

HOWELL TOWNSHIP BOARD MEETING  
3525 Byron Road  
Howell, MI 48855  
July 8, 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:  
A. Regular Board Meeting June 10, 2019
6. Correspondence:
7. Unfinished Business:
8. Call to the Public:
9. New Business:  
A. Rezoning Vern Brockway Parcel # 4706-27-200-006 MFR to RSC  
B. Rezoning Steve Gronow Parcel # 4706-27-100-025 AR, RSC to MFR
10. 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
11. Call to the Public:
12. Disbursements:  
Regular and Check Register
13. Adjournment:

# AGENDA ITEM

5

**HOWELL TOWNSHIP BOARD REGULAR MEETING  
MINUTES**

3525 Byron Road  
Howell, MI 48855  
June 10, 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

**MEMBERS ABSENT:**

Jeff Smith	Trustee
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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:**

JUNE 10, 2019

**MOTION** by Counts, seconded by Rudnicki, **"TO APPROVE THE JUNE 10, 2019 AGENDA AS AMENDED: REMOVE ITEM 13, CLOSED SESSION."** Discussion followed. Motion carried.

**APPROVAL OF MINUTES:**

MAY 13, 2019 BUDGET INFORMATIONAL MEETING

**MOTION** by Hohenstein, seconded by Melton, **"TO APPROVE THE MAY 13, 2019 BUDGET INFORMATIONAL MEETING MINUTES AS PRESENTED."** Discussion followed. Motion carried.

**MAY 13, 2019 REGULAR MEETING MINUTES**

**MOTION** by Hohenstein, seconded by Melton, **"TO APPROVE THE MAY 13, 2019 REGULAR MEETING MINUTES AS CORRECTED: PAGE 2, UNDER THE MOTION FOR REPLACEMENT OF WINDOWS, CORRECT THE SPELLING OF MELTON. PAGE 5, 2<sup>ND</sup> SENTENCE, THE SPELLING OF INFRAMARK."** Discussion followed. Motion carried. (See May 13, 2019 Regular Meeting Minutes)

**PUBLIC HEARING:**

HOWELL TOWNSHIP BUDGET PUBLIC HEARING

**MOTION** by Graham, seconded by Counts, **"TO OPEN THE PUBLIC HEARING FOR THE HOWELL TOWNSHIP BUDGET HEARING AT 6:33 P.M."** A roll-call vote was taken: Graham – yes, Rudnicki – yes, Hohenstein – yes, Melton – yes, Coddington – yes, Counts – yes. Motion carried 6 to 0. The information was given at the May Township Meeting but no action could be taken at the time because the notice of the Public Hearing was not published prior to the meeting. A notice was published prior to this meeting. There was no response from the audience. **MOTION** by Graham, seconded by Hohenstein, **"TO CLOSE THE PUBLIC HEARING AT 6:34 P.M."** Discussion followed. Motion carried.

**CORRESPONDENCE:**

No additions.

**UNFINISHED BUSINESS:**

A. HOWELL TOWNSHIP BUDGET APPROVAL

**MOTION** by Graham, seconded by Counts, **“TO APPROVE THE 2019/2020 HOWELL TOWNSHIP BUDGET AS PRESENTED.”** Discussion followed. (Copy of the Howell Township 2019/2020 Budget is available at the Township Office.)

**CALL TO THE PUBLIC:**

No response.

**NEW BUSINESS:**

A. APPOINT NEW PLANNING COMMISSIONER

William Hofsess, Alex Hansen and Ryan Makowski each submitted a letter of interest of serving on the Planning Commission.

- Clerk Graham stated that Alex Hansen withdrew his letter stating that he is currently on the ZBA (Zoning Board of Appeals). He stated that he believes it would be in the best interest of the Township if he remained on the ZBA. Discussion followed about the two other candidates. (Neither candidate was at the meeting.)
- **MOTION** by Hohenstein, seconded by Melton, **“TO APPOINT WILLIAM HOFSESS TO THE PLANNING COMMISSION TERM ENDING 12/31/2021.”** Discussion followed. Motion carried.

B-E. RESOLUTIONS FOR TOWNSHIP BOARD SALARIES

Discussion on Board salary increases. There were no increases in 2018. The new budget allows for the increase in wages.

- Resolution #06.19.465, SUPERVISOR SALARY – **MOTION** by Counts, seconded by Rudnicki, **“TO ACCEPT RESOLUTION #06.19.465 TO ESTABLISH AN INCREASE OF 3% TO THE TOWNSHIP SUPERVISOR’S YEARLY SALARY, OR \$30,900.00 FIXED ANNUALLY.”** Discussion followed. A roll-call vote was taken: Melton – yes, Coddington –no, Graham – yes, Rudnicki – yes, Counts – yes, Hohenstein – yes. Motion carried 5 to 1.
- Resolution #06.19.466, TREASURER SALARY – **MOTION** by Counts, seconded by Melton, **“TO ACCEPT RESOLUTION #06.19.466 TO ESTABLISH AN INCREASE OF 3% TO THE TOWNSHIP TREASURER’S YEARLY SALARY, OR \$30,900.00 FIXED ANNUALLY.”** Discussion followed. A roll-call vote was taken: Rudnicki – yes, Hohenstein – yes, Melton – yes, Counts – yes, Graham – yes, Coddington – yes. Motion carried 6 to 0.
- Resolution #06.19.467, CLERK SALARY – **MOTION** by Hohenstein, seconded by Rudnicki, **“TO ACCEPT RESOLUTION #06.19.467 TO ESTABLISH AN INCREASE OF 3% TO THE TOWNSHIP CLERK’S YEARLY SALARY, OR \$30,900.00 FIXED ANNUALLY.”** Discussion followed. A roll-call vote was taken: Counts – yes, Graham – yes, Coddington – yes, Melton – yes, Hohenstein – yes, Rudnicki – yes. Motion carried 6 to 0.
- Resolution #06.19.468, TRUSTEE SALARY – **MOTION** by Hohenstein, seconded by Melton, **“TO ACCEPT RESOLUTION #06.19.468 TO ESTABLISH AN INCREASE OF 3% TO THE TOWNSHIP TRUSTEES’ SALARY, OR \$5,150.00 FIXED ANNUALLY.”** Discussion followed. A roll-call vote was taken: Coddington – yes, Counts – yes, Rudnicki – yes, Graham – yes, Hohenstein – yes, Melton – yes. Motion carried 6 to 0.



F. CHARTER COMMUNICATION FRANCHISE CONTRACT

The contract before the Board is for a "Uniform Video Service Local Franchise Agreement". There was discussion on if the Township is allowed more than one franchise within the Township. It is the consensus to get legal counsel and from MTA (Michigan Township Association) before signing contract. **MOTION** by Hohenstein, seconded by Graham, **"TO ACCEPT THE "UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT" WITH CHARTER COMMUNICATIONS WITH THE FRANCHISE FEE OF 5%, AFTER THE APPROVAL BY COUNSEL."** Discussion followed. Motion carried.

G. APPOINTMENT ALTERNATE FOR HOWELL PARKS & RECREATION

Clerk Graham is the Board Representative to the HAPRA, stated that she may need an alternate to serve on the HAPRA Board in case she is unable to make the meetings. Discussion followed on who is available for those meetings. **MOTION** by Hohenstein, seconded by Melton, **"TO APPOINT EVAN RUDNICKI AS HAPRA ALTERNATE."** Discussion followed. Motion carried.

**REPORTS:**

A. SUPERVISOR:

(Supervisor Coddington reported on the following items)

- Working on Real Estate issues.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- Stated that the G2G Cloud Solutions, which is a software program to process internal credit card payments, is mostly being used for dog licenses and utility payments.

C. CLERK:

(Clerk Graham reported on the following items)

- The Spring Clean-Up Day – 118 vehicles came through. A few were repeaters. There were many more tires this year. Thanks to everyone that helped.
- Business Licenses – Administrator Daus hand delivered Violation Notices to the 4 businesses that had not yet paid. This helped in bringing in those payments. As of today everyone is in compliance.

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)

- Normal Chief's update.
- Open House went well. Dedicated the training room to Fire Fighter Reed; now called The Reed Room.
- Update on the Fire Code Ordinance that was recently passed from all the participating municipalities.

G. MHOG:

(Trustee Counts reported on the following items)

- No report.

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- Commissioner Martha Haglund is now the Vice-Chair for the Planning Commission, replacing Mark Freude who recently resigned.
- Denied applicant Vern Brockway's request to rezone parcel #4706-27-200-006 (MFR) to (RSC) based on findings.
- Chestnut Development was approved for rezoning of parcel #4706-27-100-025 from (AR, RSC) to (MFR).
- Approved temporary site plan for Michael Crosby on parcel #4706-32-400-002 for a tent for retail sales of fireworks for June 15th through July 15th.

I. ZONING BOARD OF APPEALS (ZBA):

(Trustee Rudnicki reported on the following items)

- Approved petitioner Jared Runyan for a -26' variance to Article XIV: Supplemental Regulations because of a utility pole interference, to allow for an accessory building on parcel #4706-14-300-019.

J. WWTP:

(Treasurer Hohenstein reported on the following items)

- Last month it was approved to purchase new skimmers; shipping was not included in the amount. Would like to make a new motion to approve the entire amount. **MOTION** by Hohenstein, seconded by Counts, **"TO APPROVE MATERIALS COST FROM WESTECH NOT TO EXCEED \$6,000.00, PLUS SHIPPING."** Discussion followed. Motion carried.
- Water system is getting old and there are some things that need to be replaced. The water that is going out of the plant is treated so it can be sprayed on equipment. A new system would run about \$50,000.00 or could hook up to MHOG to get the water supply needed for about \$5,000.00. This is in the preliminary stages; will report back more at a later meeting.
- There is a business within the industrial park that would like to send their industrial waste to the WWTP. This would require an IPP (Industrial Pre-Treatment Plan). The committee is not recommending to start an IPP at this time. .
- There is a problem with local restaurants that are not cleaning their grease traps properly. Going forward they will have to prove/keep track that they are cleaning the traps properly and on schedule.
- There hasn't been any muskrats trapped in the last 2 weeks. Will check for muskrats again in the fall.
- It is recommended that some soil borings at the Brewer Road manhole be done. The manhole keeps sinking at this location.
- Clerk Graham added that they have met the new operator for the WWTP. Another full time employee may be added soon.

K. HAPRA:

(Clerk Graham reported on the following items)

- They are still working on getting grants.
- Summer activities are starting.
- Getting ready for the Balloon Fest and the Melon Fest.

L. PROPERTY COMMITTEE:

(Treasurer Hohenstein reported on the following items)

- Issue with John Mills and Farm Leases for the property behind his house. The Property Committee has made a recommendation that he pay his bid price of \$76.50 per acre for the six years the property was

farmed without permission and to pay for the 2019 farming season at the same time, due one week from the Board's decision. It is further recommended that if he does not timely pay the price determined by the Board: Mr. Mills will not be able to harvest the crop currently planted on Township property, will no longer be able to farm any Township owned property, the Oak Grove Road properties may be put back out for bid, and Mr. Mills may face legal action. **MOTION** by Counts, seconded by Melton, **"TO APPROVE THE RECOMMENDATION FROM THE PROPERTY COMMITTEE RELATED TO JOHN MILLS AND PROPERTIES #4706-25-200-046 AND #4706-25-400-047."** Discussion followed. Motion carried.

- Mason Road property: Steve Grownow is interested in purchasing. Negotiations have been going back and forth about an easement to the parkland and the amount of acres allowed for that parkland. The Property Committee recommends that the Board reject Steve Gronow's current offer and recommends no counter offer. It was the Board's consensus that the Property Committee can make the final decision.
- Pineview Village: Waiting to get new bids for the paving.
- Oak Grove Road parcel #4706-25-100-028: Received some interest in this parcel, along with a PILOT (Payment in lieu of taxes) program. Board discussed the PILOT program. Board agreed with Property Committee on needing a final end date to any PILOT if accepted. Moving forward to get written offer for the property.
- Discussion on possible Oak Grove Park.

**CALL TO PUBLIC:**

No Response.

**DISBURSEMENTS: REGULAR AND CHECK REGISTER:**

**MOTION** by Hohenstein, seconded by Graham, **"TO APPROVE THE REGULAR DISBURSEMENTS THROUGH JUNE 5, 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 Counts, **"TO ADJOURN."** Motion carried. The meeting adjourned 7:47 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

June 8, 2019

1. **AMERICAN FUNDS** – Capital Group, Annual Report ending March 31, 2019  
Summary Prospectus, June 1, 2019
2. **MTA** – Livingston County Chapter Meeting, 7/31/2019 Howell Chamber of Commerce  
**Topic-** Livingston County Roads

# AGENDA ITEM

9A

RECEIVED

APR 04 2019

HOWELL TOWNSHIP

HOWELL TOWNSHIP  
3525 BYRON ROAD, HOWELL, MI 48855  
Phone: 517-546-2817 ext. 108  
E-mail: [inspector@howelltownshipmi.org](mailto:inspector@howelltownshipmi.org)

APPLICATION FOR AMENDMENT  
Re-Zoning, Text Amendment

Fee: \$1000.00

File No: PC 2019-03

Date: \_\_\_\_\_

Property ID#: 4706-27-300-006

1. Applicant: Vern Brockway

Address: 645 Lucy Rd. Howell, MI 48843

Telephone No: 517-202-0913 E-Mail: \_\_\_\_\_

2. Owner: Lucy Road Resources, LLC

Address: 645 Lucy Rd. Howell MI 48843

Telephone No: 517-202-0913 E-Mail: \_\_\_\_\_

3. Zoning District: Howell

4. Existing Use: Vacant

5. Proposed Use: Self Storage Facility

6. Current Zoning Classification: Residential Real MFR

7. Proposed Zoning Classification: ~~Commercial~~ RSC

8. Legal description of property to be rezoned (attached copy if necessary):

See attached legal description

9. Requested change in ordinance: n/a

10. Requested change in zoning map: n/a

11. Reason for requested change: n/a

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.

[Signature]  
OWNER

Vera Brockenage  
PRINT NAME

Subscribed and sworn to before me

This 3rd day of April, 2019

[Signature]  
Notary Public Kristen L. Van Ostran

Livingston County, Michigan

My commission expires: 11-21-19



**PUBLIC HEARINGS:**

A. **VERN BROCKWAY – FILE #PC-2019-03, PARCEL #4706-27-200-006** – REQUESTING TO RE-ZONE FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC).

- **MOTION** by Counts, seconded by Henry, **“TO OPEN THE PUBLIC HEARING AT 6:38 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-200-006 FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC).”** Motion carried.
- Planner’s Review, written and reported by Township Planner, Paul Montagno was discussed.
- David Bittner, Barley & Bittner, P.C. Attorneys at Law, representing applicant Vern Brockway: The applicant’s intention with the property and its proposed re-zoning is a self-storage facility. There are no site plans as of right now.
- Chairman Sloan invites the Public to comment on the application to re-zone parcel #4706-27-200-006 from MFR to RSC:
  1. Steve Gronow, Chestnut Development: Stated that the property in question is right next to a property he owns and that he has no objection to this proposed re-zoning.
- **MOTION** by Henry, seconded by Haglund, **“TO CLOSE THE PUBLIC HEARING AT 6:48 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-200-006 FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC).”** Discussion followed. Motion carried.
- **MOTION** by Counts, seconded by Manwiller, **“TO RECOMMEND DENIAL OF THE REQUEST TO RE-ZONE PARCEL #4706-27-200-006 FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC) BASED ON THE FINDINGS THAT HAVE BEEN DISCUSSED.”** Discussion followed.

Rollcall was taken: Henry – no, Manwiller – yes, Counts – yes, Sloan – no, Haglund – yes. Motion carried 3 to 2.

