

HOWELL TOWNSHIP BOARD MEETING
3525 Byron Road
Howell, MI 48855
July 13, 2020
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. Call to the Board:
4. Approval of the Minutes:
A. Regular Board Meeting June 8, 2020
5. Correspondence:
6. Call to the Public:
7. New Business:
A. Westview Capital LLC Rezoning 4706-25-200-046 & 047 to Multiple Family Residential
B. Road Fund Budget Amendment
C. Clean – Up Day Reschedule?
8. 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
9. Call to the Public:
10. Disbursements:
Regular and Check Register
11. Adjournment:

AGENDA ITEM

4A

**HOWELL TOWNSHIP BOARD REGULAR ELECTRONIC MEETING
MINUTES**

3525 Byron Road
Howell, MI 48855
June 8, 2020
6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF THE AGENDA:

June 8, 2020

MOTION by Melton, seconded by Counts **“TO APPROVE THE JUNE 8, 2020 AGENDA AS PRESENTED.”**
Discussion followed. Motion carried by unanimous consent.

MAY 11, 2020 MEETING MINUTES:

BUDGET MEETING MINUTE

A) **MOTION** by Hohenstein seconded by Rudnicki, **“TO APPROVE THE MAY 11, 2020 BUDGET MEETING MINUTES AS PRESENTED.”** Discussion followed. Motion carried by unanimous consent. (See May 11, 2020 Budget Meeting Minutes)

B) **REGULAR BOARD MEETING MINUTES**

MOTION by Hohenstein seconded by Melton, **“TO APPROVE THE MAY 11, 2020 MEETING MINUTES AS PRESENTED.”** Discussion followed. Motion carried by unanimous consent. (See May 11, 2020 Regular Meeting Minutes)

CORRESPONDENCE:

None

CALL TO THE PUBLIC:

No response.

UNFINISHED BUSINESS

APPROVAL OF BUDGET 2020-2021

MOTION by Graham, seconded by Rudnicki, **“TO APPROVE THE HOWELL TOWNSHIP 2020-2021 BUDGET AS PRESENTED.”** Discussion followed. Motion carried by unanimous consent. (Budget is on the Howell Township Website or you may request to see a copy at the Howell Township Office)

NEW BUSINESS:

A. **HOWELL TOWNSHIP CLEANING BIDS**

Clerk Graham informed the Board that the current cleaning company has retired. Three bids have been submitted. Discussion on making sure sanitizing is included. Perfect Maintenance has references from other townships and 1st National Bank. They will also do extra cleaning after the Election. There are no long term contracts required so if they do not work out, it is easy to cancel the contract. **MOTION** by Graham, seconded

by Melton, **“TO ACCEPT BID FROM PERFECT MAINTENANCE CLEANING SERVICES WITH THE ADD ON OF USING EPA SANITIZING FOR THE CLEANING OF THE HOWELL TOWNSHIP HALL.”** Discussion followed. Motion carried by unanimous consent.

B. PAY RAISES JULY 2020-JUNE 2021

Hourly Employees - Clerk Graham reported on the recommendation for hourly employees from the Human Resources Committee (HR). The recommendation is for 5%, but done in increments. The first roll out of 3% will start with the beginning of the 1st quarter, which is July. If the budget is still in good standing an additional 1%, starting with the 2nd quarter in October. Then if the budget is still good, another 1% starting with the 3rd quarter in January 2021. Treasurer Hohenstein added that these time frames are when the Board meets with Accounting Clerk, Brent Kilpela to go over the Township Budget. A lot of how the budget's standing will depend on the Constitutional Revenue Sharing the Township will receive. Supervisor Coddington added that the Revenue Sharing is better than what was first predicted.

- **MOTION** by Rudnicki, seconded by Hohenstein, **“TO APPROVE THE HUMAN RESOURCE COMMITTEE’S RECOMMENDATION OF PAY RAISES FOR HOURLY EMPLOYEES AT THE RATE OF 3% FOR THE 1ST QUARTER, AN ADDITIONAL 1% FOR THE 2ND QUARTER AND 1% FOR THE 3RD QUARTER AS LONG AS THE BUDGET STAYS IN GOOD STANDING.”** Discussion followed.

Motion carried by unanimous consent.

Board of Review – Clerk Graham stated that the Board of Review has gone from 3 meetings to 2 meetings. It is the recommendation of the HR to increase the Board of Review to \$80.00 per meeting if meeting is 4 hours or less.

- **MOTION** by Graham, seconded by Smith, **“TO APPROVE THE INCREASE FROM \$60.00 PER MEETING TO \$80.00 PER MEETING IF 4 HOUR OR LESS.”** Discussion followed. Motion carried by unanimous consent.

Board Salaries – Clerk Graham stated that the HR does not make recommendation concerning the Board Salaries that is strictly done by the Board. Treasurer Hohenstein stated he felt it was best to leave the Board Salaries at the current rate for this year.

- **MOTION** by Hohenstein, seconded by Rudnicki, **“TO HAVE NO RAISES FOR SUPERVISOR, TRESURER, CLERK OR TRUSTEES.”** Discussion followed. Motion carried by unanimous consent.

HAPRA, Planning Commission, ZBA – Each Board member that is on another committee is paid compensation for that meeting. Some out of township committees pay attending members and some do not. HAPRA does not pay their attendees. The Township pays for the Clerk to attend this meeting. Discussion on the different wages Board member receive depending on which committee they are on. Some meetings require prep time before the meeting.

- **MOTION** by Counts, seconded by Smith, **“TO SET THE PAY RATE AT \$80.00 PER MEETING FOR BOARD MEMEBERS ATTENDING MEETINGS.”** Discussion followed. Motion was rescinded. Further discussion took place.
- **MOTION** by Graham, seconded by Melton, **TO LEAVE THE WAGE FOR PLANNING COMMISSION, ZONING BOARD OF APPEALS AND THE HAPRA AT THE CURRENT RATE.”** Discussion followed. Motion carries with one dissenting vote.

C. ELECTIONS

Clerk Graham discussed what is planned and what is required so far for protecting the inspectors and the voters for those who will vote in person on Election Day. We will have face masks, face shields, gloves, spray bottles with disinfectant spay and hand sanitizer for the inspectors. There will be hand sanitizer at the begging and the end for voters. The voter will receive a pen when they fill out their application to vote and then taking that pen with them and using it to vote their ballot and dropping off the pen in a box at the end to be sanitized and then reused. Some municipalities will be using a plastic screen in front of their Electronic Poll Book Station where you prove your identity and receive your ballot. Also a screen in front of the application table. This cost will run

over \$900.00. Discussion followed. It was the consensus of the Board not to purchase the plexiglass screening for the two tables.

