWNER

John A. Mills
PRINT NAME

Subscribed and sworn to before me

This 26th day of February, 2019

Notary Public

County, Michigan

My commission expires: _____



06-22-400-006

06-23-300-048

06-26-100-033

06-26-100-032

06-26-100-000

06-27-200-004

06-26-100-006

06-26-100-008

06-27-200-010

06-27-200-006

06-27-200-009

06-27-200-008

06-27-200-078

06-26-100-011

06-27-200-069

06-27-200-057

06-27-200-002

06-26-100-036

06-26-100-030

RDW

06-27-200-002



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: March 20, 2019

Land Use and Zoning Analysis For Howell Township, Michigan

Applicant:	John Mills
Project Name:	2198 W. Highland Road Rezoning
Location:	2198 W. Highland Road
Zoning:	SFR – Single Family Residential
Action Requested:	Rezoning from SFR – Single Family Residential to NSC – Neighborhood Service Commercial
Required Information:	As noted in the following review

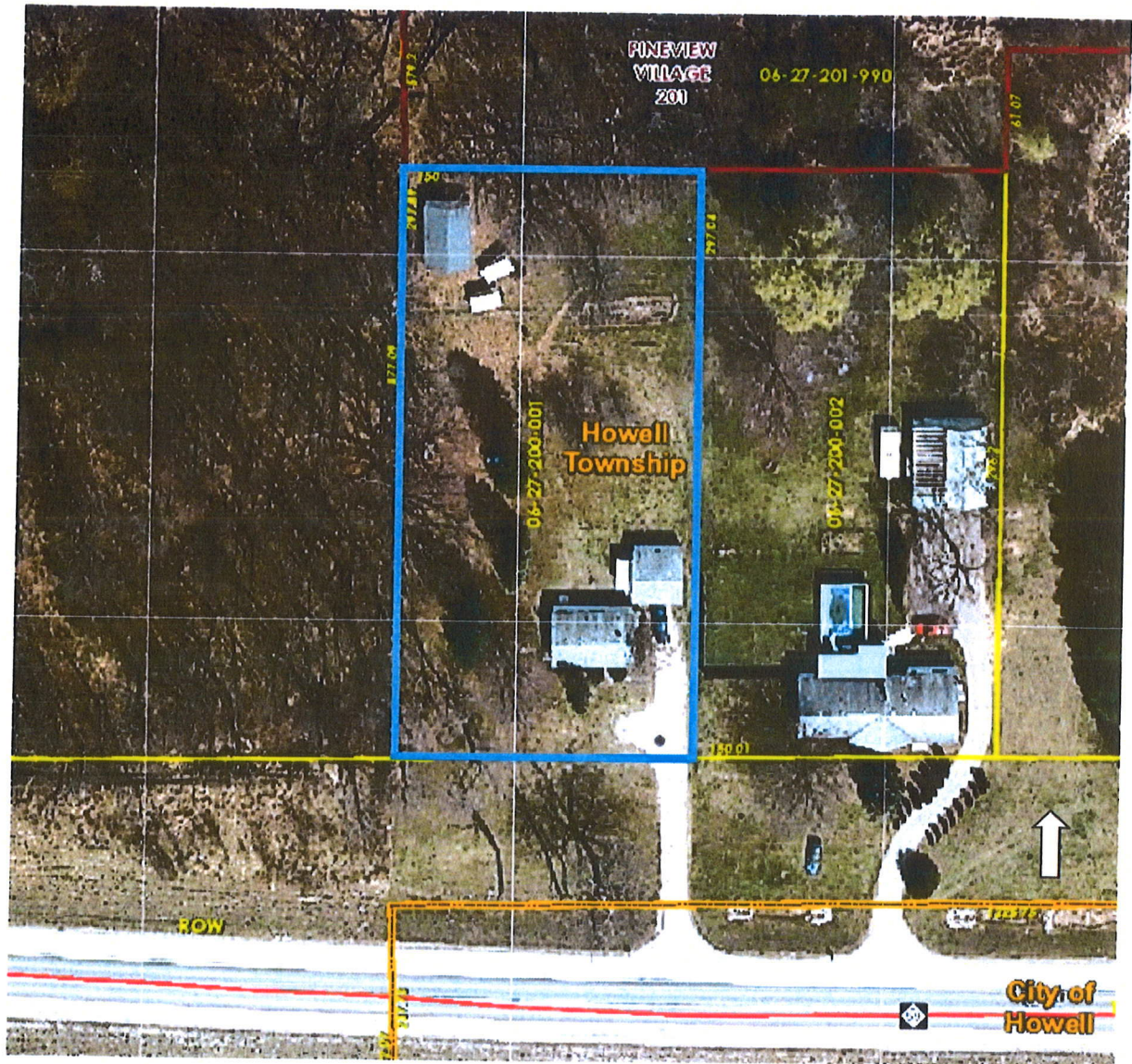
SITE DESCRIPTION

The applicant is proposing to rezone 1.02 acres of land from SFR – Single Family Residential to NSC – Neighborhood Service Commercial. The parcel of land is identified by tax parcel ID number 4706-27-200-001. The site is currently developed with a single family home and accessory structures customary to a residential home. The petitioner indicates that they would like to use the existing building for office space for their business.

The NSC District is intended, as indicated in the Zoning Ordinance, to provide areas wherein retail trade and service outlets can be located in order to satisfy the day to day needs of the residents in the immediate neighborhood. Office space is consistent with the intent of this district.

The site is located along the north side of M-59, to the west of Brewer Road. The site has direct access to M-59.

Aerial Image of Subject Site and Vicinity



NEIGHBORING ZONING, LAND USE AND MASTER PLAN

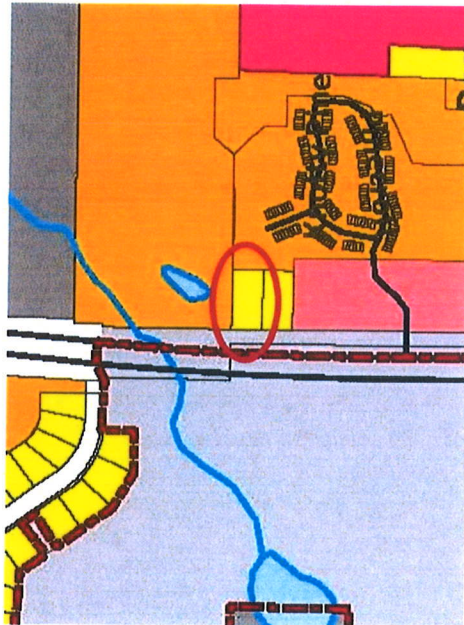
Neighboring zoning, land use, and current Master Plan designations are summarized in the following chart:

Table 1
Zoning, Land Use and Master Plan Designations

	North	South	East	West
Zoning	MFR – Multiple family Residential	O-1 Office (City of Howell)	SFR – Single Family Residential	MFR – Multiple family Residential
Land Use	Multiple family Residential	Office Buildings	Single Family Residential	Vacant

Master Plan	Medium Density Residential	Office	Local Commercial	Medium Density Residential
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This site and the adjacent properties to the east have been planned for Local Commercial uses. The properties to the north and west have been planned for Medium Density Residential in the Master Plan.



- AR - Agricultural Residential
- SFR - Single Family Residential
- MFR - Multiple Family Residential
- MHD - Manufactured Housing
- OS - Office Service
- NSC - Neighborhood Service Commercial
- HC - Heavy Commercial
- HSC - Highway Service Commercial
- RSC - Regional Service Commercial
- I - Industrial
- RT - Research & Technology
- PUD - Planned Unit Development
- ✿ Conditional Zoning

Existing Zoning Map



- Innovation Zone
- Recreation and Preservation
- Airport
- Commercial - Airport
- Commercial - Local
- Commercial - General
- Commercial - Regional Service
- Industrial
- Office
- Residential - Low Density
- Residential - Medium Density
- Agricultural Preservation
- Shiawassee River 200 foot Overlay

2016 Master Plan - Future Land Use Plan

NATURAL RESOURCES

This site has already been developed. There are no existing natural features on the site.

Topography: The site is generally flat.

Woodlands: None.

Wetlands: None

Items to be Addressed: None.

DEVELOPMENT POTENTIAL

The applicant has indicated that they would convert the existing structure on the site to an office for their business. As noted above the parcels to the east are also planned for local commercial. They too currently are improved with single family homes. In the future if these are all put together we foresee the potential to create a larger commercial center in this location. However, the subject parcel meets the minimum lot size to support a new commercial development without the combination of any of the neighboring lots. The following are a list of permitted uses in the NSC district from the zoning ordinance:

- A. Retail establishments; including those selling groceries, meats, bakery products, fruits, vegetables, delicatessen foods, drugs and sundries, hardware goods, gifts, dry goods, notions, clothing, wearing apparel, shoes and boots.
- B. Restaurants; except that food is not permitted to be consumed in parked vehicles on premises.
- C. Service establishments; including medical, dental, veterinary, financial, hair cutting and hair dressing, millinery, dressmaking, tailoring, shoe repairing, fine arts studios, laundry and dry cleaning and household and personal equipment repair shops.
- D. Vehicle service and repair facilities for automobile and light trucks, however specifically excluding body shops.

Items to be Addressed: The Planning Commission must consider the potential uses and development of the site to determine if these would be appropriate in this location both now and in the future.

ESSENTIAL FACILITIES AND SERVICES

This parcel is within the water and sewer service area.

ZONING AMENDMENT PROCEDURE / REZONING

Section 23.02 of the Zoning Ordinance outlines the requirements and procedures to review a rezoning petition. The Planning Commission must hold at least 1 public hearing on the petition. Following the required public hearing (and within 125 days of the petition's filing date), the Planning Commission must transmit a summary of comments received at the hearing and its proposed recommendations for disposition of the petition to the Township Board.

Items to be Addressed: The Planning Commission must make a recommendation to the Board based on their findings and discussion.

OTHER CONSIDERATIONS

According to Section 23.02 D. 5. Of the Zoning Ordinance, in reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

- a) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;

The Master Plan designates this area as local commercial in the Future Land Use Plan, which is consistent with the applicant's request.

- b) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

Local commercial uses are consistent with the development pattern that generally exists along M-59. Local Commercial uses will provide goods and services to the existing and planned nearby residential uses.

- c) Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and

This area has the capacity in the infrastructure including roads and utilities to support the types of development that could take place in an NSC zoning district.

- d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

The master plan conceives that the existing use of the site for a single family home would be replaced by local commercial uses. There are very few remaining single family homes with frontage along and direct access to M-59 that remain in this area. The site is planned for local commercial uses to support the neighboring residential areas.

RECOMMENDATIONS

1. The Planning Commission must consider the potential uses or redevelopment of the site to determine if these would be appropriate in this location both now and in the future if the rezoning were approved.
2. The Planning Commission should thoroughly consider the implications of the rezoning as outlined in this report. They may want to discuss the future intended plans with the applicant and consider different options for the rezoning of the site that would provide the Township with more control of potential future development.
3. The Planning Commission must make a recommendation to the Board based on their findings and discussion.



CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Associate

#308-1902

cc: Joe Daus, Township Zoning Administrator
Debby Johnson, Township Deputy Clerk
John Enos, Principle CWA



Livingston County Department of Planning

April 18, 2019

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

Howell Township Board of Trustees
c/o Jean Graham, Clerk
3525 Byron Road
Howell, MI 48855

Re: Planning Commission Review of Rezoning Request Z-15-19.

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, April 17, 2019 and reviewed the rezoning request referenced above. The County Planning Commissioners made the following recommendation:

Z-15-19 Approval. The request to rezone from Single Family Residential to Neighborhood Service Commercial is compatible with the Howell Township Master Plan and the 2018 Livingston County Master Plan.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Kathleen Kline-Hudson

sb

Enclosures

c: Andrew Sloan, Chair Township Planning Commission
Joe Daus, Township Zoning Administrator

Meeting minutes and agendas are available at:
<http://www.livgov.com/plan/agendas.aspx>

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
<http://www.livgov.com>

RECEIVED

APR 22 2019

HOWELL TOWNSHIP

LIVINGSTON COUNTY PLANNING DEPARTMENT – ZONING REVIEW

CASE NUMBER: Z-15-19	LOCATION: Howell Township SECTION NUMBER: Section 27 TOTAL ACREAGE: 1.02 acres	APPLICANT/OWNER: John Mills
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CURRENT ZONING: SFR
Single Family Residential

PERMITTED/SPECIAL USES (Not all inclusive):

Permitted: Single family dwellings, State licensed day care and foster care facilities with fewer than 6 children or adults.