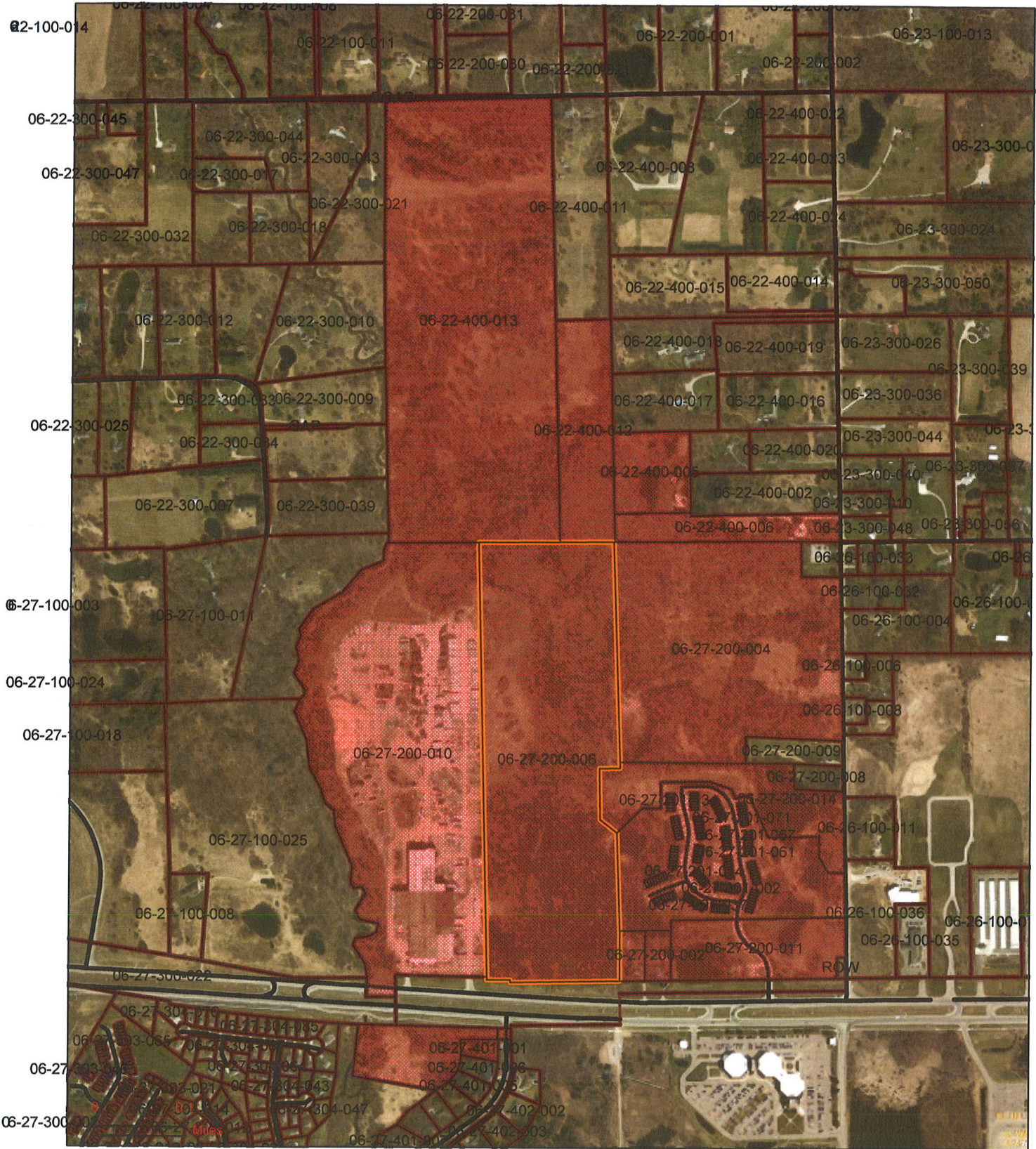
B. CHESTNUT DEVELOPMENT, LLC – FILE #PC-2019-04, PARCEL #4706-27-100-025 – REQUESTING TO RE-ZONE FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR).

- **MOTION** by Henry, seconded by Haglund, **“TO OPEN THE PUBLIC HEARING AT 7:05 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-100-025 FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR).”** Motion carried.
- Planner’s Review, written and reported by Township Planner, Paul Montagno was discussed.
- Tim Zimmer, Livingston Engineering, representing applicant Chestnut Development, LLC: Stated he’s willing to answer any questions about the request.
- Chairman Sloan invites the Public to comment on the application to re-zone parcel #4706-27-100-025 from AR, RSC to MFR:
  1. Pam Altemus, 2500 Popple Lane, Howell Township: Part of her property backs up to the property in question, wants to know how the proposed re-zoning will impact her property. She states there are wetlands covering parts of the property in question and asks if the water will be re-routed or if the water will come onto her property. Discussion followed.
  2. Public Correspondence from Ali Ftouni: parcel #4706-27-100-008, was read aloud by Chairman Sloan. Discussion followed.
  3. An employee from the Panhandle Eastern Pipe Line Company (PEPL): Shared concern over an easement that may pertain to both properties. Discussion followed.
- **MOTION** by Henry, seconded by Counts, **“TO CLOSE THE PUBLIC HEARING AT 7:27 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-100-025 FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR).”** Discussion followed. Motion carried.
- **MOTION** by Haglund, seconded by Manwiller **“TO RECOMMEND APPROVAL TO RE-ZONE PARCEL #4706-27-100-025 FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR) ACCORDING TO THE PLANNER’S REPORT.”** Discussion followed.

Rollcall was taken: Counts – yes, Haglund – yes, Henry – yes, Manwiller – yes, Sloan – yes. Motion carried unanimously, 5 to 0.



# HOWELL TWP 2019

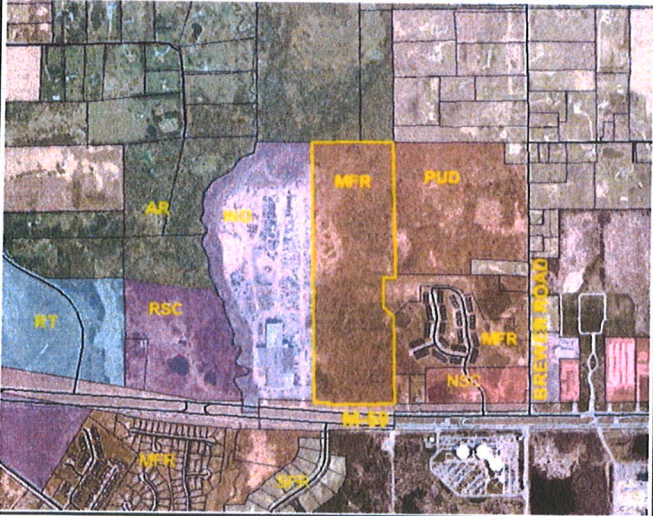





# LIVINGSTON COUNTY PLANNING DEPARTMENT – ZONING REVIEW

<b>CASE NUMBER:</b> Z-23-19	<b>LOCATION:</b> Howell Township <b>SECTION NUMBER:</b> Section 27 <b>TOTAL ACREAGE:</b> 46.93 Acres	<b>APPLICANT/OWNER:</b> Vern Brockway/Lucy Road Resources, LLC
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<p><b><u>CURRENT ZONING:</u></b> MFR Multiple Family Residential</p> <p><b><u>PERMITTED/SPECIAL USES (Not all inclusive):</u></b>  <b>Permitted:</b> Multiple family dwelling structures including duplexes, garden apartments, townhouses, and adult foster care small group homes.  <b>Special:</b> State licensed adult foster care large group homes and adult and child day care centers.</p> <p><b><u>MINIMUM LOT AREA:</u></b> Minimum of one-half acre.</p>	<p><b><u>REQUESTED ZONING:</u></b> RSC Regional Service Commercial</p> <p><b><u>PERMITTED/SPECIAL USES (Not all inclusive):</u></b>  <b>Permitted:</b> Retail of all types; service establishments including dental, real estate, nursing homes, public and private offices, churches, restaurants; mini warehouses.  <b>Special:</b> Automotive gasoline stations; drive-in retail and service establishments; regional shopping centers; commercial kennels.</p> <p><b><u>MINIMUM LOT AREA:</u></b> Minimum of 2 acres; 40,000 sq. ft. with public water and sewer.</p>
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<p><b><u>CURRENT TOWNSHIP ZONING:</u></b></p> 	<p><b><u>CURRENT LAND USES:</u></b></p> 
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**TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:**

The Howell Township Planning Commission recommended **disapproval** of the proposed rezoning from MFR 'Multiple Family Residential' to RSC 'Regional Service Commercial' at the May 28, 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 a primary 2 natural area due to the extensive woodlands on site.

**Land Use:** The parcel is currently vacant.

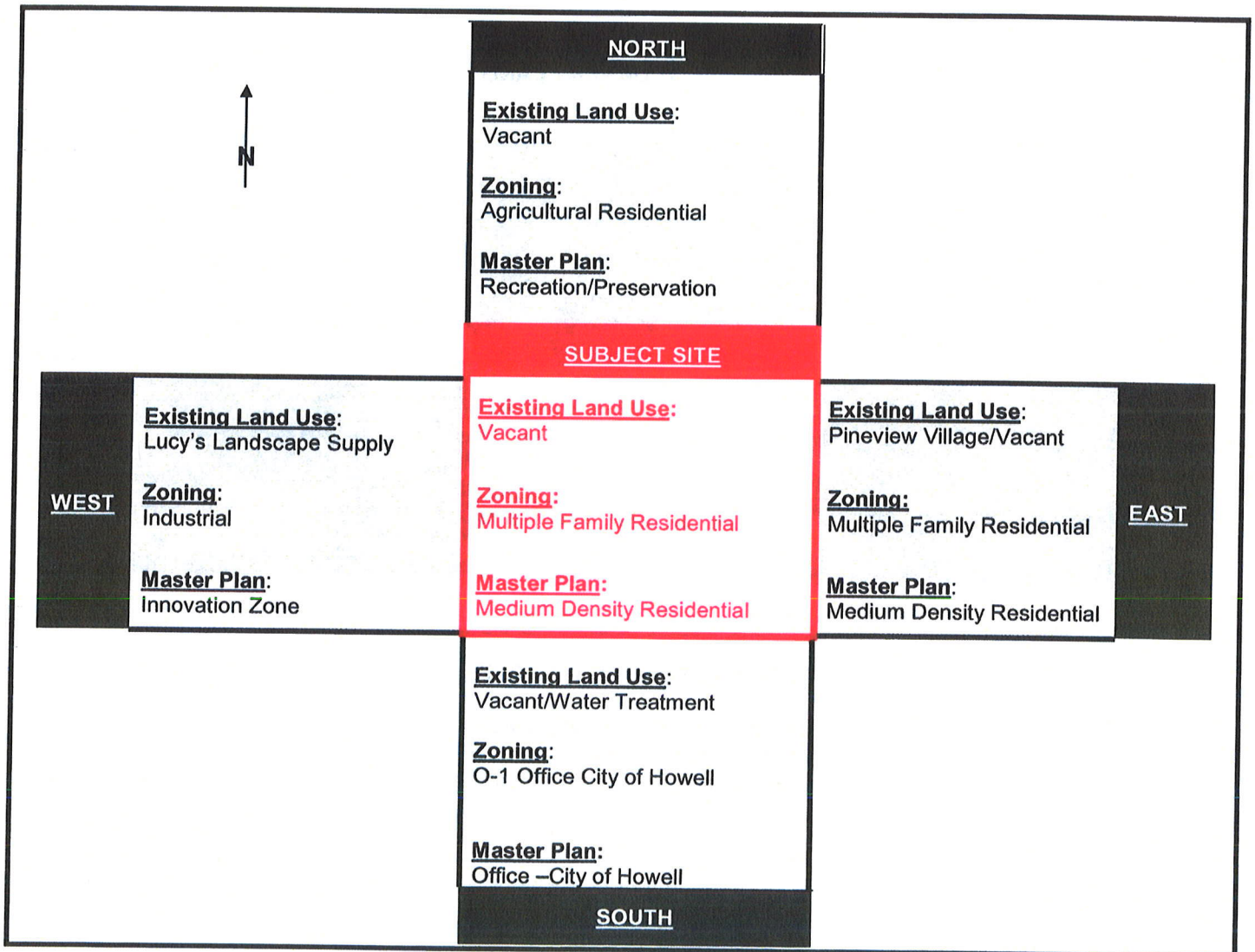
**Soils:** Sandy loams (Oakville & Spinks) with 0 to 6 percent slopes are prevalent on site. These soil types provide fair building stability with slight septic limitations.

**Wetlands:** The National Wetlands Inventory maps identify the parcel as belonging to a Palustrine system that includes seasonal wetlands and hydric soils.

**Topography:** The parcel generally flat, but slopes to a low point in the middle of the property.

**Vegetation:** The site is in its natural state with scrub-shrub and trees/woodlands.

**CURRENT LAND USE, ZONING, AND MASTER PLANNING MATRIX:**



**TOWNSHIP MASTER PLAN:**

The 2016 Howell Township Master Plan designates the subject parcel as **Medium Density Residential**. The Future Land Use Map and Strategy recognizes and encourages the continued development of residential property of varying styles and density based on intended character and function within the Township.

Based upon the Township's Future Land Use Map, it is clear the intent is to provide a broader range of housing opportunities in those areas where medium density residential currently exists. Pineview Village is east of the proposed rezoning site with the Township Master Plan designating properties to the west as medium density residential along M-59. A rezoning to a more intense land use such as regional service commercial would not be compatible with either the Township Master Plan or current land use patterns in the area.

**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 residentially zoned property in the immediate area, the proposed request to rezone to RSC is not compatible with the 2018 Livingston County Master Plan. The county plan considers a carefully balanced approach with best land use management strategies that reflect an orderly transition between land uses of varying intensities. The current request to rezone to RSC does not reflect an appropriate transition between these differing land uses and is not compatible with the Howell Township Master Plan.

**COUNTY PLANNING STAFF COMMENTS:**

The applicant is proposing to rezone 46.93 acres of land from MFR (Multiple Family Residential) to RSC (Regional Service Commercial) with intentions of developing the parcel as a site for self-storage facilities. While pockets of commercial parcels are located near the site of the proposed rezoning, the RSC zoning district is intended for more intense commercial uses of a regional nature. Additionally, the RSC district is intended to be located more central to the I-96 interchange area in the Township.

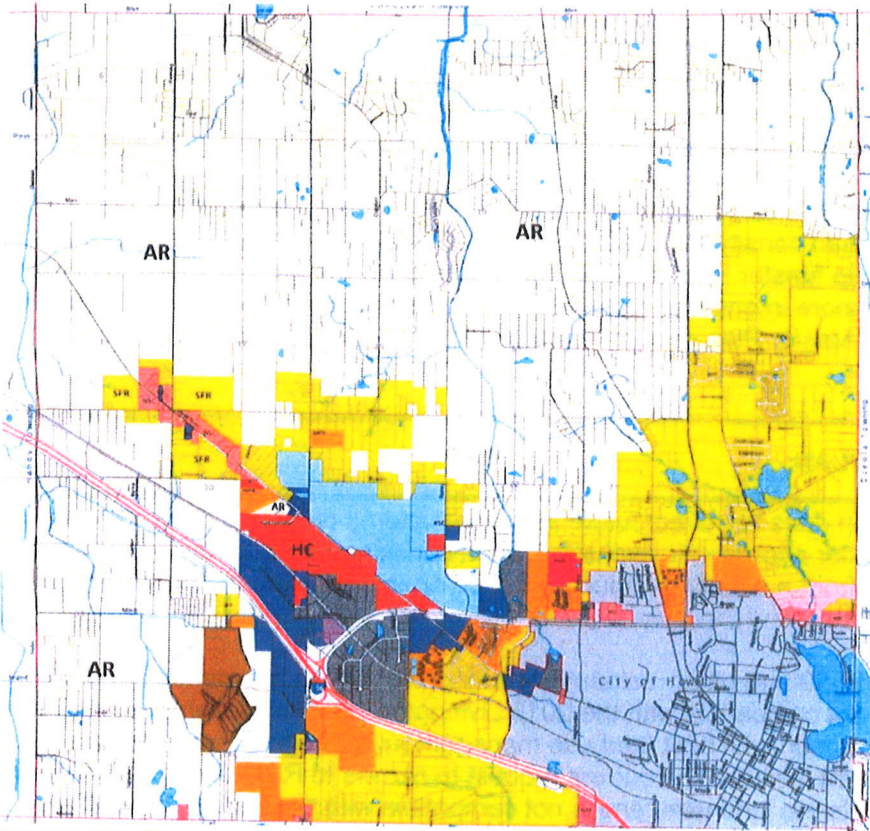
To the west of the subject property is an established landscape supply business that is master planned as part of the Township's Innovation Zone. This parcel is intended to act as a continued economic driver within the Township and should not be used as an argument for any further commercial or industrial expansion that is contrary to the Township Master Plan.

The Howell Township Future Land Use Map has designated the parcel as medium density residential. We would concur with that designation as the location and intended uses of the parcel are in line with the residential designation of both the Township Master Plan and the Township Zoning Ordinance.

**STAFF RECOMMENDATION:**

**Disapproval.** The request to rezone from Multiple Family Residential to Regional Service Commercial is not compatible with the Howell Township Master Plan or the 2018 Livingston County Master Plan.