REPORTS:

A. SUPERVISOR:

(Supervisor Coddington reported on the following items)

- Attending several meetings with the County.
- I decided to shut down the office Thursday the 4th because of the concerns of possible protesting/rioting coming into the County. Discussion on the rumors of possible groups coming in again this coming Thursday.
- Working on some legal issues.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- See prepared written report in packet.
- There is money left in the 2019/2020 Budget for technology. Accounting Clerk Kilpela has stated it is a good time to replace two more computers. To replace two computers with the labor is approximately \$3,000.00. There was also discussion on having laptops. It is not recommended by the Township's IT person because of programming issues, you would still need desk computers.
MOTION by Hohenstein, seconded by Counts, **"TO ACCEPT THE QUOTE FROM DELL AND MICRO WORKS FOR TWO NEW COMPUTERS AND INSTALLATION NOT TO EXCEED \$3,000.00."** Discussion followed. Motion carried by unanimous consent. It was suggested to reach out to other townships to see how they were able to work from home through this pandemic.
- Clerk Graham is asking for a 2nd monitor for her computer. Some of the other staff are using two monitors.
- Byron Road is being repaved this summer. The quote to extend the sidewalk from the end of the Trilogy's (The Willows) sidewalk to Henderson Road is estimated at \$120,000.00. Discussion on sharing cost with Rolling Oaks and Howell City. Commission Haglund is looking further into this. Further discussion followed.
- Removing the Howell Sewer Debt Fee starting for the July Billing cycle. A letter will be sent to 160 residents explaining why this fee is being removed. Would like the Board's approval to send the letter. It is the consensus of the Board that this is a good idea.
- Internet availability. Comcast will be sending a map showing the availability within the Township. Would like to look into expanding that availability next year. Discussion followed.

C. CLERK:

(Clerk Graham reported on the following items)

- The germ protection glass has been put in at the front desk. The office will be open to the public from 9am until 1pm for this week. The office will be totally open from 8am until 5pm starting June 15th. The staff will try and wipe down the counter and wipe the pens after each use.

D. ZONING:

(See Zoning Administrator Daus's prepared written report)

E. ASSESSING:

(See Assessor Kilpela's prepared written report)

F. FIRE AUTHORITY:

(Supervisor Coddington reported on the following items)

- Adopted the Howell Fire Authority Budget.
- Approved the Articles of Incorporation.
- Approved the sale of a 1999 engine.
- Chief Pless gave his notice of retirement coming in August. In the process of looking for a replacement.

G. MHOG:

(Trustee Counts reported on the following items)

- See prepared written report in packet.
- There was a decrease in usage even though residents were home more, the commercial districts were down on their usage because of COVID-19.
- Looking into creating a wellhead protection ordinance for all those townships that do not have one. They are wanting all 4 townships to have an ordinance. Discussion followed
- Gave a synopsis on the Sanitorium Road Transmission Main, the Cross Country Main and EGLE.
- Working on another Emergency Response Plan due next year.
- Bought a new pump for the Georgetown Water Booster.

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- See prepared written report in packet.
- Westview Capital Rezoning on the 23 acre property behind John Mills's property. A lot of discussion on the increase traffic pattern this project will create. The Planning Commission was split 3-3 on allowing the new zoning. This will go to the Board.
- The Annex Group site plan was approved pending approval from the other required entities. A traffic study is being required for this.
- Crossroads was tabled because the Consent Judgement was not available for review.

I. ZONING BOARD OF APPEALS (ZBA):

(Trustee Rudnicki reported on the following items)

- No meeting this month.

J. WWTP:

(Treasurer Hohenstein reported on the following items)

- See prepared written report in packet.
- Still waiting on the Township attorney review for adding additional personnel at the WWTP.
- Trans West – Inframark has agreed to pay for the cleanup at HATCH.
- Waiting for a quote to get parts for the aerators. Recommending to get spare parts before having to replace with brand new parts. Discussion on buying older parts versus new parts.

K. HAPRA.

(Clerk Graham reported on the following items)

- There was a virtual meeting in May. Discussion on bringing employees back from the COVID lockdown.
- Waiting for approvals from Howell City to open the parks.
- Discussion on summer camps; perhaps doing virtual settings.
- Moving forward with the new recreation building.

L. PROPERTY COMMITTEE:

(Treasurer Hohenstein reported on the following items)

- The purchaser for Pineview, due to the virus, is requesting an extension on the contract agreement. The Property Committee recommends to extend the amendment to May 22nd. **MOTION** by Rudnicki, seconded by Melton, **“TO APPROVE THE AMENDMENT DATE TO START MAY 22, 2020.”** Discussion followed. Motion carried by unanimous consent.

CALL TO THE PUBLIC:

No response.

DISBURSEMENTS: REGULAR AND CHECK REGISTER:

MOTION by Hohenstein, seconded by Counts, **“TO APPROVE THE REGULAR DISBURSEMENTS AS OF JUNE 3, 2020 CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Discussion followed. Motion carries by unanimous consent.

ADJOURNMENT: MOTION by Graham, seconded by Rudnicki, **“TO ADJOURN.”** Motion carried by unanimous consent. The meeting adjourned 8:20 p.m.

As Presented: _____

Howell Township Clerk
Jean Graham

As Amended: _____

As Corrected: _____

Mike Coddington
Howell Township Supervisor

Dated: _____

Debby Johnson, Recording Secretary

AGENDA ITEM

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CORRESPONDENCE

JULY 13, 2020

1. **AMERICAN FUNDS** – Semi-annual report March 31, 2020
April 20, 2020
2. **AMERICAN FUNDS** – Summary prospectus, June 1, 2020
3. **AMERICAN FUNDS** – Annual Report March 31, 2020
April 30, 2020
4. **COMMONWEALTH** – Client Relationship Summary

AGENDA ITEM

7A



Livingston County Department of Planning

June 18, 2020

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

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

RECEIVED
JUN 22 2020
HOWELL TOWNSHIP

Re: Planning Commission Review of Conditional Zoning Amendment Z-09-20, Rezoning from OS/SFR to MFR Section 25.

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, June 17, 2020 and reviewed the rezoning request referenced above. The County Planning Commissioners made the following recommendation:

Z-09-20 Approval. Staff believes the proposed rezoning from OS and SFR to MFR is consistent with the goals and objectives of the Howell Township Master Plan and will result in a more consistent development pattern at this location near Oak Grove Road and M-59.

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

Sincerely,

Kathleen Kline-Hudson

sb

Enclosures

c: Andrew Sloan, Township PC Chair
Joe Daus, Township Zoning Administrator

Department Information

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

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

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

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

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

TOWNSHIP CASE NUMBER PC 2020-01 COUNTY CASE NUMBER Z-09-20

The Howell Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: 14.05/9.92, 23.97 acres total Property tax identifier: 4706-25-200-046 / 4706-25-200-047

Location: Oak Grove Road

Existing Zoning District is: Office + NSC / Office + SFR Proposed Zoning District: Multiple Family Residential

Name of Petitioner: Westview Capital, LLC Name of Property Owner: Howell Township

Purpose of Change: Anticipated Residential Development

Existing Land Use: vacant land / open space

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): _____ Article Name(s): _____

Section Number(s): _____ Section Name(s): _____

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on April 13, 2020 In the Livingston Daily Press
(not less than 15 days before the public hearing)

4 Argus Newspaper, which has general circulation in the township. The Howell Township Planning

Commission held a public hearing on April 28, 2020 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below) Pub hearing re-visited at May 26, 2020
Howell Twp PC meeting.