Special: Adult group day care homes with 7 to 12 adults; Child group day care homes with 7 to 12 minor children, rearing of horses and other domesticated animals.

MINIMUM LOT AREA: Minimum of 1 acre with on-site water supply and waste water disposal with sanitary sewer.

REQUESTED ZONING: NSC
Neighborhood Service Commercial

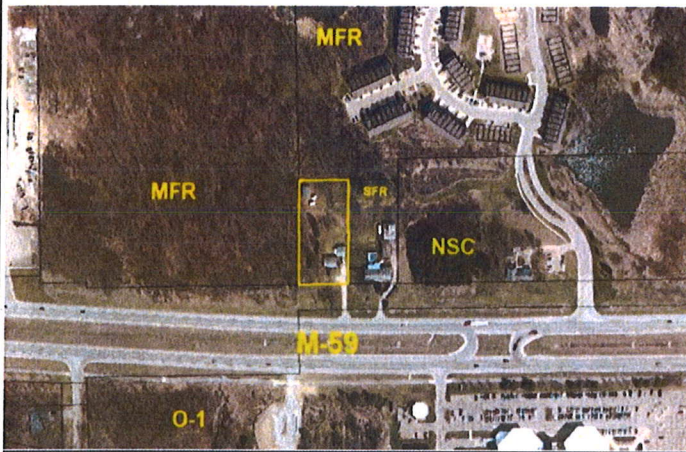
PERMITTED/SPECIAL USES (Not all inclusive):

Permitted: Retail including groceries, meats, drugs and sundries, hardware, clothing, restaurants, service establishments including medical, dental, financial, household repair, shoes, hair cutting, vehicle service and repair....

Special: Gasoline stations, drive-in retail, neighborhood shopping centers, not for profit shelters for pets, commercial kennels.

MINIMUM LOT AREA: Minimum of 1 acre; may be a minimum of 10,000 sq. ft. with public water and sewer.

CURRENT TOWNSHIP ZONING:



CURRENT LAND USES:



TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:

The Howell Township Planning Commission recommended approval of the proposed rezoning from SFR 'Single Family Residential' to NSC 'Neighborhood Service Commercial' at the March 26, 2019 public hearing. The minutes reflect that there were no conflicts or issues from the general public on the proposed rezoning.

EXISTING CONDITIONS:

The site proposed for the rezoning request is located in Section 27 of Howell Township.

Natural Areas: The subject property is located next to a priority 2 natural area due to extensive woodlands near the parcel. There are no priority areas on the site.

Land Use: The parcel is currently the site of a single family home and office for the business.

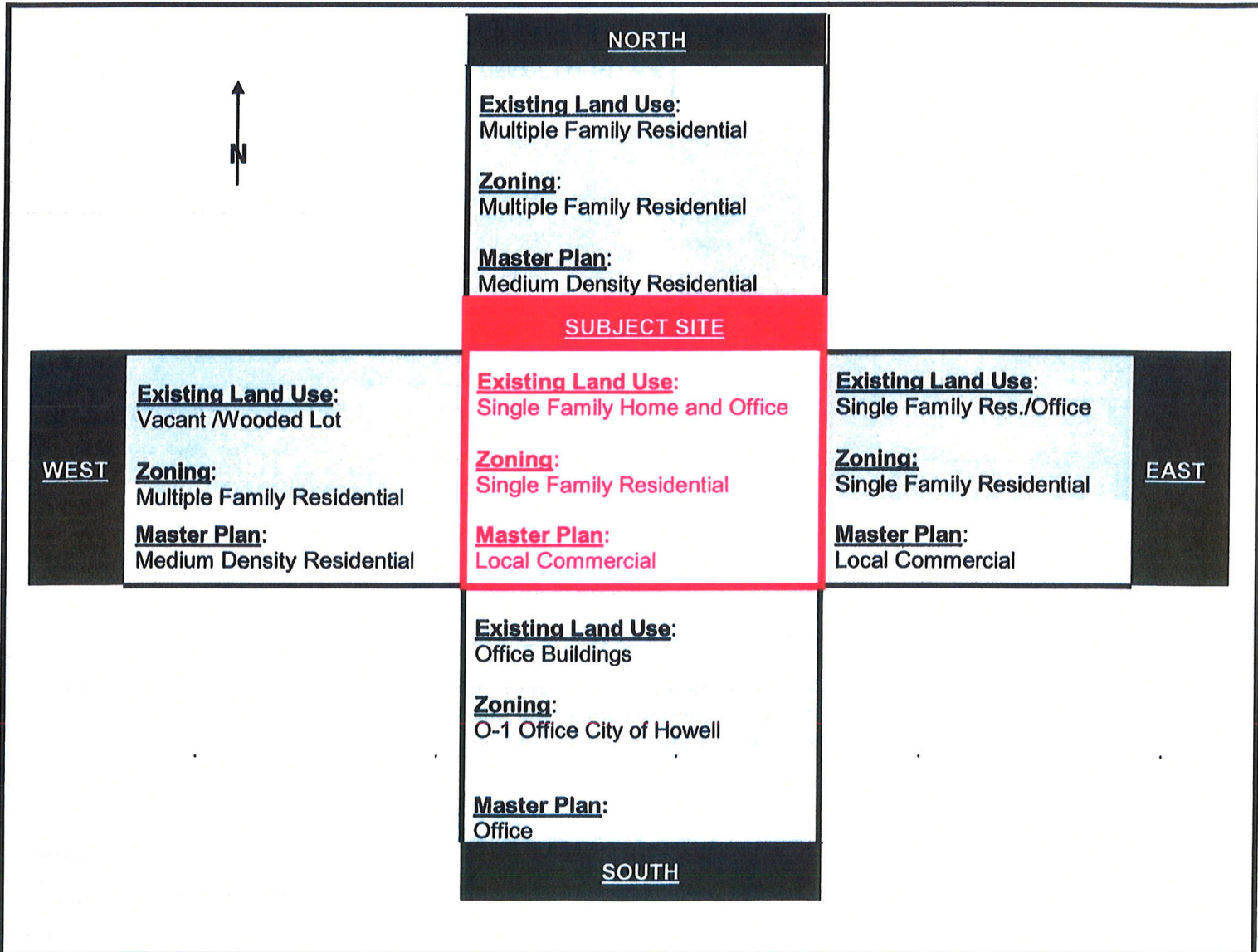
Soils: Sandy loams (Gilford and Brady) are the predominant soil type on the site that are very well suited for building and development. Minor, if any, septic limitations are foreseen.

Wetlands: The MDEQ identifies wetland soils that abut the west property line. This does not affect any rezoning of the parcel.

Topography: The parcel generally flat with only slight sloping noted towards the wooded area to the west.

Vegetation: The site is primarily a mix of residential lawn with a few deciduous and evergreen trees on the site.

CURRENT LAND USE, ZONING, AND MASTER PLANNING MATRIX:



TOWNSHIP MASTER PLAN:

The 2016 Howell Township Master Plan designates the subject parcel as **Local Commercial**. The Future Land Use Map and Strategy recognizes and encourages the continued use of agricultural residential zoning patterns in most of the Township while focusing higher density residential, commercial, and industrial development around M-59, Grand River, the Airport, and I-96.

The proposed rezoning to NSC (Neighborhood Service Commercial) is appropriate for this parcel due to its location with frontage on M-59. There are other parcels located to the west of the site that are already master planned as local commercial with office uses to the south of the parcel in the City of Howell.

It should also be noted that various office uses are ideal for the NSC zoning district as they contribute to the local neighborhood populations in addition to the Township and region.

2018 LIVINGSTON COUNTY MASTER PLAN:

The 2018 Livingston County Master Plan does not direct future land use patterns or dictate development within the Township or surrounding area. A wider approach is evaluated when consideration is given to a potential rezoning and how it will affect land use from a county perspective based on current planning trends and best management practices.

Due to the location of the parcel along M-59 and other commercially zoned properties near the subject site, there are no anticipated land use conflicts foreseen. The subject parcel is part of a larger locally planned area for commercial uses that corresponds to the NSC zoning district and are illustrated on the Township's Future Land Use Map.

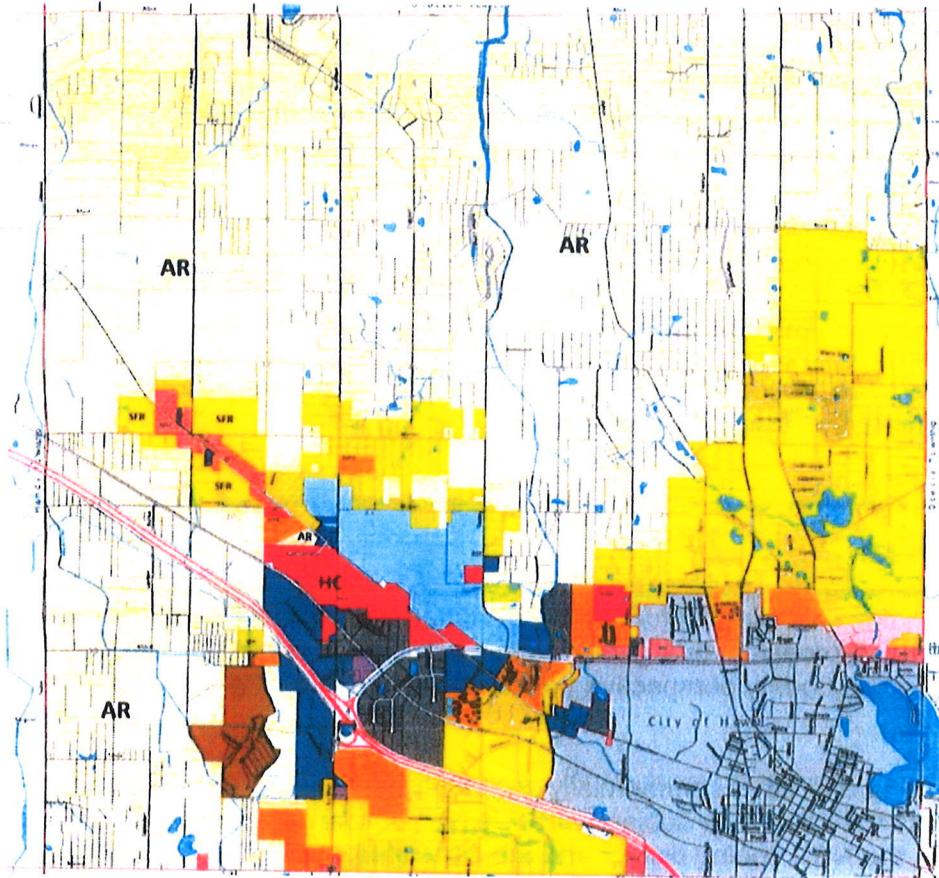
COUNTY PLANNING STAFF COMMENTS:

The applicant is proposing to rezone 1.02 acres of land from Single Family Residential to Neighborhood Service Commercial with the intentions of utilizing the single family home on the site as office space for a business. The NSC zoning district is intended to provide areas for retail trade, business, and service outlets for residents of the immediate neighborhood and surrounding area. The subject parcel is master planned as local commercial, which corresponds to the NSC zoning designation that the applicant is requesting. NSC zoning is already present in the immediate area along M-59 west of the Brewer Road area.

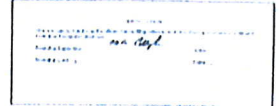
The 2016 Howell Township Master Plan and the 2018 Livingston County Master Plan lend support to the proposed rezoning. Parcels along M-59 have been planned for local commercial with the subject parcel located within this planned area. We believe the proposed rezoning is aligned with the intent of both the Township's zoning ordinance and future land use strategy.