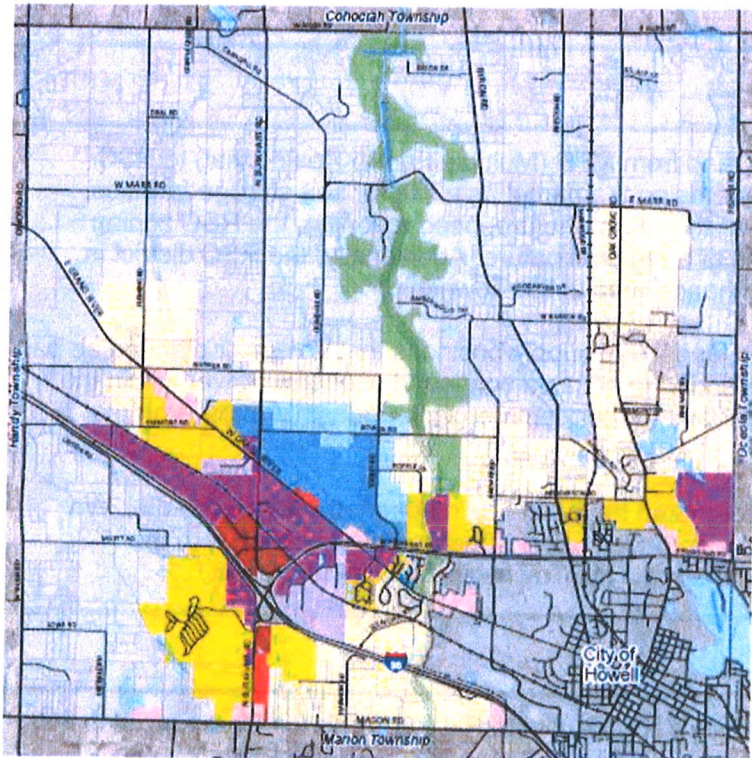
AR - Agricultural Residential  
 SFR - Single Family Residential  
 MFR - Multiple Family Residential  
 MHF - Manufactured Housing  
 OS - Office Service  
 NSC - Neighborhood Service Commercial  
 HC - Heavy Commercial  
 HSC - Highway Service Commercial  
 RSC - Regional Service Commercial  
 I -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

APPROVED: [Signature]  
 DATE: [Date]

**ZONING DISTRICTS MAP**  
 Howell Township  
 Livingston County

Scale: 0 0.25 0.5 1 Miles

DATE: [Date]  
 BY: [Name]



**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  
 Shawwassee River 200 foot Overlay

Howell Township, Livingston County

Scale: 0 0.25 0.5 1 Miles

September 28, 2019  
 Carlson/Worham Associates, Inc.



**Aerial View (Property located between Lucy's Landscape Supply and Pineview Village)**





**E. Z-22-19: TYRONE TOWNSHIP, ZONING ORDINANCE AMENDMENTS -  
ARTICLE 2 DEFINITIONS, ARTICLE 20, SECTION 20.02 FOOTNOTES TO SCHEDULE OF  
REGULATIONS.**

The Tyrone Township Planning Commission proposes a new amendment regarding submerged lands(s) and lot area calculations. This amendment proposes to add a new definition for “submerged land” and modify Section 20.02.W to clarify the lot/parcel area for the purpose of creating a conforming lot/parcel does not include submerged land as defined. The township attorney believes that the township’s current ordinance language reasonably states this requirement, and is further supported by language in the Land Division Act, however the Township Planning Commission all agreed that some clarification would be beneficial. This clarification is the result of a requested land division which attempted to include a significant portion of the required lot/parcel area using a portion of the submerged bottom land of an inland lake (Marl Lake) that was included in the parent parcel legal description.

**Township Planning Commission Recommendation: Approval.** The Tyrone Township Planning Commission recommended **Approval** of the text amendments at their May 14, 2019 meeting

**Staff Recommendation: Approval.** The proposed amendments appear to be reasonable and appropriate. The new definition better clarifies the Township’s intent with regard to submerged lands and their relation with lot area calculations.

**Commission Discussion:** None.

**Public Comment:** None.

**Commissioner Action:**

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.

**Motion passed: 5-0**

**F. Z-23-19: HOWELL TOWNSHIP – REZONING**

**Current Zoning: MFR: Multiple Family Residential**

**Proposed Zoning: RSC: Regional Service Commercial**

**Section / Proponents: Section 27 / Brockway/Lucy Road Resources, LLC**

**Township Master Plan:**

The 2016 Howell Township Master Plan designates the subject parcel as **Medium Density Residential**. The Future Land Use Map and Strategy recognizes and encourages the continued development of residential property of varying styles and density based on intended character and function within the Township.

Based upon the Township’s Future Land Use Map, it is clear the intent is to provide a broader range of housing opportunities in those areas where medium density residential currently exists. Pineview Village is east of the proposed rezoning site with the Township Master Plan designating properties to the west as medium density residential along M-59. A rezoning to a more intense land use such as regional service commercial would not be compatible with either the Township Master Plan or current land use patterns in the area.

**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 residentially zoned property in the immediate area, the proposed request to rezone to RSC is not compatible with the 2018 Livingston County Master Plan. The county plan considers a carefully balanced approach with best land use management strategies that reflect an orderly transition between land uses of varying intensities. The current request to rezone to RSC does not reflect an appropriate transition between these differing land uses and is not compatible with the Howell Township Master Plan.

**Township Planning Commission Recommendation: Disapproval.** The Howell Township Planning Commission recommended **Disapproval** of the proposed rezoning from MFR 'Multiple Family Residential' to RSC 'Regional Service Commercial' at the May 28, 2019 public hearing. The minutes reflect that there were no conflicts or issues from the general public on the proposed rezoning.

**Staff Recommendation: Disapproval.** The request to rezone from Multiple Family Residential to Regional Service Commercial is not compatible with the Howell Township Master Plan or the 2018 Livingston County Master Plan

**Commission Discussion:** Commission Ikle stated that transitional zoning would be good for this site since it is located between residential land use and Lucy's Landscaping. Commissioner Prokuda asked for clarification on the Innovation zone. Principal Planner Barb stated that many commercial uses are included in the Innovation zones. He said that RSC allows more intensive commercial uses and NSC allows more neighborhood commercial uses. Commissioner Prokuda stated that RSC does not allow mini-storage and he does not like all of the uses that RSC zoning allows. Commissioner Clum disclosed that her in-law's property is adjacent to Lucy's Landscaping and their quality of life and property value has gone down since the business ceased to be Kelsey Hayes.

**Public Comment:** David Bittner, Attorney for petitioner, said that there was no real opposition for this rezoning at the Township Planning Commission meeting; the vote was 2-3.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND DISAPPROVAL. THERE WAS NO SECOND AND THE MOTION WAS NOT CONSIDERED.**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND NO ACTION - ENCOURAGE FURTHER REVIEW. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 4-1 (NAY CLUM)**

**G. Z-24-19: HOWELL TOWNSHIP – REZONING**

**Current Zoning: AR/RSC: Agricultural Residential/Regional Service Commercial**

**Proposed Zoning: MFR: Multiple Family Residential**

**Section / Proponents: Section 27 / Chestnut Development/Steve Gronow**

**Township Master Plan:**

The 2016 Howell Township Master Plan designates the subject parcel as Medium Density Residential. The Future Land Use Map and Strategy recognizes and encourages the continued development of residential property of varying styles and density based on intended character and function within the Township.

The Township's future land use strategy includes focusing higher density development along with commercial and industrial uses around M-59, Grand River, and the airport. The subject property is also located along the Shiawassee River Overlay that is intended to provide a natural 200 ft. buffer on either



## Carlisle | Wortman

ASSOCIATES, INC.

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

Date: May 20, 2019

### Land Use and Zoning Analysis For Howell Township, Michigan

<b>Applicant:</b>	Vern Brockway 645 Lucy Road Howell, MI 48843
<b>Project Name:</b>	Brockway Rezoning
<b>Location:</b>	On the North side of W. Highland Road between Tooley Road and Pinecroft Lane (NE ¼ section 72)
<b>Current Zoning:</b>	MFR, Multiple Family Residential
<b>Action Requested:</b>	Rezoning from MFR, Multiple Family Residential to RSC, Regional Service Commercial
<b>Required Information:</b>	As noted in the following review.

#### PETITION

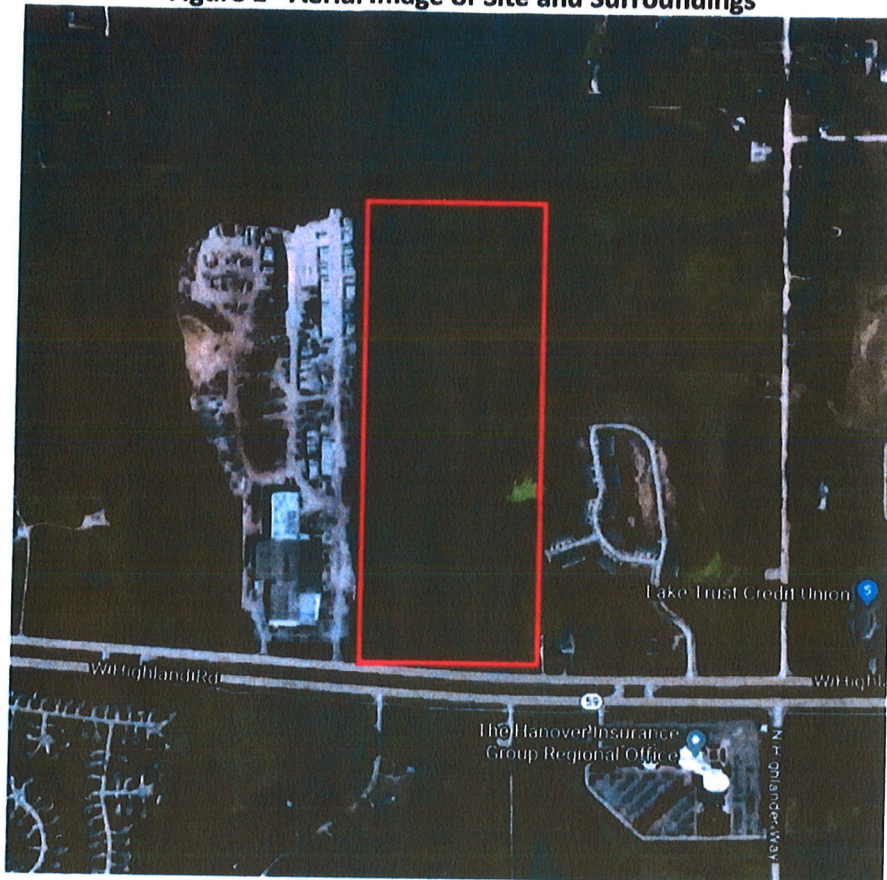
The applicant is requesting a rezoning on a parcel with parcel ID number 4706-27-200-006. The petitioner requests that the parcel be re-designated from MFR, Multiple Family Residential to RSC, Regional Service Commercial.

#### SITE DESCRIPTION/CURRENT USE

The subject parcel is 46.93 acres. The site is currently designated as MFR, Multiple Family Residential. The parcel is undeveloped and covered entirely by woodlands and wetlands.



**Figure 1 - Aerial Image of Site and Surroundings**



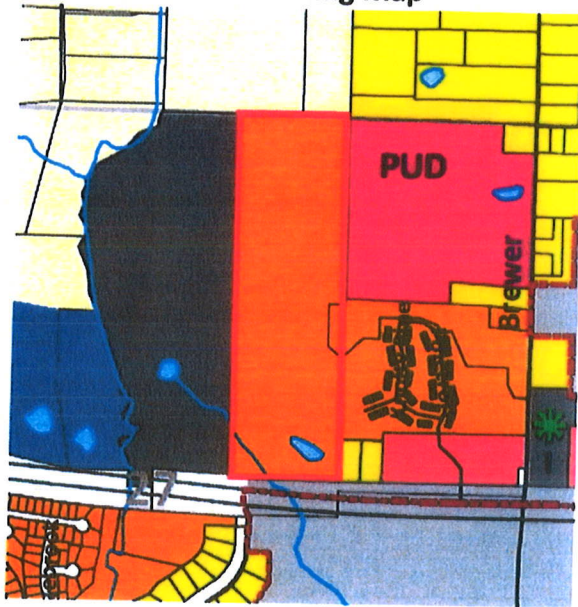
**SURROUNDING ZONING AND LAND USE**

The following chart compares zoning, future land use designation, and existing land use for the subject parcel and those parcels surrounding it.

	<b>Zoning</b>	<b>Future Land Use Designation</b>	<b>Existing Land Use</b>
<b>Subject parcel</b>	MFR – Multiple Family Residential	Medium Density Residential	Vacant Land / Open Space
<b>North</b>	AR – Agricultural Residential	Recreation and Preservation	Vacant Land / Open Space
<b>South</b>	Unknown – City of Howell	Unknown – City of Howell	Open Space
<b>East</b>	PUD – Planned Unit Development	Medium Density Residential	Vacant Land / Open Space
	MFR – Multiple Family Residential	Medium Density Residential	Pineview Village Subdivision
	NSC –Neighborhood Service Commercial	Local Commercial	Office
<b>West</b>	I – Industrial	Innovation Zone	Lucy’s Landscape Supply

**MASTER PLAN**

**Figure 2 - Current Zoning Map**



- 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

**Figure 3 - Future Land Use 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

As noted above and depicted in Figure 2 which depicts the current zoning map, the subject site is designated as being MFR, Multiple Family Residential. Figure 3 depicts the Future Land Use Map from the adopted 2016 Howell Township Master Plan. The Future Land Use Plan designates the subject site as Medium Density Residential. The current use of the subject site is open space.



## DEVELOPMENT POTENTIAL

### Current Zoning:

The intent of the Multiple Family Residential district is to provide a relatively small and inexpensive type of housing as well as a broader range of choice of housing types to the people desiring to live in Howell Township. Buildings containing dwelling units may be single or group building arrangements and must have group use facilities held in common to which all residents have equal access and share equally in the financing for operation and maintenance. These developments will only be allowed to develop if State Department of Health and locally approved on-site, common or public water supply systems and wastewater disposal sanitary sewer systems including wastewater treatment is available.

All permitted uses within the MFR district include duplexes, triplexes, quadruplexes, garden apartments, townhouses, and other similar types of multi-family dwelling unit buildings.

### Proposed Zoning

The intent of the RSC, Regional Service Corridor zoning classification is to recognize the unique regional location existing in Howell Township around the combination of I-96, M-59, and Grand River Road and therefore plan the surrounding adjacent area in part for regionally accessible commercial developments.

If the parcel is rezoned from MFR, Multiple Family Residential to RSC, Regional Service Corridor, the site has a potential to be developed as any of the following principal permitted uses. Any permitted accessory structures to these uses may also develop.

#### *Retail Establishments*

- Supermarkets
- Department Stores
- Home Appliance Stores
- Hardware Goods
- Clothing and Home Appliances
- Alcoholic and Non-alcoholic sales
- New and Used Motorized Vehicles

#### *Service Establishments*

- Insurance
- Real Estate
- Medical/Dental Clinics
- Veterinary Clinics and Hospitals
- Nursing and Convalescent Homes
- Theatres
- Assembly and Concert Halls
- Indoor Commercial Recreation
- Fraternal Organizations and Lodge Halls
- Office Buildings
- Motels and Hotels

Potential special uses that may develop if the parcel is rezoned include automotive gasoline and service stations, regional shopping centers, drive-in retail, service establishments and commercial kennels.

## FINDINGS FOR REZONING

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;

**CWA** The Future Land Use Map in the Master Plan designates this parcel as being Medium Density Residential. The proposed zoning as Regional Service Commercial is more intense than what the Master Plan intends for this parcel. Additionally, the Future Land Use Map aims to have the Regional Service Commercial district primarily concentrated around the I-96 interchange area. If rezoned, the parcel will be isolated in relation to the rest of the planned RSC district.

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

**CWA** The existing zoning is consistent with the neighboring Multiple Family Residential, and provides a transition from the industrial use to west to the Agricultural Residential, and Single Family Residential - Planned Unit Development to the north and east. The rezoning of this parcel to RSC would be more intense than its neighboring parcels to the north and east.

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

**CWA** The Planning Commission should discuss the potential adverse impacts on public services and facilities that may arise from the rezoning of this parcel, especially regarding traffic impacts, as the RSC district aims to promote and support regionally accessible commercial developments and any development to occur will likely bring in a significant amount of visitors.