- a. The meeting minutes are attached. (April 28, 2020)
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)
(From the re-visited May 26, 2020 meeting)

MASTER PLAN

Adoption of new or revised plan Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing)

in the _____ Newspaper, which has general circulation in the township.

The _____ Township Planning Commission held a public hearing on _____ to hear the views of the public on the proposed amendment.
(date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

TOWNSHIP PLANNING COMMISSION ACTION

The recommendation of the Township Planning Commission, at its meeting of May 26, 2020, was:
Neither, tie vote 3-3 (date)

- Approval Disapproval Approval under the following conditions: (use additional sheets as necessary)

[Signature]
(Chair Signature)

J. Modrak
(Recording) (Secretary Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received June 1, 2020

Date of LCPC Meeting June 17, 2020

The Commission on the above meeting date took the following action:

- Approval Approval with conditions stated in attachment Disapproval No action-encourage further review

Brian Prokuda
(Chair Signature)

Kathleen J. Kline-Hudson
(Director Signature)

TOWNSHIP BOARD ACTION

Date of Meeting _____ The _____ Township Board at a legally constituted

meeting held on the above date PASSED PASSED WITH AMENDED LANGUAGE DID NOT PASS NO ACTION-ENCOURAGE FURTHER REVIEW the recommended change contained herein.

COPIES: White - County Planning Commission, Canary - Township Planning Commission,
Pink - Township Clerk, Goldenrod - County Planning Commission

(Township Clerk)

please return one copy



HOWELL TOWNSHIP PLANNING COMMISSION – ELECTRONIC, ZOOM

APPROVED MINUTES: **APRIL 28, 2020**, 6:30 P.M.

3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Martha Haglund Vice-Chairwoman
Wayne Williams Secretary
Carolyn Henry Commissioner
Peter Manwiller Commissioner
Glen Miller Commissioner

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

MEMBERS ABSENT:

Andrew Sloan Chairman
Matthew Counts Board Representative

Vice-Chairwoman Haglund called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: *MOTION* by Henry, seconded by Williams, ***“TO APPROVE THE APRIL 28, 2020 PLANNING COMMISSION AGENDA AS AMENDED: REMOVE AGENDA ITEM 2: (PLEDGE OF ALLEGIANCE) DUE TO THE MEETING BEING ELECTRONIC, SAVING THAT FOR THE NEXT IN-PERSON MEETING.”*** Motion carried.

APPROVAL OF MINUTES: *MOTION* by Henry, seconded by Miller, ***“TO APPROVE THE FEBRUARY 25, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”*** Motion carried.

CORRESPONDENCE:

- See “Public Hearing”

TOWNSHIP BOARD REPORT:

- Board Representative, Matthew Counts was absent, therefore nothing to report.

ZONING BOARD OF APPEALS REPORT:

- No recent ZBA meetings held, therefore nothing to report.

ZONING ADMINISTRATOR REPORT: (Zoning Administrator, Joe Daus, reported on the following)

- Monthly Permit List to be reviewed at May’s Planning Commission Meeting.

HOWELL TOWNSHIP PARKS REPORT: (Vice-Chairwoman Martha Haglund reported on the following)

Nothing new to report, unfortunately not able to open Livingston County Fillmore Park.

PUBLIC HEARING: Vice-Chairwoman Haglund invited a motion to enter into a public hearing for rezoning request by Westview Capital, LLC, File #PC-2020-01, Parcel ID #4706-25-200-046 to be rezoned from “Office and Neighborhood Service Commercial” to “Multiple Family Residential” and Parcel ID #4706-25-200-047 to be rezoned from “Office and Single Family Residential” to “Multiple Family Residential”. Parcels are abutted, located on Oak Grove Road, Howell MI.

MOTION by Miller, seconded by Henry, ***“TO OPEN THE PUBLIC HEARING FOR REZONING REQUEST OF PARCELS #4706-25-200-046 & #4706-25-200-047, FILE #PC-2020-01 BY APPLICANT WESTVIEW CAPITAL, LLC.”*** Motion carried.

REZONING REQUEST – Westview Capital, LLC. File #PC-2020-01. Parcel ID #4706-25-200-046 from “OS and NSC” to “MFR” and Parcel ID #4706-25-200-047 from “OS and SFR” to “MFR”.

- Township Planner Montagno reviewed the Planner’s Report dated: 04.15.2020, the two parcels are just north of M-59 and on the East of Oak Grove Road. Both looking to rezone to Multiple Family Residential. Most of the differing zoning districts surrounding have buffer areas. Howell Township’s Master Plan is consistent with what’s being proposed. Mr. Montagno finds the existing zoning is inconsistent with the Master Plan, and a rezone would be appropriate. Ultimately recommends to the Planning Commission on recommending approval to the Township Board of the rezone request. Offered to answer any questions.
- Questions from Commissioners regarding the intended access sites, existing easements, and traffic concerns. Zoning Administrator Daus showed the location of the easement, which is directly across from the Oak Grove and M-59 intersection. Discussion followed.
- At this time, Vice-Chairwoman Haglund opened the public hearing for public comment.

Call to the Public:

- Dirmeyer, Rachel at 1730 Oak Grove Rd. Traffic concerns.
- Mills, John at 1750 Oak Grove Rd. Lived at current property for fifty-one (51) years. Opposed to the proposed development for multiple reasons.

- Mack, Ann at 1818 Oak Grove Rd. Lived at current property for twenty-five (25) years. Works in the Kroger Plaza, knows how chaotic the traffic is. Believes the property is an amazing site and is opposed to the proposed development.
- Koslowski, Amy at 1900 Oak Grove Rd., opposed to the proposed development, supports all public comments regarding traffic.
- Commissioners had concerns about the public being notified of the rezoning request and the Commissioner’s not having the correspondences available in response to the request. Zoning Administrator Daus explained the Township Hall has experienced reduced hours due to COVID-19, and there wasn’t anyone in the office to retrieve those correspondences as originally planned. An oversight that won’t happen again.
- Vice-Chairwoman Haglund entertained a motion to Table the Public Hearing until all public correspondences are available to Commissioners.

MOTION by Henry, seconded by Miller, *“TO TABLE THE PUBLIC HEARING ON REZONING REQUEST FILE #PC-2020-01, PARCELS #4706-25-200-046 & #4706-25-200-047, UNTIL ALL CORRESPONDENCES FROM THE PUBLIC ARE READ BY COMMISSIONERS, RE-OPENING THE PUBLIC HEARING AT THE NEXT PLANNING COMMISSION MEETING.”* Motion carried.