STAFF RECOMMENDATION:

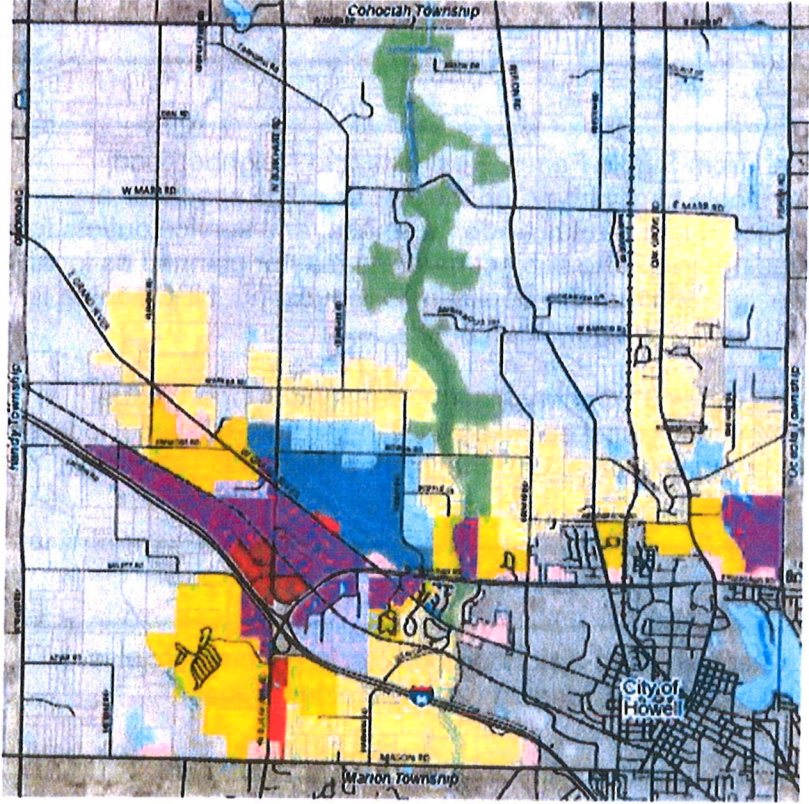
Approval. The request to rezone from Single Family Residential to Neighborhood Service Commercial is compatible with the Howell Township Master Plan and the 2018 Livingston County Master Plan.



- AR - Agricultural Residential
- SR - Single Family Residential
- MH - Multiple Family Residential
- MHD - Manufactured Housing
- OS - Office Service
- NSC - Neighborhood Service Commercial
- HC - Heavy Commercial
- HSC - Highway Service Commercial
- RSC - Regional Service Commercial
- I - Industrial
- RT - Research & Technology
- PUD - Planned Unit Development
- ★ Conditional Zoning



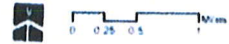
ZONING DISTRICTS MAP
Howell Township
Livingston County



FUTURE LAND USE

- Innovation Zone
- Recreation and Preservation
- Airport
- Commercial - Airport
- Commercial - Local
- Commercial - General
- Commercial - Regional Service
- Industrial
- Office
- Residential - Low Density
- Residential - Medium Density
- Agricultural Preservation
- Shawassee River 200 foot Overlay

Howell Township, Livingston County



Street View (M-59)





Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, April 17, 2019 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Agenda

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

1. Call to Order
2. Roll and Introduction of Guests
3. Approval of Agenda – April 17, 2019
4. Approval of Parks Plan Public Hearing Minutes – March 20, 2019
Approval of Regular Meeting Minutes – March 20, 2019
5. Call to the Public
6. Zoning Reviews
 - A. Z-12-19 Putnam Township, Rezoning, Resource-Based Recreation District (RBR) to RS-1 Single Family in Section 34
 - B. Z-13-19 Green Oak Charter Township, Zoning Ordinance Amendment, Article III Wellhead Protection, Section 38-139, Wellhead Protection Overlay District
 - C. Z-14-19 Genoa Township, Rezoning, General Commercial District (GCD) to Planned Industrial Development (PID) District in Section 13
 - D. Z-15-19 Howell Township, Rezoning, Single Family Residential (SFR) District to Neighborhood Service Commercial District (NSC) in Section 27
7. Old Business
 - A. Report on recent visits to local planning commissions
 - B. Schedule of Visits
8. New Business
9. Reports
 - A. Staff Report
10. Commissioners Heard and Call to the Public
11. Adjournment

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us

Primary growth areas are currently served or available to be served by public sewer and water. These areas include single-family and multiple family residential at higher densities with public sewer and water, commercial centers, industrial parks, and mixed-use centers.

County Comprehensive Plan:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended Approval of this rezoning at their March 11, 2019 meeting. The public hearing for this rezoning was also held on March 11, 2019. At the public hearing there were no comments from members of the public.

Staff Recommendation: Approval. The proposed rezoning to PID Planned Industrial District is partially consistent with the Genoa Township Future Land Use Plan in the Master Plan, because the PID overlay allows the same uses as an OSD Office Service District which is consistent with the Office category in the Master Plan. Overall, the requested PID zoning will create an office-park type of use with high-quality architecture and landscaping that will be more harmonious with adjacent manufactured housing use than the potential commercial uses allowed under the current GCD General Commercial District zoning.

Commission Discussion: Commissioner Sparks inquired as to the time and type of possible deliveries that may occur on the site. Jim Harte, petitioner, responded that all deliveries and storage onsite is required to be done completely indoors according to the PID agreement. In addition, he stated that there will be very few deliveries anticipated during the week to the site.

Public Comment: None.

Commissioner Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.

Motion passed: 6-0

D. Z-15-19: HOWELL TOWNSHIP – REZONING

Current Zoning: SFR: Single Family Residential

Proposed Zoning: NSC: Neighborhood Service Commercial District

Section / Proponents: Section 27 / John Mills

Township Master Plan:

The 2016 Howell Township Master Plan designates the subject parcel as Local Commercial. The Future Land Use Map and Strategy recognizes and encourages the continued use of agricultural residential zoning patterns in most of the Township while focusing higher density residential, commercial, and industrial development around M-59, Grand River, the Airport, and I-96.

The proposed rezoning to NSC (Neighborhood Service Commercial) is appropriate for this parcel due to its location with frontage on M-59. There are other parcels located to the west of the site that are already master planned as local commercial with office uses to the south of the parcel in the City of Howell. It should also be noted that various office uses are ideal for the NSC zoning district as they contribute to the local neighborhood populations in addition to the Township and region.

County Comprehensive Plan:

The 2018 Livingston County Master Plan does not direct future land use patterns or dictate development within the Township or surrounding area. A wider approach is evaluated when consideration is given to a

potential rezoning and how it will affect land use from a county perspective based on current planning trends and best management practices.

Due to the location of the parcel along M-59 and other commercially zoned properties near the subject site, there are no anticipated land use conflicts foreseen. The subject parcel is part of a larger locally planned area for commercial uses that corresponds to the NSC zoning district and are illustrated on the Township's Future Land Use Map.

Township Planning Commission Recommendation: Approval. The Howell Township Planning Commission recommended Approval of the proposed rezoning from SFR 'Single Family Residential' to NSC 'Neighborhood Service Commercial' at the March 26, 2019 public hearing. The minutes reflect that there were no conflicts or issues from the general public on the proposed rezoning.

Staff Recommendation: Approval. The request to rezone from Single Family Residential to Neighborhood Service Commercial is compatible with the Howell Township Master Plan and the 2018 Livingston County Master Plan.

Commission Discussion: None.

Public Comment: None.

Commissioner Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER AMBRAMSON.

Motion passed: 6-0

7. OLD BUSINESS

- A. **Progress on visits to local Planning Commission meetings:** Staff and Planning Commissioners discussed the following April 2019 meeting visits: Cohoctah Township, April 4 - Stanford and Clum; Iosco Township, April 9 - Kline-Hudson and Prokuda.
- B. **Schedule of Visits:** Staff and Planning Commissioners agreed to visit the following May 2019 meetings: Village of Pinckney, May 6 - Stanford and Ikle.

8. **NEW BUSINESS:** None.

9. REPORTS

A. Staff Reports

- i. Principal Planner Stanford stated that the 2020 Capital Improvement Plan will be coming to the County Planning Commission for their annual review and approval at the May 2019 meeting.
- ii. Principal Planner Barb stated that the Livingston County Parks and Open Space Plan was officially approved by the Board of Commissioners at the April 9th meeting.

10. **COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** None.

11. ADJOURNMENT

Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:30 P.M., SECONDED BY COMMISSIONER ANDERSON.

All in favor, motion passed.

**HOWELL TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Howell Township Hall
March 26, 2019
6:30 p.m.

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Wayne Williams Secretary
Jeff Smith Board Rep – Alternate
Martha Haglund Commissioner
Peter Manwiller Commissioner

MEMBERS ABSENT:

Carolyn Henry Commissioner
Matthew Counts Board Rep

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

Chairman Sloan called the meeting to order at 6:33 p.m. The roll was called.

**SKIP RECORDED MINUTES TO APPLICANT JOHN MILLS, PARCEL #4706-27-200-001,
FILE #PC-2019-01 REQUESTING TO REZONE FROM SINGLE FAMILY RESIDENTIAL
TO NEIGHBORHOOD SERVICE COMMERCIAL FOR TOWNSHIP BOARD PURPOSES.**

PUBLIC HEARINGS:

A. JOHN MILLS – PARCEL #4706-27-200-001 – REQUESTING TO REZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (SFR) TO NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT (NSC).

- **MOTION** by Haglund, seconded by Williams, **“TO OPEN THE PUBLIC HEARING AT 6:40 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO REZONE PARCEL #4706-27-200-001 FROM SINGLE FAMILY RESIDENTIAL DISTRICT (SFR) TO NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT (NSC).”** Motion carried.
- Howell Township Planner, Montagno: Applicant is proposing a request to the rezoning of a 1.02 acre parcel of land, address 2198 W. Highland Rd., currently SFR looking to rezone as NSC. The applicant indicated they would like to use the building on this plot of land as an office space for their business. The NSC District's intention is to provide areas wherein trade and service outlets can be located in order to satisfy the day-to-day needs of residents in a convenient neighborhood, office space is consistent with that intention.
- Parcel #4706-27-200-001 and its adjacent properties to the east have been planned for Local Commercial uses. The properties to the North and West of the parcel in subject have been planned for Medium Residential Density in the Master Plan. The request of the Applicant would match what the Master Plan has stated.
- Ultimately the Master Plan conceives that the existing use of sites zoned SFR will be replaced eventually by Local Commercial uses. Montagno opens the floor to Commissioners for questions.
- Commissioners ask for clarity on what the lot two doors to the east of the parcel in subject is zoned, it is stated that this lot is zoned as NSC and is the site for a Heating and Cooling business. The lot sandwiched between the Heating and Cooling site and the parcel in subject is still zoned SFR. Very little SFR left in the area.
- Chairman Sloan asks to hear from the Applicant
- Applicant: Joe and John Mills, twin brothers, owners of the business, family business has been around for almost 70 years. Stated their plans to buy the lot to the east of the parcel in question, so that SFR zoning won't be sandwiched between what's going to be two NSC zoned lots. The Applicant is currently in the process of buying

the lot to the east with the intent to decrease complaints, if any, and further match what is stated in the Master Plan.

- Chairman Sloan asks the Commissioners if they have any questions for the Applicant.
- Commissioners ask for clarification on future plans for the parcel, adjoining properties, and if they will be building any new structures. The Applicant states that their plan is to make the lot to the east of the subject lot an office space as an investment, they plan on keeping the current structure on that lot the same except for some remodeling to make it look more commercial, the building will keep its basic structure. If there is any new construction it would simply be a small addition to the pole barn already on site, but none other than that.
- Commissioners questioned about another access point and the typical hours of operation of the business. The Applicant said a new access point is possible and that they have typical business hours, 8 a.m. – 5 p.m., stating that they do not typically advertise for emergency services or 24-hour calls or anything like that, but if they are to go on an emergency call, the dispatch would be from their employee's houses, and not the office, so there wouldn't be any loud noises in the middle of the night to worry about.
- Applicant also mentions they plan to get 1 or 2 more service trucks, not semi-trucks, and that they currently have 3 service trucks on the road right now. They do not have any retail plans at the moment, just an office manager at the front of the office who will be taking dispatch.
- Chairman Sloan entertains the motion to close the public hearing,
- **MOTION** by Freude, seconded by Manwiller, **"TO CLOSE THE PUBLIC HEARING REGARDING PARCEL #4706-27-200-001 REQUEST TO REZONE FROM SFR TO NSC AT 6:50 P.M."** Motion carried.
- Discussion among Commissioners about whether or not the three parcels in discussion would be better off as one or remaining three separate. Montagno says it's not a matter of better or worse it's just something for future consideration.
- **MOTION** by Freude, seconded by Manwiller, **"TO RECOMMEND APPROVAL TO REZONE PARCEL #4706-27-200-001 FROM SINGLE FAMILY RESIDENTIAL (SFR) TO NEIGHBORHOOD SERVICE COMMERCIAL (NSC) CONSIDERING THE SUGGESTED FINDINGS IN TOWNSHIP PLANNER, MONTAGNO'S REPORT"** Discussion followed.
- Rollcall was taken: Manwiller – yes, Smith – yes, Williams – yes, Haglund – yes, Freude – yes, Sloan – yes. Motion carried 6 to 0.
- Planning Commission's recommendation to rezone parcel #4706-27-200-001 from SFR to NSC will be on the May 13, 2019 Township Board meeting agenda.