- 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.

**CWA** The uses allowed under the proposed rezoning would be less suited to the area than uses allowed under the current zoning of the land based upon the fact that a majority of the permitted uses under the Regional Service Commercial designation are more intense than those permitted under the current zoning designation. The Planning Commission should further discuss the suitability of the proposed rezoning.

## RECOMMENDATIONS

The proposed rezoning allows a wide range of potential developments to occur, most of which are more intense than uses permitted under the current zoning designation. Additionally, the proposed rezoning is not aligned with the Township's Master Plan goals for this parcel.

It is our recommendation that the Planning Commission review each of the findings to determine whether the proposed rezoning is appropriate before making a recommendation to the Township Board.



---

**CARLISLE/WORTMAN ASSOC., INC.**  
**Paul Montagno, AICP**  
**Associate**

#308-1902

# AGENDA ITEM

9B



RECEIVED

HOWELL TOWNSHIP  
3525 BYRON ROAD, HOWELL, MI 48855  
Phone: 517-546-2817 ext. 108  
E-mail: [inspector@howelltownshipmi.org](mailto:inspector@howelltownshipmi.org)

APR 24 2019

HOWELL TOWNSHIP

APPLICATION FOR AMENDMENT  
Re-Zoning, Text Amendment

Fee: \$1000.00 File No: PC2019-04 Date: 4-23-19

Property ID#: 4706-27 -100 -025

1. Applicant: Chestnut Development, LLC  
Address: 6253 Grand River, Brighton 48114  
Telephone No: 734-679-4356 E-Mail: permits@chestnutdev.com
2. Owner: Steve Gronow  
Address: 6253 Grand River, Brighton 48114  
Telephone No: 810-599-5147 E-Mail: Steve@chestnutrealestate.com
3. Zoning District: Metes and Bounds SEC14-24
4. Existing Use: Vacant
5. Proposed Use: Multi family
6. Current Zoning Classification: AR RSC
7. Proposed Zoning Classification: Multi family
8. Legal description of property to be rezoned (attached copy if necessary):  
See attached.

9. Requested change in ordinance: \_\_\_\_\_

\_\_\_\_\_

10. Requested change in zoning map: \_\_\_\_\_

\_\_\_\_\_

11. Reason for requested change: Development of new apartment/  
multifamily units/dwelling structures.

\_\_\_\_\_

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.

*Steve Gronow*  
OWNER

STEVE GRONOW  
PRINT NAME

Subscribed and sworn to before me

This 23<sup>rd</sup> day of April, 2019

*Kelly Ralko*  
Notary Public

*Kelly Ralko*  
KELLY RALKO  
NOTARY PUBLIC - MICHIGAN  
LIVINGSTON COUNTY  
ACTING IN THE COUNTY OF Livingston  
MY COMMISSION EXPIRES 07/2024

Livingston County, Michigan

My commission expires: 7/2024

**PUBLIC HEARINGS:**

A. VERN BROCKWAY – FILE #PC-2019-03, PARCEL #4706-27-200-006 – REQUESTING TO RE-ZONE FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC).

- **MOTION** by Counts, seconded by Henry, **“TO OPEN THE PUBLIC HEARING AT 6:38 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-200-006 FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC).”** Motion carried.
- Planner’s Review, written and reported by Township Planner, Paul Montagno was discussed.
- David Bittner, Barley & Bittner, P.C. Attorneys at Law, representing applicant Vern Brockway: The applicant’s intention with the property and its proposed re-zoning is a self-storage facility. There are no site plans as of right now.
- Chairman Sloan invites the Public to comment on the application to re-zone parcel #4706-27-200-006 from MFR to RSC:
  1. Steve Gronow, Chestnut Development: Stated that the property in question is right next to a property he owns and that he has no objection to this proposed re-zoning.
- **MOTION** by Henry, seconded by Haglund, **“TO CLOSE THE PUBLIC HEARING AT 6:48 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-200-006 FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC).”** Discussion followed. Motion carried.
- **MOTION** by Counts, seconded by Manwiller, **“TO RECOMMEND DENIAL OF THE REQUEST TO RE-ZONE PARCEL #4706-27-200-006 FROM MULTIPLE FAMILY RESIDENTIAL (MFR) TO REGIONAL SERVICE COMMERCIAL (RSC) BASED ON THE FINDINGS THAT HAVE BEEN DISCUSSED.”** Discussion followed.

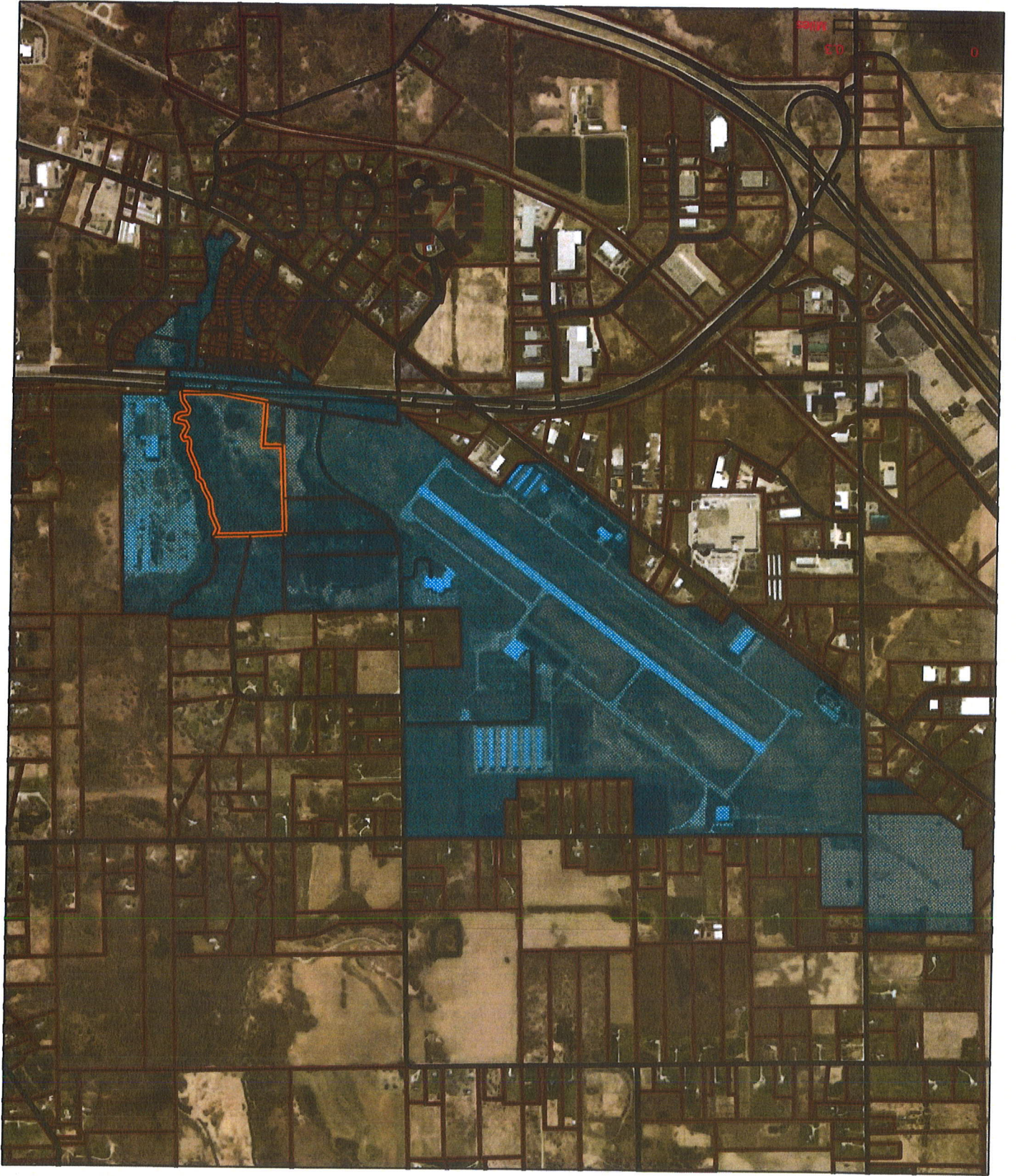
Rollcall was taken: Henry – no, Manwiller – yes, Counts – yes, Sloan – no, Haglund – yes. Motion carried 3 to 2.

B. CHESTNUT DEVELOPMENT, LLC – FILE #PC-2019-04, PARCEL #4706-27-100-025 – REQUESTING TO RE-ZONE FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR).

- **MOTION** by Henry, seconded by Haglund, **“TO OPEN THE PUBLIC HEARING AT 7:05 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-100-025 FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR).”** Motion carried.
- Planner’s Review, written and reported by Township Planner, Paul Montagno was discussed.
- Tim Zimmer, Livingston Engineering, representing applicant Chestnut Development, LLC: Stated he’s willing to answer any questions about the request.
- Chairman Sloan invites the Public to comment on the application to re-zone parcel #4706-27-100-025 from AR, RSC to MFR:
  1. Pam Altemus, 2500 Popple Lane, Howell Township: Part of her property backs up to the property in question, wants to know how the proposed re-zoning will impact her property. She states there are wetlands covering parts of the property in question and asks if the water will be re-routed or if the water will come onto her property. Discussion followed.
  2. Public Correspondence from Ali Ftouni: parcel #4706-27-100-008, was read aloud by Chairman Sloan. Discussion followed.
  3. An employee from the Panhandle Eastern Pipe Line Company (PEPL): Shared concern over an easement that may pertain to both properties. Discussion followed.
- **MOTION** by Henry, seconded by Counts, **“TO CLOSE THE PUBLIC HEARING AT 7:27 P.M. FOR PUBLIC INPUT REGARDING THE REQUEST TO RE-ZONE PARCEL #4706-27-100-025 FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR).”** Discussion followed. Motion carried.
- **MOTION** by Haglund, seconded by Manwiller **“TO RECOMMEND APPROVAL TO RE-ZONE PARCEL #4706-27-100-025 FROM AGRICULTURAL RESIDENTIAL, REGIONAL SERVICE COMMERCIAL (AR, RSC) TO MULTIPLE FAMILY RESIDENTIAL (MFR) ACCORDING TO THE PLANNER’S REPORT.”** Discussion followed.

Rollcall was taken: Counts – yes, Haglund – yes, Henry – yes, Manwiller – yes, Sloan – yes. Motion carried unanimously, 5 to 0.





**HOWELL TWP 2019**



# LIVINGSTON COUNTY PLANNING DEPARTMENT – ZONING REVIEW

<b>CASE NUMBER:</b> Z-24-19	<b>LOCATION:</b> Howell Township <b>SECTION NUMBER:</b> Section 27 <b>TOTAL ACREAGE:</b> 33.2 acres	<b>APPLICANT/OWNER:</b> Chestnut Development/Steve Gronow
-----------------------------	---	---

**CURRENT ZONING:** AR/RSC  
Agricultural Residential/Regional Service Com.

**PERMITTED/SPECIAL USES (Not all inclusive):**  
**Permitted:** AR: Agricultural production, child & family day care homes. RSC: Retail of all types, service establishments, nursing homes, restaurants.  
**Special:** AR: airports, campgrounds. RSC: regional shopping centers, drive-in retail and service establishments.

**MINIMUM LOT AREA:** One acre in AR; 2 acres in RSC – 40,000 sq. ft. with public water and sewer.

**REQUESTED ZONING:** MFR  
Multiple Family Residential

**PERMITTED/SPECIAL USES (Not all inclusive):**  
**Permitted:** Multiple family dwellings, duplexes, garden apartments, townhouses.  
**Special:** State licensed adult foster care, child care centers, and adult day care centers.

**MINIMUM LOT AREA:** Minimum of one-half acre.

**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 AR 'Agricultural Residential' and RSC 'Regional Service Commercial' to MFR 'Multiple Family Residential' at the May 28, 2019 public hearing. The minutes reflect minor discussion on wetlands and a potential easement located on the property from residents and others.

**EXISTING CONDITIONS:**

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

**Natural Areas:** The subject property has a priority 2 natural on-site as a result of the Shiawassee River drain along the eastern edge of the property.

**Land Use:** The parcel is currently vacant.

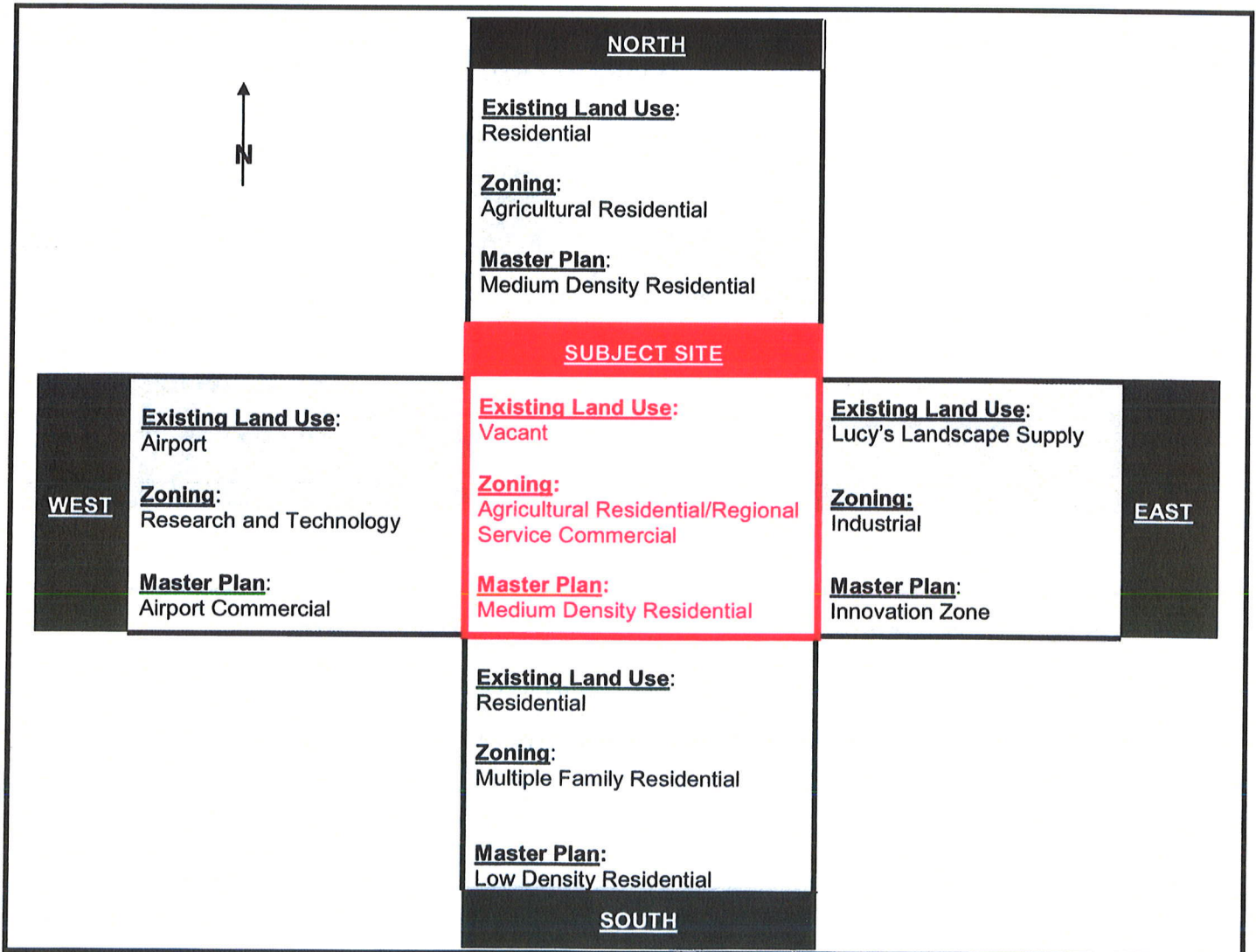
**Soils:** Sandy loams (Oakville & Spinks) with 0 to 6 percent slopes are prevalent on the western side of the site while Carlisle Muck and Alluvial lands are found along the eastern half of the site.

**Wetlands:** Wetlands are identified by the MDEQ along the eastern portion of the site. Hydric soils are found over the entirety of the site due to the Shiawassee River drain.

**Topography:** The parcel is generally sloping towards the eastern property boundary.

**Vegetation:** The site is in its natural state with scrub-shrub and trees/woodlands.

**CURRENT LAND USE, ZONING, AND MASTER PLANNING MATRIX:**





**TOWNSHIP MASTER PLAN:**

The 2016 Howell Township Master Plan designates the subject parcel as **Medium Density Residential**. The Future Land Use Map and Strategy recognizes and encourages the continued development of residential property of varying styles and density based on intended character and function within the Township.