- Vice-Chairwoman Haglund opened the floor to applicant representative and Land Manager, Dan Larabel.
- Mr. Larabel stated the rezoning request is consistent with the Township Master Plan, is aware of the concerns mentioned, stated their intention is not to cause any upset. Anticipates conducting a traffic study and working with the Road Commission if/when and during the site plan process takes place. There are 103 water and sewer units, meaning the land allows for 103 residential equivalent units (REUs). Mr. Larabel thanked the Commissioners for their time, the public for voicing their concerns and stated he will be present at the May 26, 2020 Planning Commission meeting for the re-visited discussion of the request.

MOTION by Henry, seconded by Williams, *“TO TABLE THE REZONING REQUEST FILE #PC-2020-01, PARCELS #4706-25-200-046 & #4706-25-200-047, UNTIL THE PUBLIC HEARING IS REVISITED AT THE MAY 26, 2020 PLANNING COMMISSION MEETING.”* Motion carried.

- Commissioners thanked Mr. Larabel for addressing the concerns, thanked those from the public who spoke during the call to the public, encouraged the residents and applicant to attend the May 26, 2020 Planning Commission meeting because the makeup of the Planning Commissioners will be different, given the Commissioners that were unable to make it to this meeting.

NEW BUSINESS:

SITE PLAN REVIEW (PRELIMINARY/FINAL) – MAS Holdings, LLC. File #PC-2020-02. Parcel #4706-28-301-021. Located at 1006 Packard Drive, Howell MI 48855. Special Investment Property Expansion.

- Township Planner Montagno went over the Planner’s Report dated 04.20.2020. The proposed request is for a 6,000 SF addition to an existing building. Would include two individual units, designated as speck spaces for tenants of light manufacturing. All proposed in the request is consistent with the Master Plan, current zoning surrounding the site is consistent as well. Ultimately recommends to the Planning Commission the approval to the site-plan, with the exception of a few items that can be handled administratively.
- Engineer’s Report dated 04.15.2020 indicates that all outside agency approvals are necessary. Technical items including lot coverage and storm water calculations were listed as concerns.
- Applicant Brent LaVanaway and Mike Struble were present at the meeting. Aware of the items mentioned in the Planner’s and Engineer’s Report, have full intentions on working with the Planner, Engineer and Zoning Administrator to straighten those out. Understands that if the Planning Commission is to approve the site plan it would be contingent on the approval of all outstanding items and agencies.
- Commissioners asked what type of product would be produced at the site and what type of tenant would occupy the space. Property owner, Mike Struble said the current tenant is HNP Pump Technologies, they bring in and rebuild pumps for all different sorts of applications (fire extinguishers, etc.). Possible that HNP would expand their occupancy at the site, if that isn’t the case then he supposes a small contractor or distribution company of similar nature would occupy the spaces.

HOWELL TOWNSHIP PLANNING COMMISSION – ELECTRONIC, ZOOM
APPROVED MINUTES: **MAY 26, 2020**, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Andrew Sloan Chairman
Martha Haglund Vice-Chairwoman
Matthew Counts Board Representative
Carolyn Henry Commissioner
Peter Manwiller Commissioner
Glen Miller Commissioner

MEMBERS ABSENT:

Wayne Williams Secretary

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

Chairman Andrew Sloan called the meeting to order at 6:32 p.m. The roll was called. Mr. Chairman explained he is attending the meeting using audio only, and Vice-Chairwoman Haglund will be the one to call on the public and commissioners throughout the meeting.

APPROVAL OF AGENDA: MOTION by Henry, seconded by Haglund, **“TO APPROVE THE MAY 26, 2020 PLANNING COMMISSION AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES: MOTION by Henry, seconded by Counts, **“TO APPROVE THE APRIL 28, 2020 PLANNING COMMISSION MINUTES AS PRESENTED.”** Motion carried.

TOWNSHIP BOARD REPORT: (Board Representative, Matthew Counts reported on the following)

- Township budget for next fiscal year approved, Fire Authority budget approved, glass partitions for Howell Township Hall office space approved, discussion on the Annex Group and the Pilot program.
- Question from Commissioners about the status of the trail feasibility for Oak Grove (M-59 up to Barron Rd). Board Rep. Counts replied it's still an ongoing discussion.

ZONING BOARD OF APPEALS REPORT:

- No recent ZBA meetings held, therefore nothing to report.

ZONING ADMINISTRATOR REPORT: (Zoning Administrator, Joe Daus, reported on the following)

- Monthly Permit List.

HOWELL TOWNSHIP PARKS REPORT: (Vice-Chairwoman Martha Haglund reported on the following)

Nothing new to report.

UNFINISHED BUSINESS: **PUBLIC HEARING:** Rezoning request by Westview Capital, LLC, File #PC-2020-01, Parcel ID #4706-25-200-046 to be rezoned from “Office and Neighborhood Service Commercial” to “Multiple Family Residential” and Parcel ID #4706-25-200-047 to be rezoned from “Office and Single Family Residential” to “Multiple Family Residential”. Parcels are abutted, located on Oak Grove Road, Howell MI 48855.

MOTION by Henry, seconded by Manwiller, **“TO RE-OPEN THE PUBLIC HEARING FOR REZONING REQUEST OF PARCELS #4706-25-200-046 & #4706-25-200-047, FILE #PC-2020-01 BY APPLICANT WESTVIEW CAPITAL, LLC.”** Motion carried.

- Addressed public correspondences on the request, all commissioners have reviewed them.
- Township Planner Montagno briefed over the Planner’s Report dated: 04.15.2020, this overview is available in the 04.28.2020 Planning Commission meeting minutes.
- Dan Larabel, representing Westview Capital LLC and Allen Edwin Homes. Request is consistent with Howell Township Master Plan, land is utility ready, easement set in place to access the property. Good fit for the Township.

Call to the Public: At this time, Vice-Chairwoman Haglund opened the hearing for public comment.

- Mack, Ann at 1818 Oak Grove Rd. – traffic concerns regarding the Kroger Plaza as is, doesn’t think the area could handle more infrastructure.
- Koslowski, Amy at 1900 Oak Grove Rd. – against having residences developed on the proposed land due to privacy, noise, and traffic concerns.
- Barker, Julia at 336 Keenan Ct. – echoes the first and second public comment. Has concerns over the applicant, Allen Edwin, due to current issues with the company and Amber Oaks Subdivision. Questions about Master Plan.
- Manwiller, Peter at 359 Ventura Ct. – summarized the Amber Oaks and Allen Edwin’s current issues: outstanding developmental and communication items.

- Bode, Brent at 3715 Westcott Ct. – current traffic issues, if Master Plan expects more residencies, should have included traffic solutions.
- Dirmeyer, Rachel at 1730 Oak Grove Rd. – emphasized appreciation that the Township isn't taking this decision lightly. Not against development, feels it needs to be done the right way, specifically traffic improvements.