SKIP RECORDED MINUTES TO ADJOURNMENT AND APPROVAL FOR TOWNSHIP BOARD PURPOSES.

AGENDA ITEM

10D

Howell Township Deputy Clerk

From: Mark Freude <mark.freude@yahoo.com>
Sent: Monday, May 06, 2019 1:45 PM
To: Howell Township Deputy Clerk; Andrew Sloan; Chuckwood26 Chuckwood26; counts4181@yahoo.com; Martha Haglund; Paul Montagno; Peter Manwiller; Concerned Patient; supervisor@howell-mi-twp.org; Howell Township Inspector
Subject: Planning Commission

Dear colleagues.

After much deliberation, I have decided to resign my position from the Howell Township planning commission, effective immediately.

It has been an honor and a privilege to represent our community and work with a group of such high quality people both past and present.

I think we are lucky to have the group in position that we have and with the newer younger members,

I see a lot of good planning opportunities for our community in the future!

Thanks to all for your support, leadership and guidance in the past!

Sincerely, Mark Freude

AGENDA ITEM

12E

Monthly Activity Report for April 2019 – Assessing Dept/Brent Kilpela

MTT UPDATE:

Burkhart Ridge v Howell Township: Extension was granted by the Michigan Tax Tribunal. Prehearing General Call commencing September 3, 2019. Prehearing Statements due by July 8, 2019. Received the requested financial information from opposing counsel. Waiting for confirmation on a date to visit the facility with the appraiser.

SMALL CLAIMS TRIBUNAL: No pending litigation.

ASSESSING OFFICE:

ASSESSOR: Started the 2020 fieldwork. Completed three land divisions and two combinations that were put on hold until County Equalization was complete.

OTHER: Finished the proposed 2019-2020 township budget. Assisted with questions from a potential buyer of township property.

AGENDA ITEM

12H

**HOWELL TOWNSHIP
PLANNING COMMISSION MEETING
SYNOPSIS
APRIL 23, 2019**

- 1) Motion passed to Approve the April 23, 2019 Agenda as Amended: under New Business: add Item B, Set a Public Hearing for the Applicant Chestnut Development, Parcel #4706-27-100-025, File #PC-2019-04, re-zoning request.
- 2) Motion passed to Approve the March 26, 2019 PC Meeting Minutes as Presented.
- 3) Howell Township Parks and Recreation progress: Commissioner Haglund reported the Board's approval to put aside 80 acres on Tooley/Warner as well as not more than 25 acres on Marr/Oak Grove.
- 4) Howell Recreation Area Foundation: Commissioner Haglund, Vice Chair, announced the formation of this foundation and the ability to donate/set aside funds to Howell Recreation.
- 5) Motion passed to set a Public Hearing to take place at the May 28, 2019 Planning Commission Meeting for the following requests: Applicant Vern Brockway, Parcel #4706-27-200-006, File #PC-2019-03 requesting to re-zone from MFR to RSC. Applicant Chestnut Development, Parcel #4706-27-100-025, File #PC-2019-04 requesting to re-zone from AR-RSC to MFR.
- 6) There will be a Preliminary Site Plan review taking place at the May 28, 2019 Planning Commission Meeting for Applicant Chestnut Development, Parcel #4706-27-100-025, File #PC-2019-05.
- 7) Motion to Approve the Grand River Party Store's, Parcel #4706-27-400-002 & 003, Final Site Plan Conditional on Township Planner Montagno's report dated March 3, 2019, Township Engineer's report dated March 21, 2019, and Approval of all Government agencies. Motion carried 6 to 0.
- 8) Updates on the Sidewalk/Pathway Ordinances from Township Planner Montagno.
- 9) PC and ZBA combined training session set for May 2019.
- 10) Meeting adjourned, 7:39 P.M.

AGENDA ITEM

121

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS
SYNOPSIS
APRIL 15, 2019**

Welcomed new ZBA members: Carrie Newstead (member) and Evan Rudnicki (Board Representative).

New ZBA recording secretary announced, Josie Modrack, from Deputy Clerk Debby Johnson.

Appointed ZBA Officers for 2019, approved to appoint the same Zoning Board of Appeals Officers as was the case last year. Kim Babcock: Chairman, Andrew Sloan: Vice-Chairman.

Approved Petitioner, Ron and Melissa Bergman, File #PZBA-2019-01, Parcel #4706-03-400-019, 5454 Byron Road for a -30 ft. variance to Article III: General Provisions, Section 3.17 Schedule of Area, Height, and Setback Regulations, Item AR Rear Yard Minimum Setback Requirement to allow for construction of an accessory structure within rear yard setbacks.

AGENDA ITEM

12J

Howell Township
Waste Water Treatment Plant
Meeting: May 9, 2019 11 am

Attending: Clint Houseworth, Greg Tatara, Jim Aulette, Brent Kilpela, Jean Graham, Jonathan Hohenstein

Please see Clint's attached report for details on the plant operation.

Blower Motor: Still waiting for installation to be scheduled.

Equalization Basin: Waiting for the grounds dry out before trying to get a large truck on the property.

Non-Potable Water System: Have not heard from Phil at Spicer. Greg Tatara spent some time trying to figure this out. His conclusion is that we need a different pump. He will be contacting HRC to get a pump spec for this location.

Mercury Plan: Carol from MHOG completed the second portion of the plan. It was sent on to Clint for his review.

Staffing: Clint would like to change our contract from 2.5 people to 3 so that they can tackle more of the jobs that are necessary to keep the plant running well. He will be putting together his proposal for review by the Board.

Respectfully submitted,
Jonathan Hohenstein



Howell Township WWTP
1222 Packard drive
Howell, MI. 48843

9 May 2019

Howell Township
3525 Byron Road
Howell, Michigan 48855-7751

Re: *Monthly Report for April, 2019*

It is with pleasure that we submit to you the April, 2019 Status Report for the Howell Township Wastewater Treatment Facility and Lift Stations. We appreciate the opportunity to be of service to Howell Township.

Wastewater Treatment Plant

1. The WWTP experienced an upset to the activated sludge that caused many operational challenges throughout the month of April and resulted in multiple permit effluent violations. The violations are highlighted in the MOR attached to this report. We believe a slug load of nondomestic sewage passed through the plant and caused a disruption to the biological treatment process. Slug loads are often difficult to notice because you need to be sampling the influent at the exact moment it comes to the plant in order to characterize it. We did experience one day of high influent pH (4/18 average pH 10.9 with a high of 12) that was definitely evidence of a very caustic material. We tested the pH at all the lift stations the following day and did not find any elevated levels. The upset began well before the 18th as well, so we don't believe the high pH slug load only occurred on the 18th, but was more likely one of multiple. It took roughly three weeks for the plant to bounce back. During the period of treatment upset the WWTP experienced a loss of nitrification (high effluent ammonia), very poor settling that caused high effluent TSS and phosphorus. MDEQ has been notified of all the daily violations and any monthly violations will be reported with the April DMR.

The following steps were taken in attempt to help the plant recover as quickly as possible. A second blower was put online to increase the dissolved oxygen in the activated sludge process, polymer was added (USA Blue Book and Chemco) to as a settling aid, wasting was stopped to keep the existing activated sludge in the system and promote more cell growth to increase the MLSS concentration, and soda ash was added to increase the pH and add alkalinity. The plant had recovered by the end of April.

2. A copy of the preventive maintenance activities is attached to this report for your review.
3. Mowing began at the WWTP and lift stations in April.
4. We met with Biotech about the sludge removal schedule. The field our sludge goes on has wheat that must be harvested and then it will be available for land application. We are expecting sludge hauling to be completed late June or early July.
5. We have begun pumping down the lagoon levels. The lagoon pumps are running roughly two hours per day on weekdays. This will continue until the lagoon levels are reduced to low levels. We are planning to order a truck load of materials (soil and stone) to have onsite to make minor repairs to the lagoons dikes where erosion and Muskrat damage is showing. The cost for a truckload of dirt and stone should be minimal and we don't believe needs prior board approval unless otherwise noted by sewer committee.
6. Jim Aulette took over Certified Operator responsibilities for the WWTP on 4/20/19. Jim will continue in this role until the new Plant Manager is onsite and trained. MDEQ has been notified of the Certified Operator change. We are continuing to staff the project with a combination of staff local to Michigan as well as folks from out of state. The majority of the compliance laboratory analysis is being completed by Brighton Analytical at Inframark's expense as temporary staff used to operate and maintain the project.
7. Inframark hired a new Plant Manager that who is scheduled to begin work on 5/28/19. His name is James Soper and he recently retired from the City of Grand Rapids. James holds a Class A Wastewater Certification.
8. Two quotes for a new laboratory testing item (Hach DR 3900) are attached to this report. We are recommending that the township approve the purchase of this capital equipment item to improve the proficiency of the lab and update to current industry standards for phosphorus and ammonia analysis. The old method is still approved for use, however, the newer approved method using this equipment is much faster, more efficient, and offers less opportunity for human error.
9. The two WWTP secondary clarifiers need new skimmers. The skimmers drag along the surface of the water and skim off all floating particles and scum. The skimmers must be purchased from WesTech. A quote is attached to this report, and we recommending the township approve it so we can move forward with the repairs.
10. One of the three UltraTech UV modules had a failure on 04/17/19. The control board failed with a short circuit that caused it to burn up and also took out a few ballasts the wiring harness and cooling fans. Due to the critical nature of the UV system on effluent compliance for fecal coliform bacteria, we called in UIS to make repairs as quickly as possible. UIS was able to rebuild the module on 04/23/19 using spare parts we had onsite from old units that had been previously rebuilt last fall. However, we are running out of spare parts. We are gathering a quote from UltraTech for a complete new

module to have on hand for when this occurs again. We hope to present this to you next month with more details at that time.

11. We have been working with Greg Tatara (MHOG) on attempting to get the WWTP nonpotable water system functioning.

Lift Stations

1. Burkhart Road and LS #5 were cleaned in April by M&K.
2. Trans West needs to be cleaned and will be scheduled in May.
3. The auto dialers at Burkhart Road and LS #8 were found to be unresponsive. AT&T was called in to check the phone lines. The phone line feeding the Burkhart Road panel was bad and AT&T replaced it. AT&T found that a fault further down the road was causing the issue at LS #8. As of now AT&T has not yet resolved the problem for LS #8. This may be an opportunity to upgrade LS #8 to the Kennedy KISM SCADA if AT&T is not able to resolve in an acceptable manner.
4. Giffels Webster was onsite on 5/3/19 to perform site survey work at the Grand River Lift Station. They are scheduled to return on 5/10/19 to finish up the survey portion of the project.

Collection System

1. There are a few collection system items that we want to bring to your attention for discussion purposes. These include the process for new customer taps, reviewing existing connections, and status of the Mercury Minimization Program.
2. We received 202 Miss-Dig locate requests in April. 188 were no conflict with the sanitary sewer and 12 were fully marked with paint and flagging.

WESTECH QUOTATION

WESTECH®	P.O. BOX 65068 SALT LAKE CITY, UTAH 84165-0068	Phone: 801-265-1000 Fax: 801-265-1080	Quotation No. Q29467-132921
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Thank you for the opportunity to quote you with your equipment needs.
Please review the following and contact us to place an order or ask any question.