The Township's future land use strategy includes focusing higher density development along with commercial and industrial uses around M-59, Grand River, and the airport. The subject property is also located along the Shiawassee River Overlay that is intended to provide a natural 200 ft. buffer on either side of the river which prohibits development and requires the protection of natural vegetation, wetlands, and flood plains. The Township Master Plan supports the rezoning and furthers the goals that have been established by the Township for residential development.

**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.

The vacant parcel is located along M-59 and is in the general vicinity of other land that is master planned for low and medium density residential. The land use management strategies that are reflected in the county master plan seek to have a transition between land uses of varying intensity. We believe that the proposed rezoning to multiple family residential will act as a good transition between the airport commercial and lower density residential to the north and south and will allow for less invasive development to the Shiawassee River Overlay that is prevalent on this site.

**COUNTY PLANNING STAFF COMMENTS:**

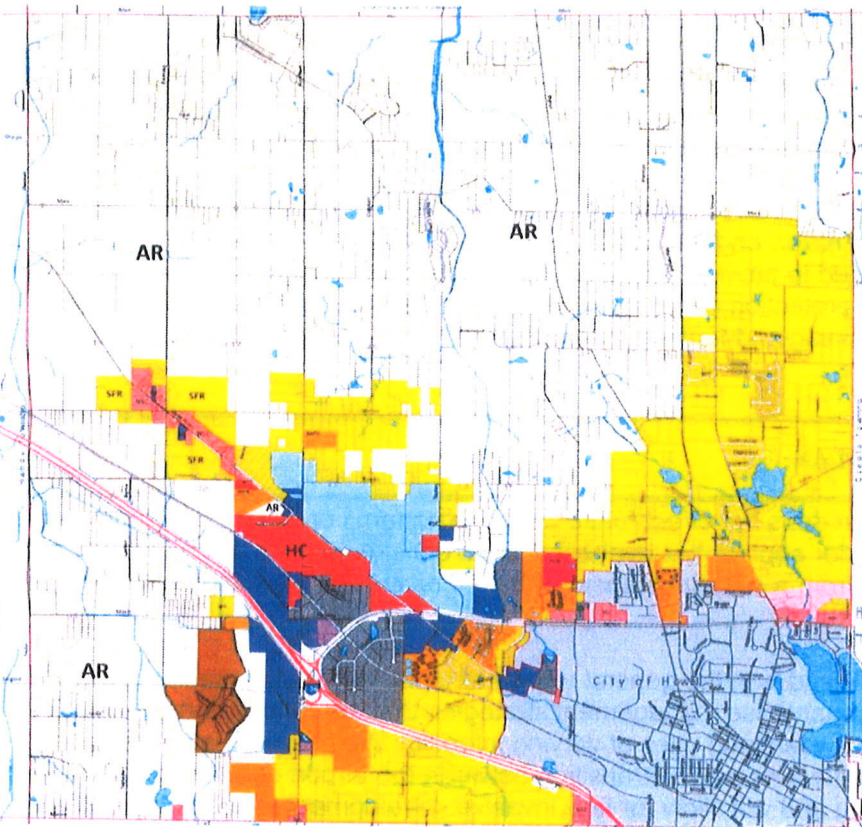
The petitioner is proposing to rezone the 33.2 acre parcel from AR (Agricultural Residential) and RSC (Regional Service Commercial) to MFR (Multiple Family Residential) with intentions to develop the parcel as a 94 unit apartment complex. The proposed rezoning site is located along M-59 where other parcels are currently zoned multiple family residential to the east along this route and south of the existing site.

The Future Land Use Map designates the parcel as MFR and the Township Master Plan promotes the development of housing for all ages, abilities, and income levels through diversity of housing types. The applicant's plans to develop the parcel as apartments meets the goals of the township plan. We also believe that development of the parcel as residential will have a less invasive impact on the Shiawassee River Overlay that lies along the parcels eastern boundary.

We believe that the proposed rezoning is compatible with both the Howell Township Master Plan and the 2018 Livingston County Master Plan and will further the goals of the Township.

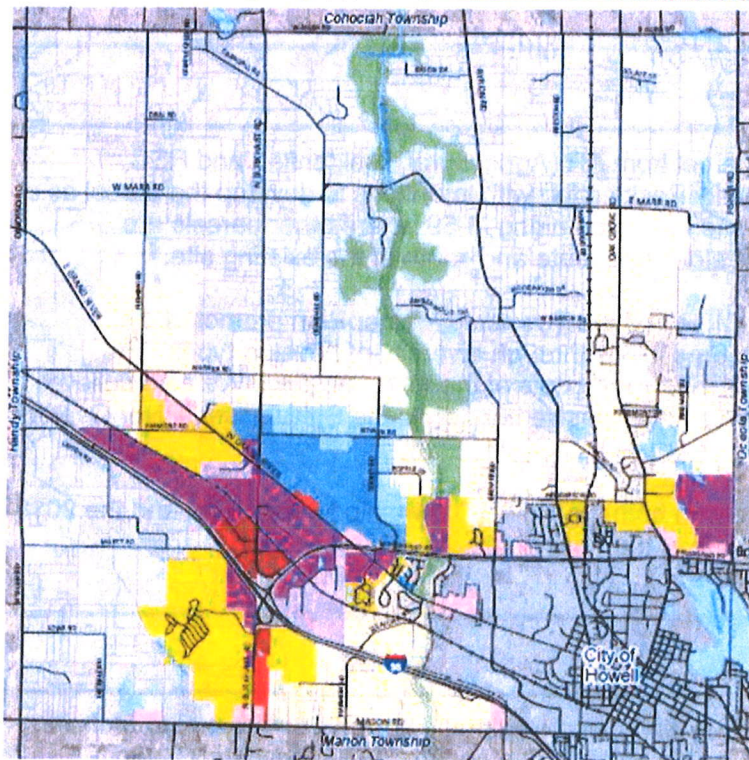
**STAFF RECOMMENDATION:**

**Approval.** The request to rezone from Agricultural Residential and Regional Service Commercial to Multiple Family Residential is compatible with the Howell Township Master Plan and the 2018 Livingston County Master Plan.



**ZONING DISTRICTS MAP**

Howell Township  
Livingston County



**FUTURE LAND USE**

Howell Township, Livingston County

- 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
- Shawwassee River 200 foot Overlay



September 28, 2016  
City of Howell Associates, Inc.



Looking northwest at property from Grand River







Aerial view of property (west of Lucy's Landscape)



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 residentially zoned property in the immediate area, the proposed request to rezone to RSC is not compatible with the 2018 Livingston County Master Plan. The county plan considers a carefully balanced approach with best land use management strategies that reflect an orderly transition between land uses of varying intensities. The current request to rezone to RSC does not reflect an appropriate transition between these differing land uses and is not compatible with the Howell Township Master Plan.

**Township Planning Commission Recommendation: Disapproval.** The Howell Township Planning Commission recommended **Disapproval** of the proposed rezoning from MFR 'Multiple Family Residential' to RSC 'Regional Service Commercial' at the May 28, 2019 public hearing. The minutes reflect that there were no conflicts or issues from the general public on the proposed rezoning.

**Staff Recommendation: Disapproval.** The request to rezone from Multiple Family Residential to Regional Service Commercial is not compatible with the Howell Township Master Plan or the 2018 Livingston County Master Plan

**Commission Discussion:** Commission Ikle stated that transitional zoning would be good for this site since it is located between residential land use and Lucy's Landscaping. Commissioner Prokuda asked for clarification on the Innovation zone. Principal Planner Barb stated that many commercial uses are included in the Innovation zones. He said that RSC allows more intensive commercial uses and NSC allows more neighborhood commercial uses. Commissioner Prokuda stated that RSC does not allow mini-storage and he does not like all of the uses that RSC zoning allows. Commissioner Clum disclosed that her in-law's property is adjacent to Lucy's Landscaping and their quality of life and property value has gone down since the business ceased to be Kelsey Hayes.

**Public Comment:** David Bittner, Attorney for petitioner, said that there was no real opposition for this rezoning at the Township Planning Commission meeting; the vote was 2-3.

**Commission Action:**

~~**Commissioner Action:** IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND DISAPPROVAL. THERE WAS NO SECOND AND THE MOTION WAS NOT CONSIDERED.~~

~~**Commissioner Action:** IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND NO ACTION - ENCOURAGE FURTHER REVIEW. SECONDED BY COMMISSIONER IKLE.~~

~~Motion passed: 4-1 (NAY CLUM)~~

**G. Z-24-19: HOWELL TOWNSHIP – REZONING**

**Current Zoning:** AR/RSC: Agricultural Residential/Regional Service Commercial

**Proposed Zoning:** MFR: Multiple Family Residential

**Section / Proponents:** Section 27 / Chestnut Development/Steve Gronow

**Township Master Plan:**

The 2016 Howell Township Master Plan designates the subject parcel as Medium Density Residential. The Future Land Use Map and Strategy recognizes and encourages the continued development of residential property of varying styles and density based on intended character and function within the Township.

The Township's future land use strategy includes focusing higher density development along with commercial and industrial uses around M-59, Grand River, and the airport. The subject property is also located along the Shiawassee River Overlay that is intended to provide a natural 200 ft. buffer on either



side of the river which prohibits development and requires the protection of natural vegetation, wetlands, and flood plains. The Township Master Plan supports the rezoning and furthers the goals that have been established by the Township for residential development.

**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.

The vacant parcel is located along M-59 and is in the general vicinity of other land that is master planned for low and medium density residential. The land use management strategies that are reflected in the county master plan seek to have a transition between land uses of varying intensity. We believe that the proposed rezoning to multiple family residential will act as a good transition between the airport commercial and lower density residential to the north and south and will allow for less invasive development to the Shiawassee River Overlay that is prevalent on this site.

**Township Planning Commission Recommendation: Approval.** The Howell Township Planning Commission recommended **Approval** of the proposed rezoning from AR 'Agricultural Residential' and RSC 'Regional Service Commercial' to MFR 'Multiple Family Residential' at the May 28, 2019 public hearing. The minutes reflect minor discussion on wetlands and a potential easement located on the property from residents and others.

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

**Commission Discussion:** Commissioner Anderson questioned whether or not this property is in the Airport approach zone. Commissioner Clum stated that the apartments are intended to be much like the Chestnut Development apartments located at Mason and Burkhardt roads.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ANDERSON.**  
**Motion passed: 3-2 (NAY IKLE, PROKUDA)**

**H. PA-01-19: SOHOCTAH TOWNSHIP PA 116 FARMLAND AGREEMENT:  
Section 3, 40 ACRES, SCOTT AND CAROL HUFF.**

**Commission Discussion:** None.

**Commission Comment:** None.

**Public Comment:** No public comment.

**Commissioner Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CLUM TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.**  
**Motion passed: 5-0**



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: May 20, 2019

**Land Use and Zoning Analysis  
For  
Howell Township, Michigan**

**Applicant:** Chestnut Development, LLC  
6253 Grand River  
Brighton, MI 48114

**Project Name:** Chestnut Rezoning

**Location:** North side of Highland Road, east of Tooley

**Current Zoning:** AR, Agricultural Residential and RSC, Regional Service Commercial

**Action Requested:** Rezoning from AR, Agricultural Residential and RSC, Regional Service Commercial to MFR, Multiple Family Residential

**Required Information:** As noted in the following review.

**PETITION**

The applicant is requesting a rezoning for parcel 4706-27-100-025 located on the north side of Highland Road, east of Tooley. The petitioner requests that the parcel be re-designated from AR, Agricultural-Residential and RSC, Regional Service Commercial to MFR, Multiple Family Residential.

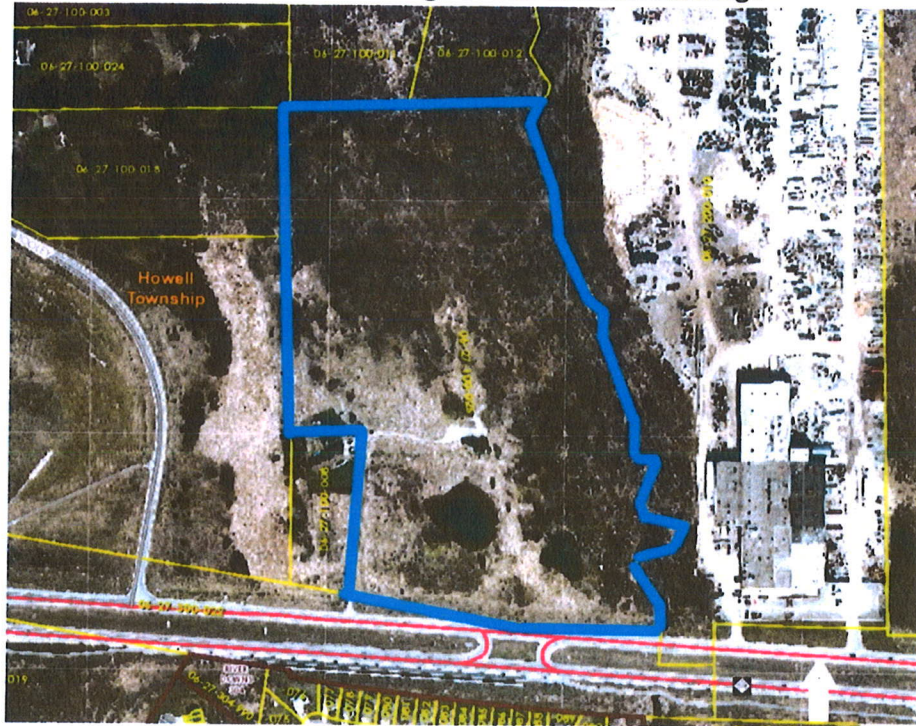
**SITE DESCRIPTION/CURRENT USE**

The subject parcel is 33.2 acres. The site currently has two (2) zoning designations: AR, Agricultural-Residential and RSC, Regional Service Commercial. The parcel is currently vacant. Determinant upon the approval of the parcel's rezoning to MFR, Multiple Family Residential, the applicant intends on creating a 94-unit apartment complex, with each unit accompanied by a two (2) car garage and driveway. The MDEQ Wetlands Inventory indicates that there are several



wetland areas or areas that have wetland soils, meaning that there are potential wetlands on this site.

**Figure 1 - Aerial Image of Site and Surroundings**



**SURROUNDING ZONING AND LAND USE**

The following chart compares zoning, future land use designation per the Master Plan, and existing land use for the subject parcel and its adjacent parcels.

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Designation</b>
<b>Subject parcel</b>	RSC, Regional Service Commercial, and AR, Agricultural Residential	Vacant Land / Open Space	Medium Density Residential
<b>North</b>	AR, Agricultural Residential	Large Lot Rural Residential	Medium Density Residential
<b>South</b>	MFR, Multiple Family Residential	Residential	Low Density Residential
<b>East</b>	RSC, Regional Service Commercial	Industrial	Innovation Zone
<b>West</b>	SFR, Single Family Residential	Large Lot Rural Residential	Medium Density Residential
	RT, Research and Technology	Airport	Airport/Airport Commercial

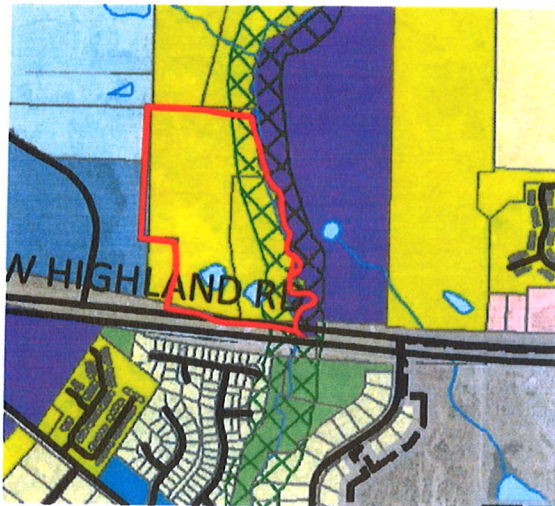
**MASTER PLAN**

**Figure 2 - Current Zoning Map**



- 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

**Figure 3 - Future Land Use 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

As noted above and depicted in Figure 2 which depicts the current zoning map, the subject site has two (2) zoning classifications, AR, Agricultural-Residential and RSC, Regional Service Commercial. Figure 3 depicts the Future Land Use Map from the adopted 2016 Howell Township Master Plan. The Future Land Use Plan designates the subject site as being Medium Density Residential.