MOTION by Haglund, seconded by Miller, **"TO CLOSE THE PUBLIC HEARING."** Motion carried. Discussion among commissioners followed.

- Mr. Larabel, representative for applicant Westview Capital, explained Allen Edwin is Westview Capital's land development entity. The purchase agreement of the parcel's in question are dependent on the result of the rezoning request as well as dependent on the site plan approval. The Township has authority to revert back to the current zoning if either proposals are denied. Addressed traffic concerns. Traffic issues are outside the extent of the rezoning process, and will be discussed during site plan review if and when the proposal gets to that step. The vision for the proposed development, if rezoned will be two-story attached condominiums.
- Discussion among commissioners: vacant piece of land, will eventually be developed, inviting the possibility for traffic to increase regardless. Commissioners agreed that the request meets the Township's zoning requirements and the Future Master Plan designated for that area. Commissioners had differing opinions on going forward with the request.
- Township Planner Montagno explained the Planning Commission has the ability to ask the developer for a traffic impact study, which would be reviewed by the County Road Commission and MDOT. Discussion followed.

MOTION by Manwiller, seconded by Sloan, **"TO DENY THE PROPOSED REZONING REQUEST BY WESTVIEW CAPITAL, LLC, FILE #PC-2020-01, PARCEL #4706-25-200-046 FROM "OS" AND "NSC" TO "MFR" AND PARCEL #4706-25-200-047 FROM "OS" AND "SFR" TO "MFR" BASED ON THE FINDINGS OF CURRENT AVAILABLE TRAFFIC STUDY DATA AND THE MANY CONCERNS OF THE RESIDENTS DURING THE MAY AND APRIL PUBLIC HEARINGS, THAT THE CONSEQUENCES OF REZONING THESE PARCELS FOR DENSE DEVELOPMENT WILL LEAD TO AN UNWANTED INCREASE IN TRAFFIC IN AN ALREADY CONGESTED/OVERLY-BURDENED INTERSECTION, THAT WITH RESPECT TO THE MASTER PLAN'S CALL FOR IMPROVEMENTS TO THE M-59/OAK GROVE INTERSECTION, SUCH AS ADDING A LEFT TURN SIGNAL AND WIDENING THE ROAD ARE PREREQUISITES TO THE REQUEST FOR DENSE DEVELOPMENT SO AS TO NOT MAKE THE COMMUTE FOR THE RESIDENTS OF HOWELL TOWNSHIP MORE BURDENSOM THAN IT ALREADY IS."** Discussion followed.

- Concerned over motion's language placing pre-requisites moving forward with any and all rezoning requests.
- Zoning Administrator Daus explained this is not an approval or denial, it is a recommendation to the Township Board.
- More discussion follows, Commissioner Manwiller re-states the motion.

MOTION by Manwiller, **"TO RECOMMEND DENIAL TO THE TOWNSHIP BOARD ON THE PROPOSED REZONING REQUEST BY WESTVIEW CAPITAL, LLC, FILE #PC-2020-01, PARCEL #4706-25-200-046 FROM "OS" AND "NSC" TO "MFR" AND PARCEL #4706-25-200-047 FROM "OS" AND "SFR" TO "MFR" BASED ON THE FINDINGS OF CURRENT AVAILABLE TRAFFIC STUDY DATA AND THE MANY CONCERNS OF THE RESIDENTS DURING THE MAY AND APRIL PUBLIC HEARINGS, THAT THE CONSEQUENCES OF REZONING THESE PARCELS FOR DENSE DEVELOPMENT WILL LEAD TO AN UNWANTED INCREASE IN TRAFFIC IN AN ALREADY CONGESTED/OVERLY-BURDENED INTERSECTION, THAT WITH RESPECT TO THE MASTER PLAN'S CALL FOR IMPROVEMENTS TO THE M-59/OAK GROVE INTERSECTION, SUCH AS ADDING A LEFT TURN SIGNAL AND WIDENING THE ROAD ARE PREREQUISITES TO THIS SPECIFIC REQUEST FOR DENSE DEVELOPMENT SO AS TO NOT MAKE THE COMMUTE FOR THE RESIDENTS OF HOWELL TOWNSHIP MORE BURDENSOM THAN IT ALREADY IS."**

- No second was made, as result the motion died with no action taken.

MOTION by Miller, with a friendly amendment from Haglund, seconded by Counts, **"TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD ON THE REZONING REQUEST BY WESTVIEW CAPITAL, LLC, FILE #PC-2020-01, PARCEL #4706-25-200-046 FROM "OS" AND "NSC" TO "MFR" AND PARCEL #4706-25-200-047 FROM "OS" AND "SFR" TO "MFR" BASED ON THE FINDINGS THAT IT IS CONSISTENT WITH THE MASTER PLAN, COMPATIBLE WITH THE SURROUNDING USAGE, AND THAT IT WILL NOT INVERSELY IMPACT PUBLIC SERVICES SUCH AS WATER /SEWER."** Discussion followed. The roll was called.

- Henry – No, Miller – yes, Manwiller – No, Counts – yes, Sloan – no, Haglund – yes. Motion tied 3 – 3.
- Chairperson Sloan agrees to send the 3 to 3 tie vote on the recommended approval to the Township Board.



**LIVINGSTON COUNTY PLANNING DEPARTMENT
REZONING REQUEST - | CONDITIONAL
STAFF REPORT**

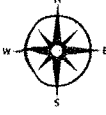
**CASE NUMBER:
Z-09-20**

COUNTY CASE NUMBER:	Z-09-20	TOWNSHIP:	Howell
REPORT DATE:	June 10, 2020	SECTION NUMBER:	25
STAFF ANALYSIS BY:	Scott Barb	TOTAL ACREAGE:	2 parcels – 23.97 acres

APPLICANT / OWNER:	Westview Capital/Howell Township
LOCATION:	East side of Oak Grove Road, North of Highland Road
LAND USE:	Currently vacant fields that were used previously for farming and crops

CURRENT ZONING:	REQUESTED ZONING:
OS Office Service and SFR Single Family Residential	MFR Multiple Family Residential
PERMITTED/SPECIAL USES (Not all inclusive):	PERMITTED/SPECIAL USES (Not all inclusive):
<p>Permitted:</p> <p>OS: Professional offices, vet clinics, general office, financial institutions, public offices, personal services-barbers and beauty salons, churches, educational training facilities, photographic and art related studios.</p> <p>SFR: Single family dwellings, State licensed day care and adult care facilities with 6 or fewer children or adults, State licensed foster care facilities with fewer than 6 adults or 4 children.</p>	<p>Permitted:</p> <p>Multiple family structures including duplexes, triplexes, garden apartments, townhouses, and other types of similar multi-family buildings, State licensed adult foster care small group homes.</p>
<p>Special:</p> <p>OS: Funeral homes with adequate off-street parking, caretaker's residence may be provided within the home.</p> <p>SFR: State licensed day care facilities with 7 to 12 children, rearing of horses and mules and similarly domesticated animals.</p>	<p>Special:</p> <p>State licensed facilities for adult foster care large group homes (13 to 20 adults), adult foster care congregate facility (more than 20 adults), child care centers, adult day care centers.</p>
<p>Minimum Lot Area: OS – minimally adequate to accommodate all specific requirements for lot area coverage. SFR: Minimum of 1 acre; 10,000 square feet with public sewer.</p>	<p>Minimum Lot Area: Minimum lot area of one-half (1/2) acre.</p>