Date: 4/23/2019	Proj Manager: JOY ALLEN	Ship Via: BEST WAY
RFQ No.: Q29467-132921	Prime Job No: 18387A	Freight: FOB SHIPPING POINT, FREIGHT PREPAID & ADDED
Quoted by: JOY ALLEN	Prime Name: HOWELL TOWNSHIP WWTP	Lead Time: 4 WK
Phone: 801-290-1878 or 801-265-1000	Equipment: COP CLARIFIERS	Quote Valid: 15 days
Email: JALLEN@WESTECH-INC.COM	Tax Exemption No.:	
For Group: 15	Payment Terms: NET 30 DAYS	

Bill To: HOWELL TOWNSHIP, MI JEROME LIVERNOIS 3525 Byron Rd HOWELL, MI 48855 UNITED STATES OF AMERICA Tel/Fax: 517-719-7486 / 517-546-3283 JEROME.LIVERNOIS@STSERVICES.COM OM	Ship To: Howell Township WwtP JEROME LIVERNOIS 1222 Packard Drive 19861 HOWELL, MI 48843 UNITED STATES OF AMERICA Tel/Fax: 517-546-5767 / 517-546-3283
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Doc	No.	Part/Dwg Number	Description	Qty	Units	Unit Price	Net Price
56809	325	B170A	SKIMMER BLADE RETAINER	8	EA	378.00	3,024.00
56809	411	B190A	SKIMMER CUP	4	EA	403.00	1,612.00
56809	413	B190A	SKIMMER BLADE	4	EA	290.00	1,160.00
56809	529	LD110-529	BOLT 3/8 DIA X 1-1/2" W/NUT & LFW	96	EA	.50	48.00

No sales, GST, PST, use, or other taxes have been included in our pricing. No discounts accepted.	Quoted in US Dollars Grand Total 5,844.00
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- Please see the attached General Terms and Conditions. All purchase orders for Aftermarket parts need to be in US dollars.
- Minimum Order amount is US\$250. A small order fee of US\$25 will be applied to orders between US\$100 and US\$250. All orders must be at least US\$100.
- All information provided with and including this proposal is considered proprietary and is not for distribution without express written consent of WesTech Engineering, Inc.
- WesTech accepts Credit Card payments up to \$10,000. This is to include freight and taxes. Any order over this amount will be invoiced at terms. A processing fee of up to 4 percent on Credit Cards will be added where allowed by law.

This Quotation is subject to all specifications above as well as all attachments included with this document.

Thank you again for your quote request!

Best Regards,

AGENDA ITEM

12K

Weekly Summary April 12, 2019

Committee Meeting

Professional Development- We are working with the Sheriff's department to have an all staff "active" shooter training and emergency action plan training on May 17 at the Bennett Recreation Center. This will include ALL full time, part time and aquatic center staff. We will be contacting the schools to inform them of the training and letting our neighbors and City officials know this is going on as well.

City Park

City has approved our 2019 Beach and Boat Launch and Park passes are going out the door already. A big thank you to the City and Township offices for getting us the Tax rolls this year so we can get passes out earlier. Boat Launch opens May 1 and Park begins Memorial Day weekend.

RunHowell-

We are officially partnership with the Chamber Foundation and the Howell Nature Center to offer a 4 Event 5k Run Series August-November. Participants will be able to register for all 4 events for \$120 (Melon Run, Wild Life 5k, Headless Horseman and Fantasy of Lights) One 5k a month and once the complete the Fantasy of Lights they will receive a custom run Howell medal.

Weekly Summary April 25, 2019

Committee Meeting

Community Development- This week we focused on getting more awareness and foot traffic into our offices. We decided to host a "course registration night" here are Bennett on May 22 from 6-8pm. We will be offering any walk in patrons the chance to register for swim lesson one week early before they are open online. We will also be here to hand out park passes the weekend before the big open on Memorial Day Weekend. The Hive will be here to promote summer/ teen camps and we will be promoting the Melon Run as well. Each of those departments will offer an incentive to people who register right then.

Program Updates

1. Summer Camp

- a. Registrations are at 24 kids per week for the whole summer. Last year our highest week was 12 and we averaged about 8 kids.
- b. Hired 2 new staff and one returning staff but it will be their first year working for our summer camp

2. Melon Festival

- a. Do to scheduling restraints and repairs needed to the 1225 steam train, the steam institute will not be at Melon Festival this year. We did try to work on getting a smaller steam engine from them in its place but their fear was a smaller engine would not draw the crowds for ticket sales and their expenses would not be covered. We will try again in 2020 to have the big 1225 back

Enrichment/Travel Coordinator

We conducted interviews last week for the Enrichment/Travel Coordinator position. We successfully offered the position to Renee Baumgart. Renee is a recent graduate from Central Michigan and is a resident of Brighton. She is a Therapeutic Recreation Major from CMU which helps us look are our programming as one of our goals is to be All Inclusive. Her new skill set and high energy will surely help post our programs. She will begin work on May 13 and I will have her attend our next board meeting to introduce her to the board.

Course Demographics

Participation Counts

04/10/2019 10:31 AM

Grand Totals

Total Registrations:	2,025	0 - 9:	1,239	50 - 59:	32
Total Males:	948	10 - 19:	293	60 - 69:	53
Total Females:	1,077	20 - 29:	33	70 - 79:	27
Total Online:	1,307	30 - 39:	206	80 - 89:	23
Total In-House:	718	40 - 49:	91	90 - 99:	3
Total Resident:	1,646	>99:			25
Total Non-Resident:	379				

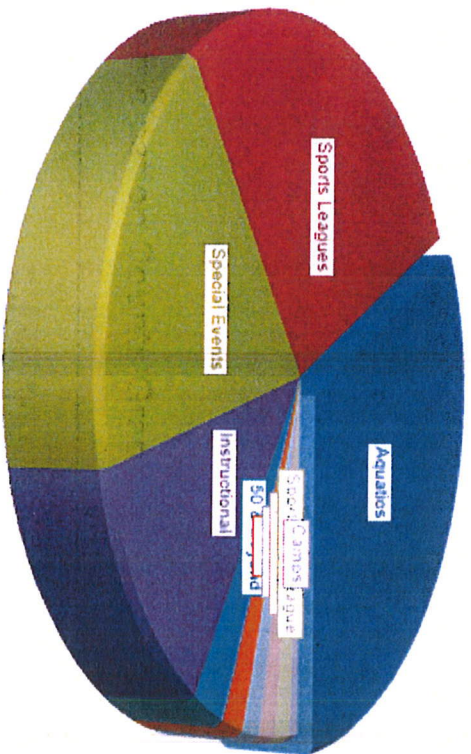
Total Participants:	1,758
Total Males:	840
Total Females:	918
Total Resident:	1,393
Total Non-Resident:	365

0 - 9:	1039	50 - 59:	32
10 - 19:	269	60 - 69:	40
20 - 29:	31	70 - 79:	23
30 - 39:	196	80 - 89:	16
40 - 49:	85	90 - 99:	2
>99:			25

City of Brighton	50
City of Howell	421
Cohoctah Township	15
Fowlerville - Handy	92
Genoa Township	268
Howell Township	231
Marion Township	285
Oceola Township	441
Other	222

City of Brighton	49
City of Howell	361
Cohoctah Township	15
Fowlerville - Handy	87
Genoa Township	222
Howell Township	192
Marion Township	242
Oceola Township	376
Other	214

Registrations Per Category

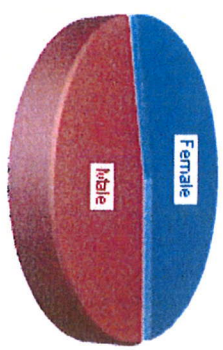


Aquatics: 32.18%
Sports Leagues: 27.69%
Special Events: 18.71%
Instructional: 11.94%
50 & Beyond: 2.67%
Travel: 1.83%
Sponsorships: 1.48%
Sports Non League: 1.33%
Camps: 0.74%

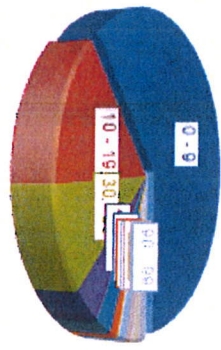
Course Demographics - Participation Counts Graphs

04/10/2019 10:31 AM

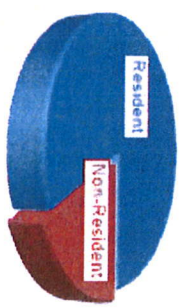
Gender



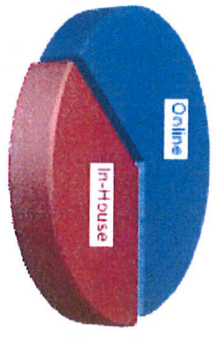
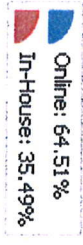
Age



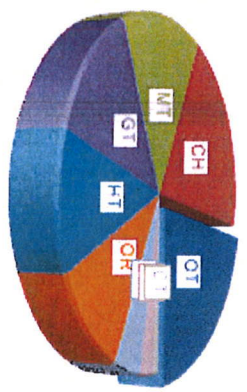
Residency



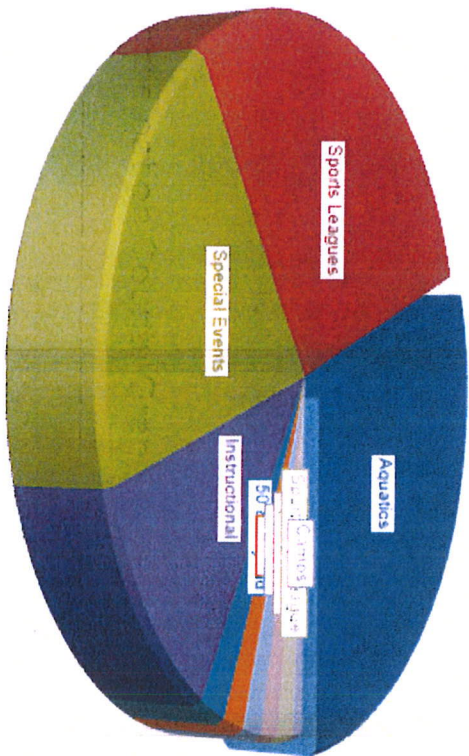
Registration



Municipality

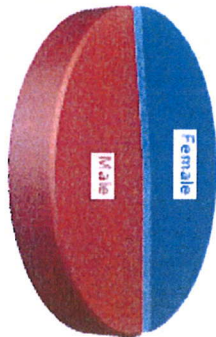
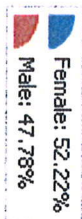


Participants Per Category

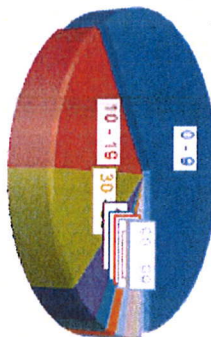
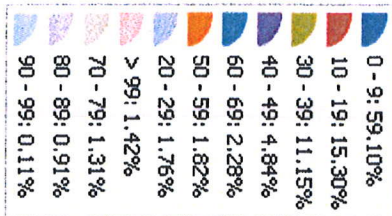


Aquatics	30	30.13%
Sports Leagues	29	29.39%
Special Events	19	19.84%
Instructional	11	11.56%
50 & Beyond	2	2.06%
Travel	1	1.74%
Preschool	1	1.58%
Sponsorships	1	1.53%
Sports Non League	1	1.37%
Camps	0	0.79%

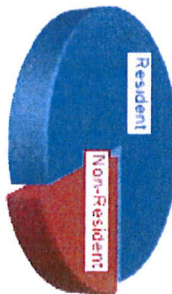
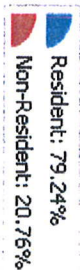
Gender



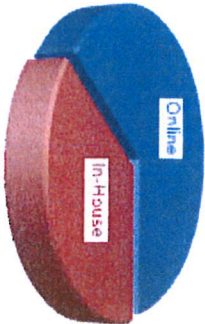
Age



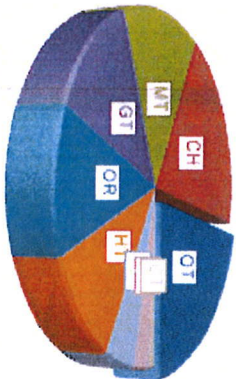
Residency



Registration



Municipality



AGENDA ITEM

12L

Howell Township
Property Committee Meeting:
April 17, 2019
9:30 -10:15 am

Attending: Jean Graham, Jeff Smith, Jonathan Hohenstein, Brent Kilpela

Conference Call:

With interested party in Township property and Christian from Chestnut Development. Discussion about special assessments and possibly extending the assessments for this property over a longer time frame. A lot of discussion over taxes and possible tax reduction and possibility of getting approval of a PILOT program. They will be sending Brent more details of their proposed building to get a better idea of ad valorem taxes.