## DEVELOPMENT POTENTIAL

### Current Zoning

#### *Agricultural-Residential:*

The intent of the AR, Agricultural-Residential zoning district is to provide for the compatible arrangement and development of parcels of land for conventional residential building purposes in pastoral, agricultural, woodland or open land areas, that will remain unserved by public water distribution and wastewater disposal systems in the foreseeable future and that is more suitable for residential purposes and which can accommodate for healthful on-site water supply and wastewater disposal, but which reserves and conserves that land which is most adaptable for present and future agricultural, woodland, natural resource and other extensive land uses.

Permitted principal uses for this zoning district include various agricultural production uses for products such as livestock, fruit, and more. In addition, day care facilities, foster care facilities, single family farm-related or non-farm conventional dwellings (on a minimum 1-acre parcel) are also permitted, including churches, stables, and nurseries.

#### *Regional Service Corridor:*

The intent of the RSC, Regional Service Corridor zoning district is to recognize the unique regional location existing in Howell Township around the combination of I-96, M-59, and Grand River Road and therefore plan the surrounding adjacent area in part for regionally accessible commercial developments.

The following principal permitted uses, as well as any permitted accessory structures to these uses have the potential to develop under this designation.

Retail Establishments	Service Establishments
<ul style="list-style-type: none"><li>• Supermarkets</li><li>• Department Stores</li><li>• Home Appliance Stores</li><li>• Hardware Goods</li><li>• Clothing and Home Appliances</li><li>• Alcoholic and Non-alcoholic sales</li><li>• New and Used Motorized Vehicles</li></ul>	<ul style="list-style-type: none"><li>• Insurance</li><li>• Real Estate</li><li>• Medical/Dental Clinics</li><li>• Veterinary Clinics and Hospitals</li><li>• Nursing and Convalescent Homes</li><li>• Theatres</li><li>• Assembly and Concert Halls</li><li>• Indoor Commercial Recreation</li><li>• Fraternal Organizations and Lodge Halls</li></ul>



Proposed Zoning:

The intent of the Multiple Family residential district is to provide a relatively small and inexpensive type of housing as well as a broader range of choice of housing types to the people desiring to live in Howell Township. Buildings containing dwelling units may be single or group building arrangements and must have group use facilities held in common to which all residents have equal access and share equally in the financing for operation and maintenance. These developments will only be allowed to develop if State Department of Health and locally approved on-site, common or public water supply systems and wastewater disposal sanitary sewer systems including wastewater treatment is available. The area is within the sewer and water service districts

All permitted uses within the MFR district include duplexes, triplexes, quadruplexes, garden apartments, townhouses, and other similar types of multi-family dwelling unit buildings. The applicant has submitted a preliminary site plan for a 94 unit, for-lease, multi-family housing development. If the rezoning to MFR were approved, the use of the site for this purpose would be permitted along with any of the other uses permitted in the district.

## **FINDINGS FOR REZONING**

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;

**CWA** The Future Land Use Map in the Master Plan designates this area as being Medium Density Residential. One of the main goals of the plan is to *provide housing types for all ages, abilities, and income levels*, specifically through the strategy of encouraging diversity of housing types including single family, duplex, quadruplex, apartments, condominiums and manufactured homes. The proposed rezoning is aligned with the Master Plan's Future Land Use goals.

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

**CWA** The surrounding uses are of varying classifications and uses. The proposed rezoning is consistent with the existing and intended development pattern in the area. Multifamily development would provide a transition between higher intensity uses along M-59 and the residential districts to the north. MFR is often a transition between lower density residential and higher intensity uses. There is a substantial buffer in the form of wetlands and woodlands between the subject site and the industrial use to the east.

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

**CWA** The proposed development as a 94-unit apartment complex will have a larger impact than its current conditions as a vacant parcel, but it is not likely to impact the area as much as a Regional Service Commercial development would.

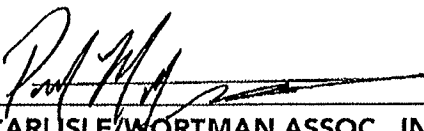
- d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

**CWA** The rezoning of this parcel from both Agricultural-Residential and Regional Commercial Service to Multiple Family Residential would be better suited to the area when considering the north and south adjacent parcels but would be dissimilar with east and west adjacent uses. The Planning Commission should further discuss the suitability of the site's rezoning to a Multiple Family Residential development.

## RECOMMENDATIONS

The rezoning of this site would allow for the unification of two (2) dissimilar zoning classifications and is aligned with the Master Plan's future land use goals. When considering the site's proposed use as an apartment complex in relation to the development pattern and the intended character of the area it appears to be appropriate.

The Planning Commission should review each of the findings in this review to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
**Paul Montagno, AICP**  
**Associate**

#308-1903

May 21, 2019

Andrew Sloan, Chairperson  
Howell Township Planning Commission  
Howell Township Hall  
3525 Byron Road  
Howell, Michigan 48855

RE: **Zoning Request**  
**Chestnut Development, LLC**  
**Parcel ID # 4706-27-100-025**  
**File # PC 2019-04**

Dear Mr. Sloan:

I am in receipt of your notice to the residents of Howell Township regarding the request of Chestnut Development, LLC, for a proposed rezoning of 37.65 acres on property north of M-59 on Highland Road. I understand Chestnut Development is seeking to rezone its acreage to Multiple Family Residential.

I am the present owner of the adjacent property at 2800 West Highland Road consisting of 2.7 acres. Chestnut Development, LLC, filed a lawsuit against the previous owner, Last Chance Rescue, who sold me the property in February 2019. Chestnut is alleging that an existing driveway that was built by Panhandle Eastern Pipeline Co., which holds easement rights on both parcels, encroaches on Chestnut's acreage and seeks an injunction to preclude me from using said driveway to access the home on my land.

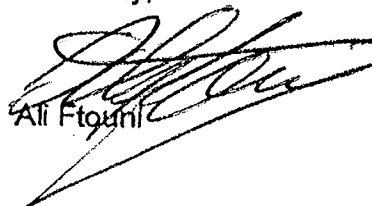
In addition to Chestnut's claim of trespass, they allege that the natural flow of storm/rain water that runs from the northern region of the acreage across my land and onto Chestnut's property is creating a nuisance and they claim a trespass.

~~WESTERN LAND~~  
I have answered the lawsuit and the case is at issue in the Livingston County Circuit Court before Visiting Judge A. John Pikkarainen. I have filed a Motion to Add the State of Michigan Department of Environment, Great Lakes, and Energy (f/k/a Department of Environmental Quality) Water Resource Division to assess the claims Plaintiff Chestnut has lodged against me. I believe the natural flow of water across my land onto Chestnut's acreage, which contains a substantial portion of designated wetlands area under the jurisdiction and control of the Department of Environment, Great Lakes, and Energy, requires the State of Michigan's involvement and approval.

I share the above information with your Planning Commission in the hopes that any decision you make regarding Chestnut's request will be informed and appropriate.

Thank you for your attention regarding the above.

Sincerely,

  
Ali Ftouni

# AGENDA ITEM

10D



## ADDRESS ASSIGNMENT

Permit #	Contractor	Job Address	Fee Total
PA19-005	STEMPKY MICHAEL AND JACK	4217 OAK GROVE RD	\$25.00
<b>Work Description:</b> ON THE WEST SIDE OF OAK GROVE ROAD SOUTH OF MARR ROAD AND NORTH OF BARRON ROAD.			

**Total Permits For Type: 1**

**Total Fees For Type: \$25.00**

## Commercial Land Use

Permit #	Contractor	Job Address	Fee Total
P19-061	MARKHAM PROPERTIES II LLC	1360 N BURKHART	\$50.00
<b>Work Description:</b> WAVIER FOR REPLACING TWO EXISTING MENU BOARDS			

**Total Permits For Type: 1**

**Total Fees For Type: \$50.00**

## Residential Land Use

Permit #	Contractor	Job Address	Fee Total
P19-075	HESSLER BAILEY	4229 W ALLEN	\$10.00
<b>Work Description:</b> CRAWLSPACE ENCAPSULATION AND 1 SUMP PUMP			
P19-054	KNUTH TODD T & FOLEY MA	5330 OWOSSO RD	\$75.00
<b>Work Description:</b> 2,310 SQ FT 2 STORY DWELLING ON A FULL UNFINISHED BASEMENT. 3 CAR ATTACHED GARAGE. FRONT AND REAR COVER PORCHES.			
P19-066	EDDY CAROL E	4970 W MARR	\$10.00
<b>Work Description:</b> TEAR OFF AND RE-ROOF			
P19-062	CIESLINSKI MICHAEL A & LOR	3336 W MARR	\$75.00
<b>Work Description:</b> 24' X 40' FT X 12' POLE BARN WITH 192 SQ FT COVERED PORCH.			
P19-059	STEMPKY MICHAEL AND JACK	4217 OAK GROVE RD	\$75.00
<b>Work Description:</b> 2,048 SQ FT SINGLE STORY DWELLING ON A FULL UNFINISHED BASEMENT WITH A 3 CAR ATTACHED GARAGE.			
P19-064	VANDEMBERG ENTERPRISES	4315 OAK GROVE RD	\$10.00

**Work Description:** BACK AG BUILDING - NO STRUCTURAL CHANGES.

P19-065	KANTOLA ANTHONY & DEBR	1860 KEEL DR	\$75.00
<b>Work Description:</b> ADDITION OF A 20 X 20 THREE SEASON ROOM, ON A WALKOUT BASEMENT, WITH A WRAP AROUND DECK.			
P19-063	WORDELMAN RICHARD III AN	355 SUNBURY DR	\$50.00
<b>Work Description:</b> 18' ROUND ABOVE GROUND POOL.			
P19-060	CHAVEZ MIGUEL AND CAITLI	3652 AMBER OAKS DR	\$50.00
<b>Work Description:</b> 4' CHAIN LINK FENCE ALONG BACK LINE, 6' VINYL PRIVACY FENCE ON TREE SIDES.			
P19-058	RISACHER ALAN AND COPELA	3235 HILL HOLLOW LN	\$50.00
<b>Work Description:</b> 4' BLACK CHAIN LINK FENCE IN BACK YARD			
P19-073	KLEBBA DONALD A	3241 HILL HOLLOW LN	\$50.00
<b>Work Description:</b> 4.5' ALUMINUM FENCE			
P19-067	JUST DENNIS & ANDREA	3280 BYRON	\$50.00
<b>Work Description:</b> 10 X 24 DECK			
P19-072	FREDERICK (WYGRECKI) KEL	225 BAIN	\$75.00
<b>Work Description:</b> 18' X 24' ADDITION ON REAR OF HOUSE			
P19-057	GORDON KEITH D	3228 WARNER	\$75.00
<b>Work Description:</b> 1,368 SQ FT LOG HOME ON A 4' CRAWL SPACE.			
P19-071	BILINSKI CRAIG AND NICHEL	3013 BREWER	\$75.00
<b>Work Description:</b> 16 X 20 ACCESSORY BUILDING			
P19-055	RIPPER STEPHEN	2851 BOWEN	\$50.00
<b>Work Description:</b> 26 X 15 DECK ON REAR OF HOME			
P19-068	BARNABY MICHELE AND SOE	1255 CRESTWOOD	\$75.00
<b>Work Description:</b> 16' X 16' ADDITION OVER WALKOUT BASEMENT, FAMILY ROOM.			
P19-056	TIIHONEN MICHAEL G & SUSA	2667 THISTLEWOOD DR	\$10.00
<b>Work Description:</b> TEAR OFF AND RE-ROOF			
P19-070	TRADER THOMAS AND KATH	1230 CRESTWOOD	\$75.00
<b>Work Description:</b> 24' X 32' X 10' POLE BARN. JOE LOOKED OVER AND SAID OKAY TO PROCESS			
P19-074	MELBY SCOTT & HEATHER	5476 BRADBURY	\$75.00
<b>Work Description:</b> 26 X 30 COSMETICALLY ATTACHED GARAGE.			
P19-069	DE BRINCAT JAMES	5671 LOWE RD	\$75.00
<b>Work Description:</b> 20 X 24 ATTACHED GARAGE			

**Total Permits For Type:**

**21**

Total Fees For Type: \$1,165.00

## Sewer Connection

Permit #	Contractor	Job Address	Fee Total
PWS19-010	SCHNEIDER ROBERT G & RUT	77 EDGEMONT	\$4,830.00
<b>Work Description:</b>			
PWS19-009	SNOVER ALEXIS	2250 OAK GROVE RD	\$0.00
<b>Work Description:</b> CONNECTION SEWER #8 - CONNECTION FEE WAS PAID 9-25-2012			

Total Permits For Type: 2

Total Fees For Type: \$4,830.00

## Water Connection

Permit #	Contractor	Job Address	Fee Total
PWS19-008	SNOVER ALEXIS	2250 OAK GROVE RD	\$4,830.00
<b>Work Description:</b> WATER CONNECTION DISTRICT #8			

Total Permits For Type: 1

Total Fees For Type: \$4,830.00

## Report Summary

Population: All Records  
Permit.DateIssued Between  
6/1/2019 12:00:00 AM AND  
6/30/2019 11:59:59 PM

**Grand Total Fees:** \$10,900.0  
**Grand Total Permits:** 26



# AGENDA ITEM

10E

## Monthly Activity Report for June 2019 – Assessing Dept/Brent Kilpela

### MTT UPDATE:

**Burkhart Ridge v Howell Township:** Prehearing General Call commencing September 3, 2019. Prehearing Statements due by July 8, 2019. Petitioner originally filed for the 2018 tax year but has also filed for the 2019 tax year. Feedback from the appraiser has been positive and it is my opinion to stand firm with my position on value.

**Chestnut Development LLC v Howell Township:** 2019 appeal received on June 27<sup>th</sup>. The appeal is for 19.75 acres of vacant commercial land on North Burkhart. This appeal is noteworthy as the owner is also the township realtor.

**Chestnut Development LLC v Howell Township:** 2019 appeal received on June 27<sup>th</sup>. The appeal is for 7.78 acres of vacant commercial land surrounding the north side of Pineview Village. Petitioner is the same party that has offer on the undeveloped portion of Pineview development.

**Chestnut Crossing LLC v Howell Township:** 2019 appeal on 16.65 acres of commercial land with partially constructed new development. Appeal was received on June 27<sup>th</sup>.

**SMALL CLAIMS TRIBUNAL:** No pending litigation.

### ASSESSING OFFICE:

**ASSESSOR:** Fieldwork is progressing. I was able to finish section 30 in June. Sections 31 and 32 will get looked at before the end of the year.

**OTHER:** Started working on the year-end financials.

# AGENDA ITEM

10G



MHOG Meeting:

June 19, 2019

5pm

**Water Usage - May:**

Water usage for May is down over 14% from May 2018. The wet spring reduces the need for irrigation. If wet weather continues water usage for the entire summer will most likely be much lower than average.

**Projects:**

Discussion about what projects that need to be completed and when they can be done. Discussion over paying for these projects. Several water towers will need to be painted, either inside or outside within the next year or two. The Cross Country Transmission Line is the one project that is not funded yet. Connection fees are down and MHOG may need to look for other ways to finance this project. This project can be pushed back until about 2021. According to the modeling by 2023 demand will make it necessary for the line to be in place. There was discussion on how to fund this project, including asking for more of the connection fees from the Townships.

**Eager Road:**

The Eager Road project has been delayed again. Despite what WHMI reported, MHOG is not the reason for the delay. MHOG will be getting their portion of this project done soon so when the Road Commission is ready to get started on the project again they will not be waiting on MHOG.

Respectfully submitted,  
Jonathan Hohenstein

# AGENDA ITEM

10H

**HOWELL TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 25, 2019 SYNOPSIS**

- 1) Welcomed new member to the Planning Commission: William Hofsess
- 2) Motion passed to approve the revised preliminary site plan for Chestnut Development, LLC, File #PC-2019-05, parcel ID #4706-27-100-025, subject to rezoning approval, provided all outstanding issues on the planner's report (dated June 19, 2019) and engineer's report (dated June 20, 2019) are addressed, including additional exterior lighting details and approval from all other outside government agencies, as well as the five year escrow for estimated cost of sidewalk plus 25%, subject to all terms and conditions of the settlement agreement release being adopted by all parties involved.
- 3) Motion passed to set a Public Hearing for Innovation Zoning and general cleanup items in the Zoning Ordinance to be set for the July 23, 2019 Planning Commission meeting.
- 4) Meeting adjourned 7:50 P.M.