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:	ESSENTIAL FACILITIES AND ACCESS:
The proposed rezoning was tabled at the April 28, 2020 meeting due to the need for more correspondence from the petitioner. At the May 26, 2020 meeting, the request resulted in a tie vote (3-3) by the Township Planning Commission. Comments from the public included traffic concerns over the proposed rezoning request.	<p>Water: Available</p> <p>Sewer: Available</p> <p>Access: 66' wide easement from Oak Grove Road</p>

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:				
	Land Use:	Zoning:	Master Plan:	
Subject Site:	Vacant land, Open space	SFR Single Family Residential and OS Office Service	Medium Density Residential	
	To the North:	Large lot rural residential	Medium Density Residential	
	To the East:	Operators Training Facility	Innovation Zone	
	To the South:	Local Commercial	NSC Neighborhood Service Commercial	Commercial – Local
	To the West:	Residential and Agricultural	SFR Single Family Residential and OS Office Service	Commercial - Local

ENVIRONMENTAL CONDITIONS:	
Soils / Topography:	Houghton Muck dominates the eastern portion of the properties. Conover loams and Owosso-Miami sandy loams cover the remainder of the subject parcels and are well drained.
Wetlands:	A small unregulated wetland area is designated on the northeast corner of the site. The east side of the properties contain hydric soils as designated by DEQ maps.
Vegetation:	Open field and vacant land.
County Priority Natural Areas:	According to the map "Livingston County's High Quality Natural Areas", there are no Priority 1, 2 or 3 Natural Areas on-site.

TOWNSHIP MASTER PLAN DESIGNATION:
<p>The Howell Township Master Plan (2016) designates the site as Medium Density Residential. This future land use designation is equivalent to the MFR Multiple Family Residential zoning district.</p> <p>One of the primary goals of the 2016 Howell Township Master Plan is to provide a wide range of housing types that will accommodate all residents regardless of age, ability, or income level by encouraging a wide variety of residential opportunities including single family homes, duplexes, quadruplexes, apartments, condominiums, and manufactured homes. The area of Oak Grove Road and M-59 is planned for higher density uses due to the proximity of, and access to, existing commercial areas and transportation routes. The City of Howell lies near to the west and south of the subject site with Oceaola Township near to the east.</p> <p>An analysis of the master plan shows that the request to rezone to MFR Multiple Family Residential is well aligned with the goals and objectives of the Howell Township Master Plan. Future land use designations along M-59 and Oak Grove Road are illustrated on the future land use map as commercial and medium density residential in nature.</p>

COUNTY COMPREHENSIVE PLAN:

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

COUNTY PLANNING STAFF COMMENTS:

The applicant is requesting a conditional rezoning for the subject parcels located on the east side of Oak Grove Road and north of M-59 for the purpose a medium density residential development. Westview Properties (the applicant) has voluntarily imposed the condition subjecting the parcels to automatic reversion to the OS and SFR zoning classifications if the applicant does not complete the rezoning and site plan approval processes with Howell Township.

The Howell Township Zoning Ordinance addresses the criteria for rezoning in Section 23.02 (D) (5). Based upon the Township planning consultants review, the following summary has been provided:

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

The Future Land Use Map in the Master Plan designates this area as being Medium Density Residential which translates to the MFR zoning district. One of the main goals of the master 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, quadplex, apartments, condominiums, and manufactured homes. This area is planned for higher density residential because of its proximity and access to the city of Howell and the existing commercial areas nearby and the access to transportation routes. 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.

The proposed rezoning is consistent with the existing and intended development pattern in the area. The surrounding parcels include varying zoning districts and future land use classifications and uses. Multifamily development in this general area would provide a transition between higher intensity uses along M-59 and the existing and planned residential districts to the north. MFR is often a transition between lower density residential and higher intensity uses. The site itself is buffered from the training facility to the east by existing natural features.

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

The proposed development is within the sewer and water services district. Because the land has been planned for multifamily use, there is planned capacity within the municipal infrastructure for residential densities permitted in the MFR district.

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

This land is better suited for a multifamily development than uses permitted in the OD district because it doesn't have direct frontage on a major public road. Also, because the balance of the area surrounding the subject land is planned for multifamily, it would mean any single family housing build on the land currently zoned SFR on the subject parcels, could be surrounded by multifamily uses in the future.

The rezoning of the site would allow both parcels to become unified under a single zoning classification that would better guide both the zoning and master planning of the Township. The Township Existing Land Use Map illustrates commercial to the east and single family residential to the north of the subject site while the Future Land Use Map labels much of the corner of Oak Grove and M-59 as Commercial in nature. The support that the Township Master Plan lends to the proposed rezoning is amplified by the transition between the commercial and lower residential densities.