Howell Township
Property Committee Meeting:
May 2, 2019
9:25 – 10:30 am

Attending: Jean Graham, Jeff Smith, Jonathan Hohenstein

Crandall Rd. Property:

Notified on April 29, 2019 that purchaser Keith Gordon will be rescinding offer on Crandall Road property. Gordon would like to revise his offer to \$50,000 and pay off the special assessments at closing. **It is the property committee's recommendation to reject the reduced offer.**

Mason Rd. Property:

Attached is Chestnut's proposed site plan which leaves approximately 24 acres for a future park. **It is the property committee's recommendation that 24 acres is not sufficient especially considering that the possible development uses all of the high ground leaving little to no space for possible parking.** The Board's discussion was that the park would be at least 25 acres. **Committee would also like a temporary 66 foot wide easement on the northern border of the property.** The temporary easement would be left in place until a site plan is approved that has acceptable access to the park land.

Chestnut:

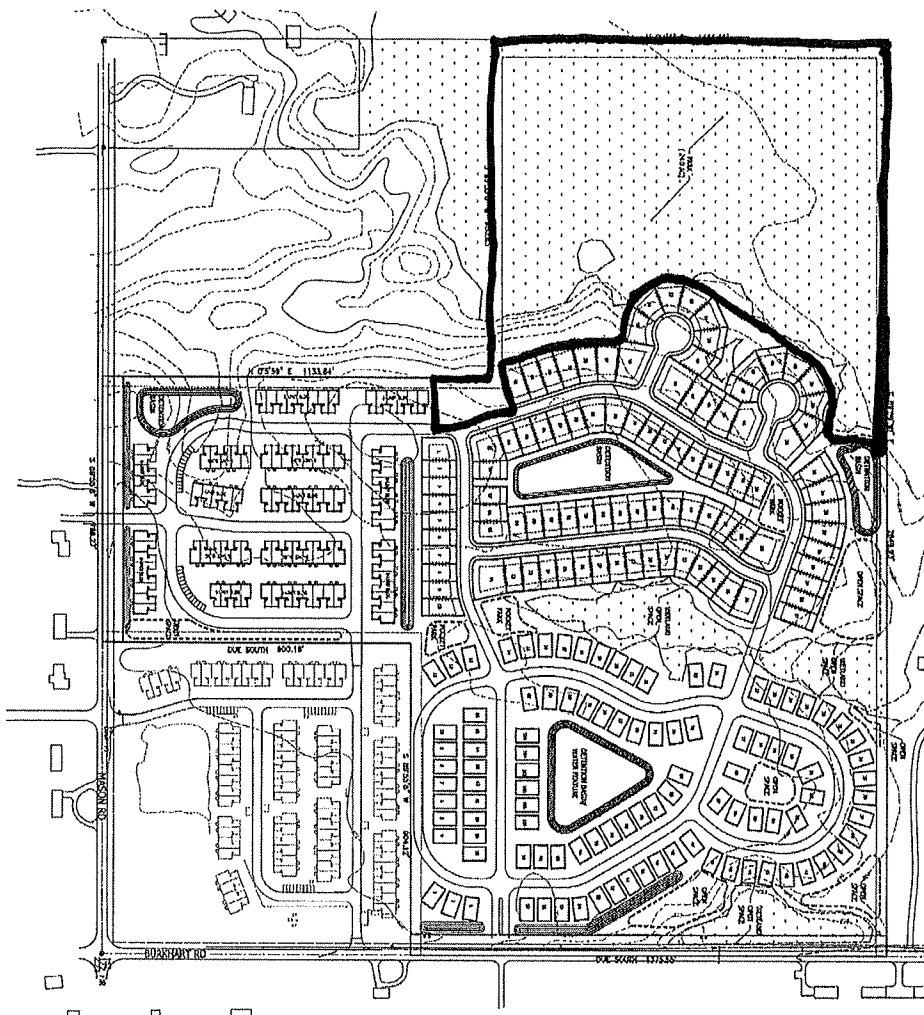
Chestnut states that they will not move forward on these properties (Mason Rd and Pineview) if they are required to close before they receive final site plan approval and all deposits have to be refundable. Joe is out of the office so we were unable to ask him again about the 180 day provision for receiving final site plan approval.

Pineview:

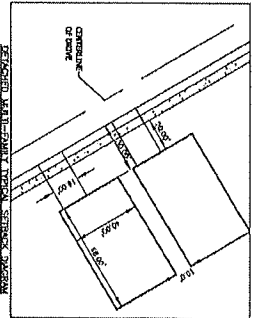
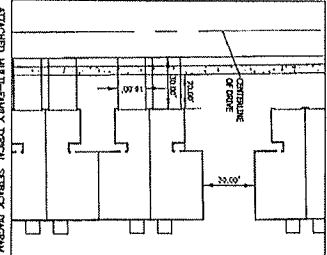
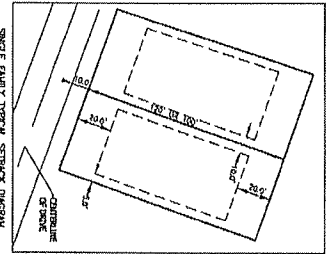
Several years ago Steve Gronow put \$5,000 down on the Pineview property. Deposit money was not refundable in that contract. The property was never closed on and the money was not refunded. Steve wants to use that previous deposit as his deposit for his current offer and wants it to be refundable if the deal does not go through. **It is the property committee's recommendation to accept Steve's previous deposit as his deposit for his current offer, but for this one time only, and this deposit will not be refundable.**

Respectfully submitted,
Jonathan Hohenstein

EXHIBIT B



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NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROJECT		CHESTNUT DEVELOPMENT	
CLIENT		CHESTNUT DEVELOPMENT LLC	
DATE		11/15/11	
SCALE		AS SHOWN	
DRAWN BY		J. BOSS	
CHECKED BY		J. BOSS	
DATE		11/15/11	
PROJECT NO.		11111	
SHEET NO.		1 OF 1	
SCALE		1" = 20'	
DATE		11/15/11	
PROJECT NO.		11111	
SHEET NO.		1 OF 1	

BOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOVELL, W.I. 48843
 800.246.6735 FAX 517.548.1670

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AGENDA ITEM

14

Howell Township
Invoice and Check Registers

As of 5/8/2019

User: BRENT KILPELA

DB: Howell Twp

Inv Num Vendor
Inv Ref# Description
GL Distribution

Inv Date Entered By

Due Date

Inv Amt

Amt Due

Status

Jnlized Post Date

200231394032	DTE ENERGY	04/02/2019	05/10/2019	335.24	0.00	Paid	Y	04/04/2019
17646	STREETLIGHTS	BRENT KILPELA						
	101-268-920.00	TWP AT LARGE STREETLIGHT EXPENSE		335.24				
21415	NETWORK SERVICES GROUP, LLC	04/01/2019	05/01/2019	75.00	0.00	Paid	Y	04/04/2019
17647	WEBSITE CHANGES	BRENT KILPELA						
	101-265-851.00	TWP HALL WEB SITE EXPENSE		75.00				
208.0328005	HOWELL PARKS AND RECREATION	03/28/2019	04/27/2019	25,806.25	0.00	Paid	Y	04/04/2019
17648	HAPRA 2ND QTR 2019 FEE	BRENT KILPELA						
	220-000-801.00	REC FUND CONTRACTED SVCS EXPENSE		25,806.25				
4/1/2019	DTE ENERGY	04/01/2019	04/23/2019	450.10	0.00	Paid	Y	04/04/2019
17649	2571 OAKGROVE APR 2019	BRENT KILPELA						
	592-442-920.00	WWTP ELECTRICITY EXPENSE		450.10				
5110	THE DIRT HUNTER L.L.C.	04/05/2019	05/05/2019	159.00	0.00	Paid	Y	04/08/2019
17650	WINDOW CLEANING	BRENT KILPELA						
	101-265-775.00	TWP HALL OFFICE CLEANING & MAINT EXPENS		159.00				
195299	SPICER GROUP	04/08/2019	04/15/2019	282.00	0.00	Paid	Y	04/08/2019
17651	BD Bond Refund	BRENT KILPELA						
	101-000-203.00	BSP17-0001		282.00				
4/3/2019	DTE ENERGY	04/03/2019	04/25/2019	142.01	0.00	Paid	Y	04/08/2019
17652	391 N BURKHART APR 2019	BRENT KILPELA						
	592-442-920.00	WWTP ELECTRICITY EXPENSE		142.01				
4/3/2019	DTE ENERGY	04/03/2019	04/25/2019	130.48	0.00	Paid	Y	04/08/2019
17653	1009 N BURKHART APR 2019	BRENT KILPELA						
	592-442-920.00	WWTP ELECTRICITY EXPENSE		130.48				
201895587399	CONSUMERS ENERGY	04/01/2019	04/25/2019	17.25	0.00	Paid	Y	04/08/2019
17654	391 N BURKHART APR 2019	BRENT KILPELA						
	592-442-922.00	WWTP NATURAL GAS EXPENSE		17.25				
517548388803	AT&T	03/28/2019	04/19/2019	82.92	0.00	Paid	Y	04/08/2019
17655	517 548-3888 FOR APR 2019	BRENT KILPELA						
	592-442-850.00	WWTP TELEPHONE EXPENSE		82.92				

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						

95497	TRUE VALUE HARDWARE	04/08/2019	04/15/2019	17.98	0.00	Paid	Y
17656	DECK BRUSH	BRENT KILPELA					
	592-442-956.00			17.98			04/08/2019
	WTWP MISCELLANEOUS EXPENSE						

11082018-83	GENOA TOWNSHIP DPW	04/03/2019	05/03/2019	2,695.75	0.00	Paid	Y
17657	MHOG UTILITY DEPT JAN-MARCH	BRENT KILPELA					
	592-442-801.00			2,695.75			04/08/2019
	WTWP CONTRACTED SERVICES EXPENSE						

37382	FOWLERVILLE NEWS & VIEWS	03/31/2019	04/30/2019	45.00	0.00	Paid	Y
17658	FARM LAND LEASE AD	BRENT KILPELA					
	101-101-900.00			45.00			04/08/2019
	TWP BOARD PRINTING & PUBLICATION EXPENS						

4/1/2019	CAREFREE MAINTENANCE CO.	04/01/2019	05/01/2019	230.00	0.00	Paid	Y
17659	MARCH CLEANING	BRENT KILPELA					
	101-265-775.00			230.00			04/08/2019
	TWP HALL OFFICE CLEANING & MAINT EXPENS						

80339	MASTER MEDIA	04/02/2019	05/01/2019	100.95	0.00	Paid	Y
17660	OFFICE SUPPLIES	BRENT KILPELA					
	101-265-727.01			100.95			04/08/2019
	TWP HALL OFFICE SUPPLIES EXPENSE						

0002367516	MICHIGAN.COM	03/31/2019	04/20/2019	347.36	0.00	Paid	Y
17661	MARCH PUBLICATIONS	BRENT KILPELA					
	101-101-900.00			347.36			04/08/2019
	TWP BOARD PRINTING & PUBLICATION EXPENS						

46666	FAHEY SCHULTZ BURZYCH RHODES	04/04/2019	05/04/2019	4,851.00	0.00	Paid	Y
17662	GENERAL	BRENT KILPELA					
	101-268-801.01			4,078.50			04/08/2019
	TWP AT LARGE LEGAL EXPENSE						
	101-253-801.01			772.50			
	TREASURER LEGAL EXPENSE						

46667	FAHEY SCHULTZ BURZYCH RHODES	04/04/2019	04/30/2019	3,603.00	0.00	Paid	Y
17663	OAKLAND TACTICAL SUPPLY LITIGATION	BRENT KILPELA					
	101-268-801.01			3,603.00			04/08/2019
	TWP AT LARGE LEGAL EXPENSE						

46665	FAHEY SCHULTZ BURZYCH RHODES	04/04/2019	05/03/2019	360.00	0.00	Paid	Y
17664	CROSSROADS OUTDOOR LITIGATION	BRENT KILPELA					
	101-268-801.01			360.00			04/08/2019
	TWP AT LARGE LEGAL EXPENSE						

46668	FAHEY SCHULTZ BURZYCH RHODES	04/04/2019	05/03/2019	2,878.28	0.00	Paid	Y
17665	RAINBOW	BRENT KILPELA					
	101-268-801.01			2,878.28			04/08/2019
	TWP AT LARGE LEGAL EXPENSE						