# AGENDA ITEM

101

## **HOWELL TOWNSHIP ZONING BOARD OF APPEALS**

**SYNOPSIS: JUNE 24, 2019**

1. Motion passed to approve Petitioner, Alan Johnson, file #PZBA-2019-04, parcel ID #4706-23-300-050, 2278 Brewer Road for a -10 ft. variance to Article XIV: Supplemental Regulations, Section 14.07 Accessory Building Provisions, Item B to allow for construction of an accessory structure within side yard setbacks.
2. Enter into Closed Session, return to Regular Session.
3. Motion passed that the interpretation request by Petitioner Vanston/O'Brien Inc., file #PZBA-2019-03, parcel ID #4706-27-400-005, 2440 W. Grand River, for limestone symbols of a speedboat and an old fashioned car on the wall of its building would be a "sign" regulated by the Zoning Ordinance.
4. Motion passed to adjourn meeting at 7:19 P.M.

# AGENDA ITEM

12



**Howell Township**  
**Invoice and Check Registers**

*As of 7/2/2019*

User: BRENT KILPELA  
DB: Howell Twp

Inv Num	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
195705							
17797	SPICER GROUP BD Bond Refund 101-000-203.00	06/04/2019 BRENT KILPELA	06/11/2019	2,153.25	0.00	Paid	06/04/2019
				2,153.25			
96342							
17798	TRUE VALUE HARDWARE DUCT TAPE, POLY PIPE WRAP 592-442-956.00	06/05/2019 BRENT KILPELA	06/15/2019	19.98	0.00	Paid	06/06/2019
				19.98			
530357016							
17799	UIS SCADA LIFT STATION SERVICE 592-442-801.00	05/31/2019 BRENT KILPELA	06/30/2019	347.50	0.00	Paid	06/06/2019
				347.50			
517548388805							
17800	AT&T 517 548-3888 FOR JUNE 2019 592-442-850.00	05/28/2019 BRENT KILPELA	06/17/2019	82.76	0.00	Paid	06/06/2019
				82.76			
150560912							
17801	AT&T WWTP INTERNET 592-442-850.00	05/19/2019 BRENT KILPELA	06/09/2019	68.18	0.00	Paid	06/06/2019
				68.18			
190555							
17802	M & K JETTING AND TELEVISIONING CLEANED GREASE FROM LINES 592-442-801.00	05/29/2019 BRENT KILPELA	06/28/2019	1,017.50	0.00	Paid	06/06/2019
				1,017.50			
909238							
17803	USA BLUEBOOK HACH DIGITAL REACTOR BLOCK/SPECTRO 592-000-140.00	05/29/2019 BRENT KILPELA	06/28/2019	5,415.25	0.00	Paid	06/06/2019
				5,415.25			
I061071							
17804	RANDY'S SERVICE STATION ROADSIDE PICKUP 101-268-883.00	05/01/2019 BRENT KILPELA	06/15/2019	125.00	0.00	Paid	06/06/2019
				125.00			
207569							
17805	PRINTING SYSTEMS UTILITY BILL STOCK 592-441-726.00	05/24/2019 BRENT KILPELA	06/24/2019	466.10	0.00	Paid	06/10/2019
				466.10			
6/6/2019							
17806	LCAA BRENT KILPELA 2019-2020 MEMBERSHIP	06/06/2019 BRENT KILPELA	06/10/2019	10.00	0.00	Paid	06/10/2019

User: BRENT KILPELA  
DB: Howell Twp

Inv Num	Vendor Description	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
17807	GL Distribution 101-209-957.00	Entered By					
6/6/2019	ASSESSING DUES & SUBSCRIPTION EXPENSE			10.00			
17807	LCAA CAROL MAKUSHIK 2019-2020 MEMBERSHI 101-209-957.00	BRENT KILPELA					
6/6/2019	ASSESSING DUES & SUBSCRIPTION EXPENSE			10.00	0.00	Paid	06/10/2019
200081526005	DTE ENERGY STREETLIGHTS 101-268-920.00	BRENT KILPELA					
6/1/2019	TWP AT LARGE STREETLIGHT EXPENSE			337.97	0.00	Paid	06/10/2019
17809	CAREFREE MAINTENANCE CO. MAY CLEANING 101-265-775.00	BRENT KILPELA					
6/1/2019	TWP HALL OFFICE CLEANING & MAINT EXPENS			345.00	0.00	Paid	06/10/2019
17810	JONATHAN HOHENSTEIN TREASURER MILEAGE 101-253-860.00	BRENT KILPELA					
6/4/2019	TREASURER MILEAGE & EXPENSES			60.32	0.00	Paid	06/10/2019
539083	CULLIGAN WATER WATER DELIVERY 101-265-727.00	BRENT KILPELA					
17812	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE			51.49	0.00	Paid	06/10/2019
6/10/2019	LIV CO MUNIC CLERKS ASSOC ANNUAL CLERK DUES 101-000-123.00	BRENT KILPELA					
17813	GEN FUND PREPAID EXPENSES			20.00	0.00	Paid	06/10/2019
124027	BS&A SOFTWARE JOSIE MODRACK TRAINING 101-400-720.00	BRENT KILPELA					
17814	PLANNING EDUCATION EXPENSE			205.00	0.00	Paid	06/10/2019
58932	MICRO WORKS COMPUTING, INC JOE DAUS FIREWALL 101-265-728.01	BRENT KILPELA					
17815	TWP HALL IT SUPPORT EXPENSE			37.50	0.00	Paid	06/10/2019
58931	MICRO WORKS COMPUTING, INC NEW ROUTER & SETUP 101-265-728.00	BRENT KILPELA					
17816	TWP HALL COMPUTER SUPPORT EXPENSE			379.00	0.00	Paid	06/10/2019

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

5/22/2019	COMCAST						
17817	TWP HALL TELEPHONE JUNE 2019	05/22/2019	06/12/2019	283.77	0.00	Paid	Y
	101-265-850.00	BRENT KILPELA					06/10/2019
	TWP HALL TELEPHONE EXPENSE			283.77			

47482	FAHEY SCHULTZ BURZYCH RHODES	06/03/2019	06/10/2019	2,655.00	0.00	Paid	Y
17818	CROSSROADS OUTDOOR LITIGATION	BRENT KILPELA					06/10/2019
	101-268-801.01			2,655.00			
	TWP AT LARGE LEGAL EXPENSE						

47483	FAHEY SCHULTZ BURZYCH RHODES	06/03/2019	06/10/2019	1,807.50	0.00	Paid	Y
17819	GENERAL	BRENT KILPELA					06/10/2019
	101-268-801.01			1,807.50			
	TWP AT LARGE LEGAL EXPENSE						

47484	FAHEY SCHULTZ BURZYCH RHODES	06/03/2019	06/10/2019	8,298.50	0.00	Paid	Y
17820	OAKLAND TACTICAL SUPPLY LITIGATION	BRENT KILPELA					06/10/2019
	101-268-801.01			8,298.50			
	TWP AT LARGE LEGAL EXPENSE						

47485	FAHEY SCHULTZ BURZYCH RHODES	06/03/2019	06/10/2019	22.50	0.00	Paid	Y
17821	RAINEBOW	BRENT KILPELA					06/10/2019
	101-268-801.01			22.50			
	TWP AT LARGE LEGAL EXPENSE						

47486	FAHEY SCHULTZ BURZYCH RHODES	06/03/2019	06/10/2019	870.00	0.00	Paid	Y
17822	ZONING	BRENT KILPELA					06/10/2019
	101-268-801.01			870.00			
	TWP AT LARGE LEGAL EXPENSE						

195973	SPICER GROUP	06/10/2019	06/17/2019	592.50	0.00	Paid	Y
17823	BD Bond Refund	BRENT KILPELA					06/10/2019
	101-000-203.00			592.50			
	BSP18-0002						

6/10/2019	ECONO PRINT	06/10/2019	06/10/2019	1,544.42	0.00	Paid	Y
17824	SUMMER 2019 TAX BILL POSTAGE	BRENT KILPELA					06/10/2019
	101-000-123.00			1,544.42			
	GEN FUND PREPAID EXPENSES						

3308926699	PITNEY BOWES GLOBAL FINANCIAL SERV.	05/30/2019	06/29/2019	384.57	0.00	Paid	Y
17825	QUARTERLY RENTAL 3/30/19 - 6/29/19	BRENT KILPELA					06/10/2019
	101-265-930.01			384.57			
	TWP HALL OFFICE EQUIPMENT & REPAIR						

6/4/2019	DTE ENERGY	06/04/2019	06/10/2019	101.46	0.00	Paid	Y
17826	391 N BURKHART JUNE 2019	BRENT KILPELA					06/10/2019



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Inv Num	Vendor	Description	Inv Date	Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized
6/3/2019									
17827	DTE ENERGY	2571 OAK GROVE RD JUNE 2019	06/03/2019	BRENT KILPELA	06/25/2019	343.46	0.00	Paid	Y
		592-442-920.00							
		WWTP ELECTRICITY EXPENSE				343.46			06/10/2019
6/4/2019									
17828	DTE ENERGY	1009 N BURKHART RD JUNE 2019	06/04/2019	BRENT KILPELA	06/26/2019	120.66	0.00	Paid	Y
		592-442-920.00							
		WWTP ELECTRICITY EXPENSE				120.66			06/10/2019
5/31/2019									
17829	CONSUMERS ENERGY	391 N BURKHART JUNE 2019	05/31/2019	BRENT KILPELA	06/26/2019	62.56	0.00	Paid	Y
		592-442-922.00							
		WWTP NATURAL GAS EXPENSE				62.56			06/10/2019
5370506	U. S. BANK	0003175NS AGENT FEE	05/24/2019	BRENT KILPELA	06/10/2019	300.00	0.00	Paid	Y
17830		592-854-992.03							
		SWR 11 PAYING AGENT FEE EXP				300.00			06/10/2019
06/11/2019									
17831	TRANS WEST INDUSTRIAL WAREHOUSE	UB refund for account: 0628401025	06/11/2019	BRENT KILPELA	06/18/2019	49.51	0.00	Paid	Y
		592-000-214.89							
		SEWER METERED				49.51			06/11/2019
6/13/2019									
17832	PITNEY BOWES RESERVE ACCOUNT	PREPAID POSTAGE	06/13/2019	BRENT KILPELA	06/20/2019	1,500.00	0.00	Paid	Y
		101-000-123.00							
		GEN FUND PREPAID EXPENSES				1,500.00			06/13/2019
3001	COMPLETE OUTDOOR SERVICES, INC.	CEMETERY MAINT (2 OF 8)	06/06/2019	BRENT KILPELA	06/21/2019	546.75	0.00	Paid	Y
17833		101-276-931.00							
		GROUPS CARE & MAINT.				546.75			06/13/2019
96462	TRUE VALUE HARDWARE	ROPE	06/12/2019	BRENT KILPELA	06/20/2019	207.00	0.00	Paid	Y
17834		592-442-956.00							
		WWTP MISCELLANEOUS EXPENSE				207.00			06/13/2019
2153033	CARLISLE WORTMAN ASSOC, INC.	BD Bond Refund	06/18/2019	BRENT KILPELA	06/25/2019	1,005.00	0.00	Paid	Y
17835		101-000-203.00							
		BSP19-0001				1,005.00			06/18/2019

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Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
2153031	CARLISLE WORTMAN ASSOC, INC.	06/11/2019	07/10/2019	360.00	0.00	Paid	Y
17836	BROCKWAY REZONING	BRENT KILPELA					06/18/2019
	101-400-801.00			360.00			
	PLANNING-CONTRACTED PLANNER EXPENSE						
2153032	CARLISLE WORTMAN ASSOC, INC.	06/11/2019	07/10/2019	400.00	0.00	Paid	Y
17837	CHESTNUT REZONING	BRENT KILPELA					06/18/2019
	101-400-801.00			400.00			
	PLANNING-CONTRACTED PLANNER EXPENSE						
2153035	CARLISLE WORTMAN ASSOC, INC.	06/11/2019	07/10/2019	320.00	0.00	Paid	Y
17838	MIKE PAIGE ZONING AMENDMENT	BRENT KILPELA					06/18/2019
	101-400-801.00			320.00			
	PLANNING-CONTRACTED PLANNER EXPENSE						
215036	CARLISLE WORTMAN ASSOC, INC.	06/11/2019	07/10/2019	600.00	0.00	Paid	Y
17839	PC/ZBA TRAINING	BRENT KILPELA					06/18/2019
	101-400-801.00			600.00			
	PLANNING-CONTRACTED PLANNER EXPENSE						
2153037	CARLISLE WORTMAN ASSOC, INC.	06/11/2019	07/11/2019	640.00	0.00	Paid	Y
17840	ZONING ORDINANCE	BRENT KILPELA					06/18/2019
	101-400-801.00			640.00			
	PLANNING-CONTRACTED PLANNER EXPENSE						
0002541526	MICHIGAN.COM	05/31/2019	06/20/2019	618.00	0.00	Paid	Y
17841	MAY PUBLICATIONS	BRENT KILPELA					06/18/2019
	101-400-900.00			130.00			
	101-412-900.00			170.00			
	101-268-882.00			133.00			
	101-101-900.00			185.00			
	TWP BOARD PRINTING & PUBLICATION EXPENS						
6/17/2019	JULIUS DAUS III	06/17/2019	06/18/2019	96.86	0.00	Paid	Y
17842	ZONING MILEAGE	BRENT KILPELA					06/18/2019
	101-402-860.00			96.86			
	ZONING MILEAGE & EXPENSES						
6/12/2019	DTE ENERGY	06/12/2019	07/05/2019	435.25	0.00	Paid	Y
17843	TWP HALL JUNE 2019	BRENT KILPELA					06/18/2019
	101-265-920.00			435.25			
	TWP HALL ELECTRICITY EXPENSE						
423	CHLORIDE SOLUTIONS, LLC	06/01/2019	06/18/2019	5,781.19	0.00	Paid	Y
17844	DUST CONTROL	BRENT KILPELA					06/18/2019
	204-000-802.00			5,781.19			
	ROAD CHLORIDE EXPENSE						

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Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
437							
17845	CHLORIDE SOLUTIONS, LLC	06/08/2019	06/18/2019	13,755.52	0.00	Paid	Y
	DUST CONTROL	BRENT KILPELA					06/18/2019
	204-000-802.00			13,755.52			
448							
17846	CHLORIDE SOLUTIONS, LLC	06/11/2019	06/18/2019	3,073.34	0.00	Paid	Y
	DUST CONTROL	BRENT KILPELA					06/18/2019
	204-000-802.00			3,073.34			
80653							
17847	MASTER MEDIA	06/03/2019	07/03/2019	199.88	0.00	Paid	Y
	OFFICE SUPPLIES	BRENT KILPELA					06/18/2019
	101-265-727.01			199.88			
854006222							
17848	AT&T LONG DISTANCE	06/06/2019	07/06/2019	25.67	0.00	Paid	Y
	WWTP LONG DISTANCE	BRENT KILPELA					06/18/2019
	592-442-850.00			25.67			
601011873321							
17849	CONSUMERS ENERGY	06/03/2019	07/05/2019	135.12	0.00	Paid	Y
	2571 OAKGROVE JUNE 2019	BRENT KILPELA					06/18/2019
	592-442-922.00			135.12			
6/10/2019							
17850	DTE ENERGY	06/10/2019	07/02/2019	144.38	0.00	Paid	Y
	3888 OAKGROVE JUNE 2019	BRENT KILPELA					06/18/2019
	592-442-920.00			144.38			
6/10/2019							
17851	DTE ENERGY	06/10/2019	07/02/2019	188.76	0.00	Paid	Y
	2559 W GRAND RIVER JUNE 2019	BRENT KILPELA					06/18/2019
	592-442-920.00			188.76			
6/10/2019							
17852	DTE ENERGY	06/10/2019	07/02/2019	197.25	0.00	Paid	Y
	1034 AUSTIN CT JUNE 2019	BRENT KILPELA					06/18/2019
	592-442-920.00			197.25			
06/10/2019							
17853	DTE ENERGY	06/10/2019	07/05/2019	119.78	0.00	Paid	Y
	2700 TOOLEY JUNE 2019	BRENT KILPELA					06/18/2019
	592-442-920.00			119.78			
6/10/2019							
17854	DTE ENERGY	06/10/2019	07/02/2019	6,454.22	0.00	Paid	Y
	1222 BACKARD JUNE 2019	BRENT KILPELA					06/18/2019