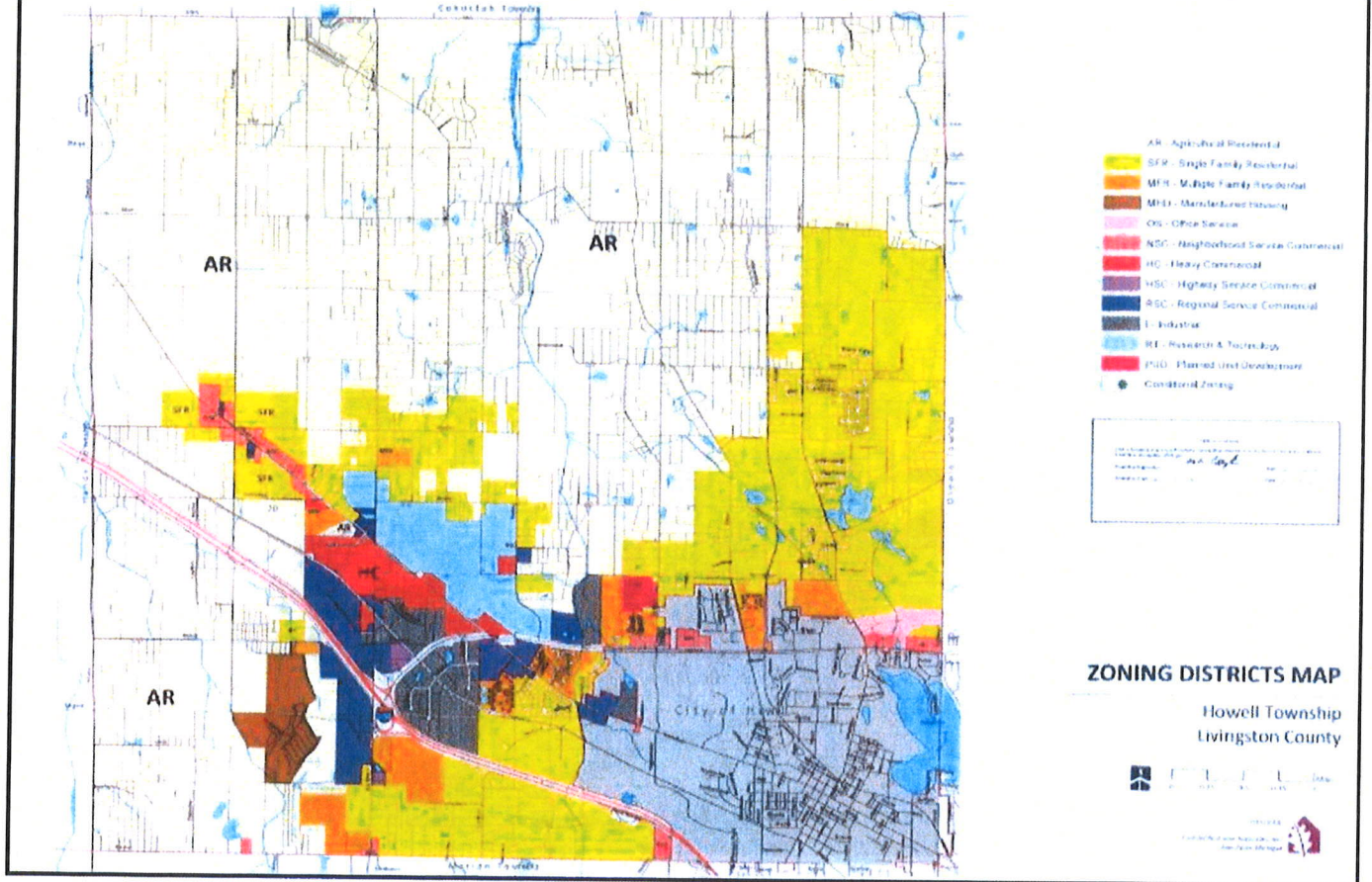
COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL; Staff believes that the proposed rezoning from OS and SFR to MFR is consistent with the goals and objectives of the Howell Township Master Plan and will result in a more consistent development pattern at this location near Oak Grove Road and M-59.

EXISTING LAND USE MAP:



TOWNSHIP ZONING MAP:



SITE PHOTOS:

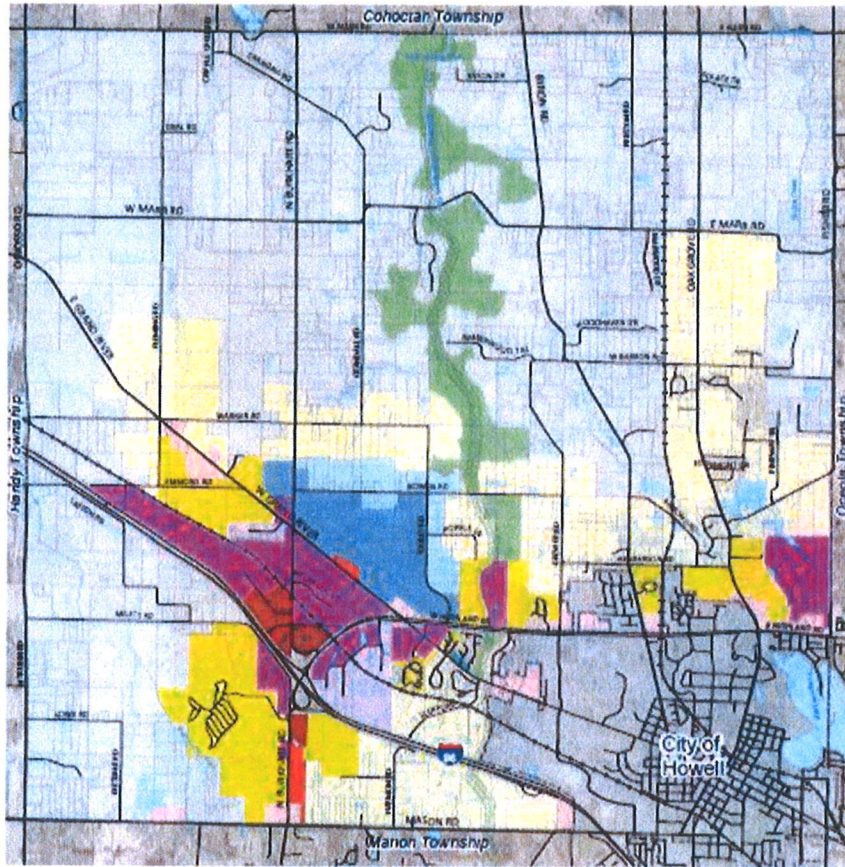


View of property from near corner of Oak Grove/M-59



View Looking East towards property

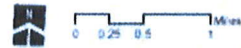
FUTURE LAND USE MAP:



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

FUTURE LAND USE

Howell Township, Livingston County



September 29, 2016
 Castle/Wortman Associates, Inc. 

Aerial View of Subject Properties



Surrounding Zoning Map:



**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

June 17, 2020
6:30 p.m.

Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC
<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

PLANNING COMMISSION		
COMMISSIONERS PRESENT:	BRIAN PROKUDA MATT IKLE JEANNE CLUM LAURA ABRAMSON	BILL ANDERSON (ARRIVED AT 6:54 PM) DENNIS BOWDOIN BILL CALL
COMMISSIONERS ABSENT:		
STAFF PRESENT:	KATHLEEN KLINE-HUDSON ROB STANFORD SCOTT BARB	
OTHERS PRESENT:	TIM CRISTOSON, PASTOR, BIBLE BAPTIST CHURCH, HOWELL DAN LARABEL, EDWIN ALLEN HOMES BRENT LEVANWAY, BOSS ENGINEERING	

1. **CALL TO ORDER:** Meeting was called to order by Commissioner Prokuda at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** Roll call by Principal Planner Stanford indicated the presence of a quorum.

Present: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Absent: Bill Anderson (arrived at 6:54 PM)

4. **APPROVAL OF AGENDA**

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA DATED JUNE 17, 2020, SECONDED BY COMMISSIONER CALL.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Nay: None

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

Commissioner Action IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES DATED FEBRUARY 19, 2020, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Nay: None

Commissioner Action IT WAS MOVED BY COMMISSIONER CLUM TO APPROVE THE MINUTES DATED MAY 20, 2020, SECONDED BY COMMISSIONER IKLE.