User: BRENT KILPELA
DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date

1387823	U. S. BANK	04/11/2019	06/03/2019	340,968.75	0.00	Paid	Y
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17666	S#6	BRENT KILPELA					
	592-442-996.06	WWTW (SWR 6) BOND INTEREST EXPENSE		30,968.75			04/11/2019
	592-000-300.00	SWR/WTR FUND LONG TERM BONDS PAY		310,000.00			

1950108469	PAGE ANALYTICAL	04/11/2019	05/11/2019	225.00	0.00	Paid	Y
17667	MERCURY SAMPLING	BRENT KILPELA					
	592-442-801.00	WWTW CONTRACTED SERVICES EXPENSE		225.00			04/11/2019

204031410583	CONSUMERS ENERGY	04/03/2019	04/27/2019	93.17	0.00	Paid	Y
17668	2571 OAKGROVE APR 2019	BRENT KILPELA					
	592-442-922.00	WWTW NATURAL GAS EXPENSE		93.17			04/11/2019

95520	TRUE VALUE HARDWARE	04/09/2019	05/15/2019	32.99	0.00	Paid	Y
17669	POLY TUBE	BRENT KILPELA					
	592-442-956.00	WWTW MISCELLANEOUS EXPENSE		32.99			04/11/2019

2019207	HESCO	04/09/2019	05/08/2019	1,250.00	0.00	Paid	Y
17670	SETUP SAMPLER	BRENT KILPELA					
	592-442-801.00	WWTW CONTRACTED SERVICES EXPENSE		1,250.00			04/15/2019

2152257	CARLISLE WORTMAN ASSOC, INC.	04/15/2019	04/22/2019	240.00	0.00	Paid	Y
17671	BD Bond Refund	BRENT KILPELA					
	101-000-203.00	BSP18-0012		240.00			04/15/2019

4/9/19	DTE ENERGY	04/09/2019	05/01/2019	396.87	0.00	Paid	Y
17672	TWP HALL APRIL 2019	BRENT KILPELA					
	101-265-920.00	TWP HALL ELECTRICITY EXPENSE		396.87			04/15/2019

80374	MASTER MEDIA	04/08/2019	05/08/2019	428.91	0.00	Paid	Y
17673	OFFICE SUPPLIES	BRENT KILPELA					
	101-265-727.01	TWP HALL OFFICE SUPPLIES EXPENSE		428.91			04/15/2019

948000064	ALCHIN DISPOSAL SERVICE	04/11/2019	04/30/2019	45.00	0.00	Paid	Y
17674	E. MARR ROADSIDE PICKUP	BRENT KILPELA					
	101-268-883.00	TWP AT LARGE ROAD SIDE PICKUP EXPENSE		45.00			04/15/2019

205815	PRINTING SYSTEMS	11/16/2018	04/16/2019	43.67	0.00	Paid	Y
17675	TEST BALLOTS	BRENT KILPELA					
	101-191-727.00	ELECTION SUPPLIES EXPENSE		43.67			04/15/2019

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jnlized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						

2152256	CARLISLE WORTMAN ASSOC, INC.	04/12/2019	05/11/2019	1,720.00	0.00	Paid	Y
17676	GENERAL CONSULTATION	BRENT KILPELA					
	101-400-801.00			1,720.00			04/15/2019

2152255	CARLISLE WORTMAN ASSOC, INC.	04/12/2019	05/11/2019	345.00	0.00	Paid	Y
17677	2198 W HIGHLAND REZONING	BRENT KILPELA					
	101-400-801.00			345.00			04/15/2019

2152258	CARLISLE WORTMAN ASSOC, INC.	04/12/2019	05/11/2019	150.00	0.00	Paid	Y
17678	ZONING ORDINANCE	BRENT KILPELA					
	101-400-801.00			150.00			04/15/2019

4/9/2019	DTE ENERGY	04/09/2019	05/01/2019	4,919.80	0.00	Paid	Y
17679	1222 PACKARD DR APRIL 2019	BRENT KILPELA					
	592-442-920.00			4,919.80			04/15/2019

4/9/2019	DTE ENERGY	04/09/2019	05/01/2019	734.14	0.00	Paid	Y
17680	1575 N BURKHART APRIL 2019	BRENT KILPELA					
	592-442-920.00			734.14			04/15/2019

4/9/2018	DTE ENERGY	04/09/2019	05/01/2019	266.27	0.00	Paid	Y
17681	1034 AUSTIN CT APRIL 2019	BRENT KILPELA					
	592-442-920.00			266.27			04/15/2019

4/9/2019	DTE ENERGY	04/09/2019	05/01/2019	187.51	0.00	Paid	Y
17682	2559 W GRAND RIVER APR 2019	BRENT KILPELA					
	592-442-920.00			187.51			04/15/2019

4/9/2019	DTE ENERGY	04/09/2019	05/01/2019	237.09	0.00	Paid	Y
17683	2700 TOOLEY RD APRIL 2019	BRENT KILPELA					
	592-442-920.00			237.09			04/15/2019

4/9/2019	DTE ENERGY	04/09/2019	05/01/2019	254.17	0.00	Paid	Y
17684	3888 OAKGROVE RD APRIL 2019	BRENT KILPELA					
	592-442-920.00			254.17			04/15/2019

0000148287	LAKESIDE SERVICE COMPANY, INC	04/11/2019	05/10/2019	365.00	0.00	Paid	Y
17685	SERVICE CALL	BRENT KILPELA					
	592-442-801.00			365.00			04/15/2019

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						

95595	TRUE VALUE HARDWARE	04/15/2019	05/15/2019	5.68	0.00	Paid	Y
17686	COUPLERS	BRENT KILPELA					
	592-442-956.00	WWTW MISCELLANEOUS EXPENSE		5.68			04/15/2019

95568	TRUE VALUE HARDWARE	04/12/2019	05/15/2019	93.94	0.00	Paid	Y
17687	POLY TUBE, COUPLING	BRENT KILPELA					
	592-442-956.00	WWTW MISCELLANEOUS EXPENSE		93.94			04/15/2019

865542	USA BLUEBOOK	04/11/2019	05/15/2019	355.24	0.00	Paid	Y
17688	ROLLER ASSEMBLY, TUBE ASSEMBLY	BRENT KILPELA					
	592-442-956.00	WWTW MISCELLANEOUS EXPENSE		355.24			04/15/2019

4/12/19	DTE ENERGY	04/12/2019	05/06/2019	37.80	0.00	Paid	Y
17689	271 E HIGHLAND APRIL 2019	BRENT KILPELA					
	592-442-920.00	WWTW ELECTRICITY EXPENSE		37.80			04/22/2019

4/16/2019	GENOA TOWNSHIP DEW	04/16/2019	05/16/2019	118.43	0.00	Paid	Y
17690	SANITARY DISPOSAL FEB-MAR 2019	BRENT KILPELA					
	592-442-801.00	WWTW CONTRACTED SERVICES EXPENSE		118.43			04/22/2019

517552195604	AT&T	04/13/2019	05/03/2019	77.42	0.00	Paid	Y
17691	517 552-1956 FOR APRIL 2019	BRENT KILPELA					
	592-442-850.00	WWTW TELEPHONE EXPENSE		77.42			04/22/2019

868047	USA BLUEBOOK	04/15/2019	05/15/2019	256.81	0.00	Paid	Y
17692	SETTLING AGENT 5 GALLONS	BRENT KILPELA					
	592-442-956.00	WWTW MISCELLANEOUS EXPENSE		256.81			04/22/2019

36	MHOG	04/18/2019	05/18/2019	106,358.96	0.00	Paid	Y
17693	JAN, FEB, MAR 2019	BRENT KILPELA					
	592-441-803.00	UTILITY BILLING WATER EXPENSE		106,358.96			04/22/2019

0000148441	LAKESIDE SERVICE COMPANY, INC	04/16/2019	05/16/2019	784.00	0.00	Paid	Y
17694	SERVICE CALL	BRENT KILPELA					
	592-442-801.00	WWTW CONTRACTED SERVICES EXPENSE		784.00			04/22/2019

4/16/2019	JONATHAN HOHENSTEIN	04/16/2019	05/16/2019	76.33	0.00	Paid	Y
17695	TREASURER MILEAGE	BRENT KILPELA					
	101-253-860.00	TREASURER MILEAGE & EXPENSES		76.33			04/22/2019

User: BRENT KILPELA
DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						

4/9/2019	MICHIGAN ASSOCIATION OF PLANNING	04/09/2019	05/09/2019	540.00	0.00	Paid	Y
17696	PLANNING DUES	BRENT KILPELA					
	101-000-123.00	GEN FUND PREPAID EXPENSES		540.00			04/22/2019

195696	SPICER GROUP	04/22/2019	04/29/2019	387.00	0.00	Paid	Y
17697	BD Bond Refund	BRENT KILPELA					
	101-000-203.00	BSP17-0001		387.00			04/22/2019

195699	SPICER GROUP	04/22/2019	04/29/2019	910.50	0.00	Paid	Y
17698	BD Bond Refund	BRENT KILPELA					
	101-000-203.00	BSP18-0001		910.50			04/22/2019

195702	SPICER GROUP	04/22/2019	04/29/2019	634.50	0.00	Paid	Y
17699	BD Bond Refund	BRENT KILPELA					
	101-000-203.00	BSP18-0005		634.50			04/22/2019

95699	TRUE VALUE HARDWARE	04/22/2019	05/15/2019	6.99	0.00	Paid	Y
17700	SEALANT	BRENT KILPELA					
	592-442-956.00	WWTP MISCELLANEOUS EXPENSE		6.99			04/22/2019

0047282	CREATURE CONTROL	04/18/2019	05/18/2019	75.00	0.00	Paid	Y
17701	SPRING SETUP TRAPS	BRENT KILPELA					
	592-442-956.00	WWTP MISCELLANEOUS EXPENSE		75.00			04/22/2019

4/22/2019	LIVINGSTON COUNTY TREASURER	04/22/2019	05/01/2019	760.00	0.00	Paid	Y
17702	MOBILE HOME FEES	BRENT KILPELA					
	701-000-239.00	TRUST MOBILE HOME TAX PAYABLE		760.00			04/22/2019

195688	SPICER GROUP	04/16/2019	05/16/2019	3,610.00	0.00	Paid	Y
17703	SEWER AUDIT	BRENT KILPELA					
	592-441-801.02	UTILITY BILLING AUDITS/STUDIES EXPENSE		3,610.00			04/23/2019

4/23/2019	JULIUS DAUS III	04/24/2019	05/24/2019	104.40	0.00	Paid	Y
17704	ZONING MILEAGE	BRENT KILPELA					
	101-402-860.00	ZONING MILEAGE & EXPENSES		104.40			04/24/2019

206878874914	CONSUMERS ENERGY	04/16/2019	05/13/2019	802.97	0.00	Paid	Y
17705	1222 PACKARD DR APRIL 2019	BRENT KILPELA					
	592-442-922.00	WWTP NATURAL GAS EXPENSE		802.97			04/24/2019

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						

95745							
17706	TRUE VALUE HARDWARE	04/24/2019	05/15/2019	39.99	0.00	Paid	Y
	GARDEN HOSE	BRENT KILPELA					04/30/2019
	592-442-956.00	WWTW MISCELLANEOUS EXPENSE		39.99			

517540694704							
17707		04/22/2019	05/13/2019	153.35	0.00	Paid	Y
	AT&T	BRENT KILPELA					05/01/2019
	517 540-6947 FOR APRIL 2019	WWTW TELEPHONE EXPENSE		153.35			
	592-442-850.00						

150560912							
17708		04/19/2019	05/11/2019	68.18	0.00	Paid	Y
	AT&T	BRENT KILPELA					05/01/2019
	WWTW INTERNET	WWTW TELEPHONE EXPENSE		68.18			
	592-442-850.00						

517540124104							
17709		04/22/2019	05/13/2019	77.39	0.00	Paid	Y
	AT&T	BRENT KILPELA					05/01/2019
	517 540-1241 FOR MAY 2019	WWTW TELEPHONE EXPENSE		77.39			
	592-442-850.00						

517540695204							
17710		04/22/2019	05/13/2019	71.89	0.00	Paid	Y
	AT&T	BRENT KILPELA					05/01/2019
	517 540-6952 FOR MAY 2019	WWTW TELEPHONE EXPENSE		71.89			
	592-442-850.00						