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Inv Ref#	Description	Entered By					Post Date
6/10/2019	592-442-920.00			6,454.22			
	WWTW ELECTRICITY EXPENSE						
17855	DTE ENERGY	06/10/2019	07/02/2019	292.16	0.00	Paid	Y
	1575 N BURKHART JUNE 2019	BRENT KILPELA					06/18/2019
	592-442-920.00			292.16			
	WWTW ELECTRICITY EXPENSE						
2240	BIOTECH AGRONOMICS, INC	06/12/2019	07/12/2019	863.00	0.00	Paid	Y
17856	ANALYTICAL TESTING OF BIOSOLIDS	BRENT KILPELA					06/18/2019
	592-442-969.01			863.00			
	WWTW BIOSOLIDS REMOVAL AND LAND APPL EX						
190609	M & K JETTING AND TELEVISING	06/10/2019	07/10/2019	925.00	0.00	Paid	Y
17857	CLEANED 2 LIFT STATIONS	BRENT KILPELA					06/18/2019
	592-442-801.00			925.00			
	WWTW CONTRACTED SERVICES EXPENSE						
41839	INFRAMARK, LLC	06/14/2019	07/14/2019	24,378.66	0.00	Paid	Y
17858	JUNE MONTHLY MAINTENANCE	BRENT KILPELA					06/18/2019
	592-442-801.00			24,378.66			
	WWTW CONTRACTED SERVICES EXPENSE						
6/20/2019							
17859	BRENT KILPELA	06/20/2019	06/20/2019	88.74	0.00	Paid	Y
	ASSESSOR MILEAGE	BRENT KILPELA					06/20/2019
	101-209-860.00			88.74			
	ASSESSING MILEAGE & EXPENSES						
215034	CARLISLE WORTMAN ASSOC, INC.	06/19/2019	07/19/2019	1,570.00	0.00	Paid	Y
17860	GENERAL CONSULTATION	BRENT KILPELA					06/20/2019
	101-400-801.00			1,570.00			
	PLANNING-CONTRACTED PLANNER EXPENSE						
6/20/2019							
17861	CAROL MAKUSHIK	06/20/2019	06/20/2019	30.28	0.00	Paid	Y
	DEPUTY TREASURER MILEAGE	BRENT KILPELA					06/20/2019
	101-253-860.00			11.72			
	TREASURER MILEAGE & EXPENSES						
	101-265-860.00			18.56			
	TWP HALL MILEAGE & EXPENSES						
196624	SPICER GROUP	07/01/2019	07/08/2019	562.50	0.00	Paid	Y
17862	BD Bond Refund	BRENT KILPELA					06/30/2019
	101-000-203.00			562.50			
	BSP18-0011						
196613	SPICER GROUP	07/01/2019	07/08/2019	6,482.50	0.00	Paid	Y
17863	BD Bond Refund	BRENT KILPELA					06/30/2019
	101-000-203.00			6,482.50			
	BSP19-0001						





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Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
	101-402-860.00			28.42			
	ZONING MILEAGE & EXPENSES						

6/27/2019	DEBRA JOHNSON	06/27/2019	07/01/2019	159.00	0.00	Paid	Y
17874	DEPUTY CLERK EXPENSES	BRENT KILPELA					06/30/2019
	101-191-860.00			55.10			
	101-215-860.00			34.22			
	101-191-727.00			69.68			
	ELECTION MILEAGE & EXPENSES						
	CLERK MILEAGE & EXPENSES						
	ELECTION SUPPLIES EXPENSE						

6/25/2019	JONATHAN HOHENSTEIN	06/25/2019	07/01/2019	23.20	0.00	Paid	Y
17875	TREASURER MILEAGE	BRENT KILPELA					06/30/2019
	101-253-860.00			23.20			
	TREASURER MILEAGE & EXPENSES						

6/20/2019	JEAN GRAHAM	06/20/2019	07/01/2019	152.41	0.00	Paid	Y
17876	CLERK EXPENSES	BRENT KILPELA					06/30/2019
	101-215-860.00			22.62			
	101-265-727.00			79.98			
	101-268-882.00			49.81			
	CLERK MILEAGE & EXPENSES						
	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE						
	TWP AT LARGE SPRING CLEAN UP EXPENSE						

96000544	ALCHIN DISPOSAL SERVICE	06/24/2019	07/01/2019	2,717.25	0.00	Paid	Y
17877	CLEAN-UP DAY, ANNUAL BILLING	BRENT KILPELA					06/30/2019
	101-268-882.00			2,500.00			
	101-000-123.00			217.25			
	TWP AT LARGE SPRING CLEAN UP EXPENSE						
	GEN FUND PREPAID EXPENSES						

59025	MICRO WORKS COMPUTING, INC	06/25/2019	07/15/2019	142.50	0.00	Paid	Y
17878	SETUP SPARE COMPUTER	BRENT KILPELA					06/25/2019
	101-265-728.01			142.50			
	TWP HALL IT SUPPORT EXPENSE						

20320361	GUARDIAN ALARM	07/01/2019	08/01/2019	756.06	0.00	Paid	Y
17879	MONITORING 7/1/19 - 12/31/19	BRENT KILPELA					07/01/2019
	101-265-931.00			756.06			
	TWP HALL GROUND CARE EXPENSE						

64133	ECONO PRINT	06/27/2019	08/27/2019	944.73	0.00	Paid	Y
17880	2019 SUMMER TAX BILLS	BRENT KILPELA					07/01/2019
	101-253-726.01			944.73			
	TREASURER POSTAGE						

73270	FIRST IMPRESSIONS PRINT & MKTG	06/27/2019	07/01/2019	582.94	0.00	Paid	Y
17881	FULL COLOR LETTERHEAD	BRENT KILPELA					06/27/2019
	101-265-727.01			582.94			
	TWP HALL OFFICE SUPPLIES EXPENSE						

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Inv Ref#	Description	Entered By					Post Date

9172							
17882	OUDBIER INSTRUMENT CO	06/13/2019	07/13/2019	678.70	0.00	Paid	Y
	METER CALIBRATION	BRENT KILPELA					06/30/2019
	592-442-801.00	WWTP CONTRACTED SERVICES EXPENSE		678.70			

150560912							
17883	AT&T	06/19/2019	07/11/2019	68.18	0.00	Paid	Y
	WWTP JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		68.18			

517546516006							
17884	AT&T	06/22/2019	07/12/2019	71.79	0.00	Paid	Y
	517 546-5160 FOR JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		71.79			

517546349606							
17885	AT&T	06/22/2019	07/12/2019	112.68	0.00	Paid	Y
	517 546-3496 FOR JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		112.68			

517540696306							
17886	AT&T	06/22/2019	07/12/2019	60.31	0.00	Paid	Y
	517 540-6963 FOR JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		60.31			

517540695206							
17887	AT&T	06/22/2019	07/12/2019	72.69	0.00	Paid	Y
	517 540-6952 FOR JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		72.69			

517540694706							
17888	AT&T	06/22/2019	07/12/2019	68.40	0.00	Paid	Y
	517 540-6947 FOR JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		68.40			

517540124106							
17889	AT&T	06/22/2019	07/12/2019	77.44	0.00	Paid	Y
	517 540-1241 FOR JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		77.44			

517552195606							
17890	AT&T	06/13/2019	07/05/2019	77.44	0.00	Paid	Y
	517 552-1956 FOR JULY 2019	BRENT KILPELA					07/01/2019
	592-442-850.00	WWTP TELEPHONE EXPENSE		77.44			

206612093375							
17891	CONSUMERS ENERGY	06/14/2019	07/12/2019	143.13	0.00	Paid	Y
	1222 PACKARD DRIVE JUNE 2019	BRENT KILPELA					06/30/2019

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Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
93656307	592-442-922.00		WWTP NATURAL GAS EXPENSE	143.13			

17892	ENVIRONMENTAL SYSTEMS RESEARCH INS.	06/18/2019	07/18/2019	1,500.00	0.00	Paid	Y
	3 ARCGIS LICENSES 7/18/2019 - 7/17	BRENT KILPELA					07/01/2019
	592-442-801.00		WWTP CONTRACTED SERVICES EXPENSE	1,500.00			

7/1/2019		UNITED STATES POSTAL SERVICE		07/01/2019	07/15/2019	1,500.00	0.00	Paid	Y
17893	PERMIT #100		BRENT KILPELA						07/01/2019
	592-441-726.00		UTILITY BILLING POSTAGE EXPENSE			1,500.00			

# of Invoices:	96	# Due:	0	Totals:	141,962.52	0.00
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00

*Agrees with  
Check Register BK*

Net of Invoices and Credit Memos: 141,962.52 0.00

---- TOTALS BY FUND ----

101 - GENERAL FUND	46,789.54	0.00
204 - ROAD FUND	22,610.05	0.00
220 - RECREATION FUND	25,806.25	0.00
592 - SWR/WTR	46,756.68	0.00

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

000 - OTHER	69,400.73	0.00
101 - TOWNSHIP BOARD	185.00	0.00
191 - ELECTIONS	124.78	0.00
209 - ASSESSING	3,308.74	0.00
215 - CLERK	56.84	0.00
253 - TREASURER	1,039.97	0.00
265 - TOWNSHIP HALL	4,688.23	0.00
268 - TOWNSHIP AT LARGE	16,799.28	0.00
276 - CEMETERY	546.75	0.00
400 - PLANNING COMMISSION	4,225.00	0.00
402 - ZONING ADMINISTRATION	125.28	0.00
412 - BOARD OF APPEALS	170.00	0.00
441 - UTILITY BILLING	1,966.10	0.00
442 - WWTP	39,025.82	0.00
854 - SEWER/WATER	300.00	0.00



Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL FUND CHECKING				
06/10/2019	GEN	101001619(E)	COMCAST	283.77
06/10/2019	GEN	17219	BS&A SOFTWARE	205.00
06/10/2019	GEN	17220	CAREFREE MAINTENANCE CO.	345.00
06/10/2019	GEN	17221	CULLIGAN WATER	51.49
06/10/2019	GEN	17222	DTE ENERGY	337.97
06/10/2019	GEN	17223	ECONO PRINT	1,544.42
06/10/2019	GEN	17224	FAHEY SCHULTZ BURZYCH RHODES	13,653.50
06/10/2019	GEN	17225	JONATHAN HOHENSTEIN	60.32
06/10/2019	GEN	17226	LIV CO MUNIC CLERKS ASSOC	20.00
06/10/2019	GEN	17227	LCAA	20.00
06/10/2019	GEN	17228	MICRO WORKS COMPUTING, INC	416.50
06/10/2019	GEN	17229	PITNEY BOWES GLOBAL FINANCIAL SERV.	384.57
06/10/2019	GEN	17230	RANDY'S SERVICE STATION	125.00
06/10/2019	GEN	17231	SPICER GROUP	2,745.75
06/20/2019	GEN	101001620(E)	DTE ENERGY	435.25
06/20/2019	GEN	17232	CARLISLE WORTMAN ASSOC, INC.	4,895.00
06/20/2019	GEN	17233	COMPLETE OUTDOOR SERVICES, INC.	546.75
06/20/2019	GEN	17234	JULIUS DAUS III	96.86
06/20/2019	GEN	17235	BRENT KILPELA	88.74
06/20/2019	GEN	17236	MICHIGAN.COM	618.00
06/20/2019	GEN	17237	CAROL MAKUSHIK	30.28
06/20/2019	GEN	17238	MASTER MEDIA	199.88
06/20/2019	GEN	17239	CHLORIDE SOLUTIONS, LLC	22,610.05
06/20/2019	GEN	17240	PITNEY BOWES RESERVE ACCOUNT	1,500.00
07/01/2019	GEN	101001621(E)	COMCAST	283.77
07/01/2019	GEN	101001622(E)	CONSUMERS ENERGY	33.00
07/01/2019	GEN	17241	ALCHIN DISPOSAL SERVICE	2,717.25
07/01/2019	GEN	17242	AMERICAN FUNDS	125.00
07/01/2019	GEN	17243	JULIUS DAUS III	28.42
07/01/2019	GEN	17244	DEBRA JOHNSON	159.00
07/01/2019	GEN	17245	ECONO PRINT	944.73
07/01/2019	GEN	17246	FIRST IMPRESSIONS PRINT & MKTG	582.94
07/01/2019	GEN	17247	JEAN GRAHAM	152.41
07/01/2019	GEN	17248	GUARDIAN ALARM	756.06
07/01/2019	GEN	17249	JONATHAN HOHENSTEIN	23.20
07/01/2019	GEN	17250	HOWELL PARKS AND RECREATION	25,806.25
07/01/2019	GEN	17251	L. R. PARKER & ASSOCIATES	3,200.00
07/01/2019	GEN	17252	MASTER MEDIA	336.96
07/01/2019	GEN	17253	MICRO WORKS COMPUTING, INC	142.50
07/01/2019	GEN	17254	MUTUAL OF OMAHA INSURANCE COMPANY	213.00
07/01/2019	GEN	17255	SPICER GROUP	8,487.25

GEN TOTALS:

Total of 41 Checks:	95,205.84
Less 0 Void Checks:	0.00
Total of 41 Disbursements:	95,205.84

Bank UTYCK UTILITY CHECKING

06/10/2019	UTYCK	2508	M & K JETTING AND TELEVISIONING	1,017.50
06/10/2019	UTYCK	2509	PRINTING SYSTEMS	466.10
06/10/2019	UTYCK	2510	TRUE VALUE HARDWARE	19.98
06/10/2019	UTYCK	2511	U. S. BANK	300.00
06/10/2019	UTYCK	2512	UIS SCADA	347.50
06/10/2019	UTYCK	2513	USA BLUEBOOK	5,415.25
06/10/2019	UTYCK	590002871(E)	AT&T	82.76
06/10/2019	UTYCK	590002872(E)	AT&T	68.18
06/10/2019	UTYCK	590002873(E)	CONSUMERS ENERGY	62.56
06/10/2019	UTYCK	590002874(E)	DTE ENERGY	101.46
06/10/2019	UTYCK	590002875(E)	DTE ENERGY	343.46
06/10/2019	UTYCK	590002876(E)	DTE ENERGY	120.66
06/18/2019	UTYCK	2514	AT&T LONG DISTANCE	25.67
06/18/2019	UTYCK	2515	BIOTECH AGRONOMICS, INC	863.00
06/18/2019	UTYCK	2516	INFRAMARK, LLC	24,378.66
06/18/2019	UTYCK	2517	M & K JETTING AND TELEVISIONING	925.00
06/18/2019	UTYCK	2518	TRANS WEST INDUSTRIAL WAREHOUSE	49.51
06/18/2019	UTYCK	2519	TRUE VALUE HARDWARE	207.00
06/18/2019	UTYCK	590002877(E)	CONSUMERS ENERGY	135.12
06/18/2019	UTYCK	590002878(E)	DTE ENERGY	144.38
06/18/2019	UTYCK	590002879(E)	DTE ENERGY	188.76
06/18/2019	UTYCK	590002880(E)	DTE ENERGY	197.25
06/18/2019	UTYCK	590002881(E)	DTE ENERGY	119.78
06/18/2019	UTYCK	590002882(E)	DTE ENERGY	6,454.22
06/18/2019	UTYCK	590002883(E)	DTE ENERGY	292.16
07/02/2019	UTYCK	2520	ENVIRONMENTAL SYSTEMS RESEARCH INS.	1,500.00
07/02/2019	UTYCK	2521	OUDBIER INSTRUMENT CO	678.70

Check Date	Bank	Check	Vendor Name	Amount
07/02/2019	UTYCK	2522	UNITED STATES POSTAL SERVICE	1,500.00
07/02/2019	UTYCK	590002884 (E)	AT&T	68.18
07/02/2019	UTYCK	590002885 (E)	AT&T	71.79
07/02/2019	UTYCK	590002886 (E)	AT&T	112.68
07/02/2019	UTYCK	590002887 (E)	AT&T	60.31
07/02/2019	UTYCK	590002888 (E)	AT&T	72.69
07/02/2019	UTYCK	590002889 (E)	AT&T	68.40
07/02/2019	UTYCK	590002890 (E)	AT&T	77.44
07/02/2019	UTYCK	590002891 (E)	AT&T	77.44
07/02/2019	UTYCK	590002892 (E)	CONSUMERS ENERGY	143.13

UTYCK TOTALS:

Total of 37 Checks:	46,756.68
Less 0 Void Checks:	0.00
Total of 37 Disbursements:	46,756.68

REPORT TOTALS:

Total of 78 Checks:	141,962.52
Less 0 Void Checks:	0.00
Total of 78 Disbursements:	141,962.52

*Agrees with  
Invoice Register  
BK*