517546349604							
17711		04/22/2019	05/13/2019	286.80	0.00	Paid	Y
	AT&T	BRENT KILPELA					05/01/2019
	517 546-3496 FOR MAY 2019	WWTW TELEPHONE EXPENSE		286.80			
	592-442-850.00						

517546516004							
17712		04/22/2019	05/13/2019	71.70	0.00	Paid	Y
	AT&T	BRENT KILPELA					05/01/2019
	517 546-5160 FOR MAY 2019	WWTW TELEPHONE EXPENSE		71.70			
	592-442-850.00						

517540696304							
17713		04/22/2019	05/13/2019	54.18	0.00	Paid	Y
	AT&T	BRENT KILPELA					05/01/2019
	517 540-6963 FOR MAY 2019	WWTW TELEPHONE EXPENSE		54.18			
	592-442-850.00						

235513							
17714	CHEMCO PRODUCTS INCORPORATED	04/22/2019	05/22/2019	343.44	0.00	Paid	Y
	CHEMICALS	BRENT KILPELA					05/01/2019
	592-442-729.00	WWTW CHEMICALS EXPENSE		343.44			

04/06/2019							
17715	AT&T LONG DISTANCE	04/06/2019	05/06/2019	1.46	0.00	Paid	Y
	WWTW LONG DISTANCE	BRENT KILPELA					04/30/2019
	592-442-850.00	WWTW TELEPHONE EXPENSE		1.46			

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date

190392	M & K JETTING AND TELEVISIONS	04/19/2019	05/19/2019	1,295.00	0.00	Paid	Y
17716	CLEANED LIFT STATION	BRENT KILPELA					
	592-442-801.00	WTWP CONTRACTED SERVICES EXPENSE		1,295.00			04/30/2019

204298422761	CONSUMERS ENERGY	04/17/2019	05/15/2019	311.22	0.00	Paid	Y
17717	TWP HALL MAY 2019	BRENT KILPELA					
	101-265-922.00	TWP HALL NATURAL GAS EXPENSE		311.22			05/01/2019

4/22/19	COMCAST	04/22/2019	05/13/2019	283.76	0.00	Paid	Y
17718	TWP HALL TELEPHONE MAY 2019	BRENT KILPELA					
	101-265-850.00	TWP HALL TELEPHONE EXPENSE		283.76			05/01/2019

000922025709	MUTUAL OF OMAHA INSURANCE COMPANY	05/01/2019	05/01/2019	213.00	0.00	Paid	Y
17719	MAY BILLING	BRENT KILPELA					
	101-265-721.00	TWP HALL LIFE INSURANCE EXPENSE		213.00			05/01/2019

4/17/2019	AT&T	04/17/2019	05/12/2019	23.55	0.00	Paid	Y
17720	ASSESSING TABLET	BRENT KILPELA					
	101-209-957.00	ASSESSING DUES & SUBSCRIPTION EXPENSE		23.55			05/01/2019

72839	FIRST IMPRESSIONS PRINT & MKTG	04/30/2019	05/30/2019	335.37	0.00	Paid	Y
17721	REGULAR #10 ENVELOPES	BRENT KILPELA					
	101-265-727.01	TWP HALL OFFICE SUPPLIES EXPENSE		335.37			05/01/2019

5/1/2019	LIVINGSTON COUNTY TREASURER	05/01/2019	05/01/2019	301.00	0.00	Paid	Y
17722	DOG LICENSES	BRENT KILPELA					
	701-000-238.00	TRUST DUE TO COUNTY DOG LICENSE		301.00			05/01/2019

APXX054	IRON MOUNTAIN	04/30/2019	05/30/2019	118.00	0.00	Paid	Y
17723	SHREDDING PICKUP	BRENT KILPELA					
	101-265-775.00	TWP HALL OFFICE CLEANING & MAINT EXPENS		118.00			05/02/2019

533461	CULLIGAN WATER	04/30/2019	05/02/2019	51.49	0.00	Paid	Y
17724	WATER DELIVERY 6 JUGS	BRENT KILPELA					
	101-265-727.00	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE		51.49			05/02/2019

80474	MASTER MEDIA	04/25/2019	05/25/2019	365.07	0.00	Paid	Y
17725	OFFICE SUPPLIES	BRENT KILPELA					
	101-265-727.01	TWP HALL OFFICE SUPPLIES EXPENSE		365.07			05/02/2019

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
17726	BRENT KILPELA ASSESSOR EXPENSES	05/02/2019 BRENT KILPELA	05/02/2019	106.32	0.00	Paid	Y 05/02/2019
	101-209-860.00			26.68			
	101-265-860.00			4.64			
	101-209-720.00			75.00			

# of Invoices:	# of Credit Memos:	# Due:	# Due:	Totals:	Totals:
81	0	0	0	516,081.04	0.00
				0.00	0.00

Net of Invoices and Credit Memos: 516,081.04
C Agrees with Check Register BK

---- TOTALS BY FUND ----

101 - GENERAL FUND	21,096.79	0.00
220 - RECREATION FUND	25,806.25	0.00
592 - SMR/WTR	468,117.00	0.00
701 - TRUST & AGENCY	1,061.00	0.00

---- TOTALS BY DEPT/ACTIVITY ----

000 - OTHER	339,861.25	0.00
101 - TOWNSHIP BOARD	392.36	0.00
191 - ELECTIONS	43.67	0.00
209 - ASSESSING	125.23	0.00
253 - TREASURER	848.83	0.00
265 - TOWNSHIP HALL	3,073.28	0.00
268 - TOWNSHIP AT LARGE	11,300.02	0.00
400 - PLANNING COMMISSION	2,215.00	0.00
402 - ZONING ADMINISTRATION	104.40	0.00
441 - UTILITY BILLING	109,968.96	0.00
442 - WWTP	48,148.04	0.00

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL FUND CHECKING				
04/16/2019	GEN	101001610(E)	DTE ENERGY	396.87
04/16/2019	GEN	17177	ALCHIN DISPOSAL SERVICE	45.00
04/16/2019	GEN	17178	CAREFREE MAINTENANCE CO.	230.00
04/16/2019	GEN	17179	CARLISLE WORTMAN ASSOC, INC.	2,455.00
04/16/2019	GEN	17180	DTE ENERGY	335.24
04/16/2019	GEN	17181	THE DIRT HUNTER L.L.C.	159.00
04/16/2019	GEN	17182	FAHEY SCHULTZ BURZYCH RHODES	11,692.28
04/16/2019	GEN	17183	FOWLERVILLE NEWS & VIEWS	45.00
04/16/2019	GEN	17184	HOWELL PARKS AND RECREATION	25,806.25
04/16/2019	GEN	17185	MICHIGAN.COM	347.36
04/16/2019	GEN	17186	MASTER MEDIA	529.86
04/16/2019	GEN	17187	NETWORK SERVICES GROUP, LLC	75.00
04/16/2019	GEN	17188	PRINTING SYSTEMS	43.67
04/16/2019	GEN	17189	SPICER GROUP	282.00
05/02/2019	GEN	101001611(E)	AT&T	23.55
05/02/2019	GEN	101001612(E)	COMCAST	283.76
05/02/2019	GEN	101001613(E)	CONSUMERS ENERGY	311.22
05/02/2019	GEN	17190	CULLIGAN WATER	51.49
05/02/2019	GEN	17191	JULIUS DAUS III	104.40
05/02/2019	GEN	17192	FIRST IMPRESSIONS PRINT & MKTG	335.37
05/02/2019	GEN	17193	JONATHAN HOHENSTEIN	76.33
05/02/2019	GEN	17194	IRON MOUNTAIN	118.00
05/02/2019	GEN	17195	BRENT KILPELA	106.32
05/02/2019	GEN	17196	MASTER MEDIA	365.07
05/02/2019	GEN	17197	MICHIGAN ASSOCIATION OF PLANNING	540.00
05/02/2019	GEN	17198	MUTUAL OF OMAHA INSURANCE COMPANY	213.00
05/02/2019	GEN	17199	SPICER GROUP	1,932.00

GEN TOTALS:

Total of 27 Checks:	46,903.04
Less 0 Void Checks:	0.00
Total of 27 Disbursements:	46,903.04

Bank T&A TRUST & AGENCY CHECKING

05/01/2019	T&A	3418	LIVINGSTON COUNTY TREASURER	760.00
05/01/2019	T&A	3419	LIVINGSTON COUNTY TREASURER	301.00

T&A TOTALS:

Total of 2 Checks:	1,061.00
Less 0 Void Checks:	0.00
Total of 2 Disbursements:	1,061.00

Bank UTYCK UTILITY CHECKING

04/16/2019	UTYCK	2482	GENOA TOWNSHIP DPW	2,695.75
04/16/2019	UTYCK	2483	HESCO	1,250.00
04/16/2019	UTYCK	2484	LAKESIDE SERVICE COMPANY, INC	365.00
04/16/2019	UTYCK	2485	PACE ANALYTICAL	225.00
04/16/2019	UTYCK	2486	TRUE VALUE HARDWARE	150.59
04/16/2019	UTYCK	2487	U. S. BANK	340,968.75
04/16/2019	UTYCK	2488	USA BLUEBOOK	355.24
04/16/2019	UTYCK	590002828(E)	AT&T	82.92
04/16/2019	UTYCK	590002829(E)	CONSUMERS ENERGY	17.25
04/16/2019	UTYCK	590002830(E)	CONSUMERS ENERGY	93.17
04/16/2019	UTYCK	590002831(E)	DTE ENERGY	450.10
04/16/2019	UTYCK	590002832(E)	DTE ENERGY	142.01
04/16/2019	UTYCK	590002833(E)	DTE ENERGY	130.48
04/16/2019	UTYCK	590002834(E)	DTE ENERGY	4,919.80
04/16/2019	UTYCK	590002835(E)	DTE ENERGY	734.14
04/16/2019	UTYCK	590002836(E)	DTE ENERGY	266.27
04/16/2019	UTYCK	590002837(E)	DTE ENERGY	187.51
04/16/2019	UTYCK	590002838(E)	DTE ENERGY	237.09
04/16/2019	UTYCK	590002839(E)	DTE ENERGY	254.17
05/01/2019	UTYCK	2489	AT&T LONG DISTANCE	1.46
05/01/2019	UTYCK	2490	CHEMCO PRODUCTS INCORPORATED	343.44
05/01/2019	UTYCK	2491	CREATURE CONTROL	75.00
05/01/2019	UTYCK	2492	GENOA TOWNSHIP DPW	118.43
05/01/2019	UTYCK	2493	LAKESIDE SERVICE COMPANY, INC	784.00
05/01/2019	UTYCK	2494	M & K JETTING AND TELEVISIONING	1,295.00
05/01/2019	UTYCK	2495	MHOG	106,358.96
05/01/2019	UTYCK	2496	SPICER GROUP	3,610.00
05/01/2019	UTYCK	2497	TRUE VALUE HARDWARE	46.98
05/01/2019	UTYCK	2498	USA BLUEBOOK	256.81

05/06/2019 08:33 AM
User: BRENT KILPELA
DB: Howell Twp

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE FROM 04/04/2019 - 05/08/2019

Check Date	Bank	Check	Vendor Name	Amount
05/01/2019	UTYCK	590002840 (E)	AT&T	77.42
05/01/2019	UTYCK	590002841 (E)	AT&T	153.35
05/01/2019	UTYCK	590002842 (E)	AT&T	68.18
05/01/2019	UTYCK	590002843 (E)	AT&T	77.39
05/01/2019	UTYCK	590002844 (E)	AT&T	71.89
05/01/2019	UTYCK	590002845 (E)	AT&T	286.80
05/01/2019	UTYCK	590002846 (E)	AT&T	71.70
05/01/2019	UTYCK	590002847 (E)	AT&T	54.18
05/01/2019	UTYCK	590002848 (E)	CONSUMERS ENERGY	802.97
05/01/2019	UTYCK	590002849 (E)	DTE ENERGY	37.80

UTYCK TOTALS:

Total of 39 Checks: 468,117.00
Less 0 Void Checks: 0.00
Total of 39 Disbursements: 468,117.00

REPORT TOTALS:

Total of 68 Checks: 516,081.04
Less 0 Void Checks: 0.00
Total of 68 Disbursements: 516,081.04

*Agrees with Invoice
Register BK*