All in favor, motion passed.

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [] Bowdoin [X] Call [X] Abramson [X]
Nay: None

6. **CALL TO THE PUBLIC:** None.

7. **ZONING REVIEWS:**

A. Z-09-20: HOWELL TOWNSHIP – CONDITIONAL REZONING

Current Zoning: Office Service (OS) /Single Family Residential (SFR) /Neighborhood Service Commercial (NSC)

**Proposed Zoning: Multi-Family Residential (MFR)
Section 25 / Howell Township**

Township Master Plan:

The Howell Township Master Plan (2016) designates the site as Medium Density Residential. This future land use designation is equivalent to the MFR Multiple Family Residential zoning district. One of the primary goals of the 2016 Howell Township Master Plan is to provide a wide range of housing types that will accommodate all residents regardless of age, ability, or income level by encouraging a wide variety of residential opportunities including single family homes, duplexes, quadruplexes, apartments, condominiums, and manufactured homes. The area of Oak Grove Road and M-59 is planned for higher density uses due to the proximity of, and access to, existing commercial areas and transportation routes. The City of Howell lies near to the west and south of the subject site with Oceola Township near to the east.

An analysis of the master plan shows that the request to rezone to MFR Multiple Family Residential is well aligned with the goals and objectives of the Howell Township Master Plan. Future land use designations along M-59 and Oak Grove Road are illustrated on the future land use map as commercial and medium density residential in nature.

County Comprehensive Plan:

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

Township Planning Commission Recommendation: The proposed rezoning was tabled at the April 28, 2020 meeting due to the need for more correspondence from the petitioner. At the May 26, 2020 meeting, the request resulted in a tie vote (3-3) by the Township Planning Commission. Comments from the public included traffic concerns over the proposed rezoning request.

Staff Recommendation: Approval. Staff believes that the proposed rezoning from OS and SFR to MFR is consistent with the goals and objectives of the Howell Township Master Plan and will result in a more consistent development pattern at this location near Oak Grove Road and M-59.

Commission Discussion: Commissioner Clum has lots of concern about increased traffic at this location. She also inquired as to the planned ingress/egress location to the site. Commissioner Abramson asked for

clarification on the conditions of the rezoning. Principal Planner Barb responded that the rezoning is conditioned upon approval of the rezoning and site plan. Mr. Dan Larabel, Edwin Allen Homes representing the applicant provided a brief summary of the proposed project and need for rezoning. He stated that this property is owned by Howell Township and was obtained through tax foreclosure. The access easement to the site is directly across from the Oak Grove Road entrance to Kroger. He also said that the rezoning was tabled at a previous Howell Township Planning Commission meeting due to Zoom meeting glitches and not due to a lack of information from the petitioner. Traffic and traffic management will be an issue for this development. Commissioner Prokuda likes that the proposal is for conditional rezoning. He feels that the proposed zoning district seems logical. Commissioner Ikle supports Commissioner Clum's concerns about traffic and infrastructure at this location. He agrees with Commissioner Prokuda that the proposed zoning district seems logical, however, there are many issues that the township and applicant will have to work out, that are out of the County's scope of review and recommendation (site plan, etc.), before the project is fully approved and under development.

Public Comment: None.

Commission Action: (Commissioner Anderson joined the meeting during Commission discussion of this case)

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

Motion passed: 7-0

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]

Nay: None

B. Z-10-20: GENOA TOWNSHIP – REZONING

Current Zoning: Rural Residential (RR)

Proposed Zoning: Low Density Residential (LDR)

Section 5 / Genoa Township

Township Master Plan:

GENOA:

The Genoa Township Master Plan designates the site as Low Density Residential. The master plan defines this future land-use category as follows:

Low Density Residential: These areas are designated for single family residential use, located on the fringe between the rural residential and the more urbanized areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. Single family residential uses within these areas will be located on lots of at least 1 acre in size.

The master plan also indicates that this site and a limited amount of land adjacent to the east and west is within a Secondary Growth Area of the Township; this area is defined as follows:

Secondary growth areas do not have sewer and water, but due to their proximity to the cities of Brighton or Howell, are appropriate for infill with low density residential. Typical lot sizes will be around one acre or clustered developments at an overall density of two acres per dwelling.

OCEOLA:

The Oceola Township Master Plan designates the land area north of the site (across Golf Club Road) as Low Density Residential B. The master plan defines this future land use category as follows:

The Low Density Residential “B” designation is intended to address the need for a residential land use category with slightly higher density than the Low Density Residential “A” category. Low Density Residential “B” areas are located generally along Latson Road, south of the Village Centre and M-59. The anticipated residential unit density for this Master Plan land use category ranges from 1.5 to 1.99 dwelling units per acre.

County Comprehensive Plan:

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

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended **APPROVAL** of this rezoning at their June 3, 2020 meeting. The public hearing for this rezoning was also held on June 3, 2020. Minutes for this meeting were not available at the time of this staff review. One letter of opposition to the rezoning was submitted to the Livingston County Planning Department. This letter is attached at the end of the review.

Staff Recommendation: Approval. The proposed rezoning to LDR Low Density Residential is consistent with the Low Density Residential master plan designation of this property in the Genoa Township Master Plan. The rezoning request is also compatible with the zoning, master planning and existing land uses in surrounding Genoa and Oceola Townships.

Commission Discussion: Commissioner Anderson asked if the previous rezoning for this parcel was approved by the Township. Director Kline-Hudson stated that the rezoning amendment to UR Urban Residential was withdrawn before going to the Township Board. Commissioner Prokuda inquired about densities of the surrounding subdivisions. Commissioner Abramson asked about access and if it would be coming from Golf Club Road and it was clarified that it would be. Commissioner Ikle clarified with the applicant that the proposed church would be allowed as a special use on the property. Commissioner Prokuda noted that one letter in opposition to the rezoning was received from a member of the public and it was in the Planning Commissioner’s meeting materials.

Public Comment: Pastor Cristoson stated that they will develop a plan that will be pleasing to their neighbors.

Commission Action:

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

Motion passed: 7-0

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None

8. **OLD BUSINESS:** None.

9. **NEW BUSINESS:**

A. **2021-2026 Livingston County Capital Improvement Plan:** Principal Planner Stanford briefly presented the 2021-2026 County Capital Improvement Plan to the Planning Commissioners for their review and approval by formal resolution.

Planning Commissioner Ikle asked if any of the CIP projects involved broadband since broadband improvements have been frequently cited as a need during the COVID-19 pandemic. Principal Planner

Stanford reported that there are not any projects that are specifically related to broadband. Planning Commissioner Prokuda asked about the timing of when the CIP review committee met. Principal Planner Stanford said that the committee met throughout the pandemic time period. Planning Commissioner Prokuda discussed the CIP resolution.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL OF THE PLANNING COMMISSION RESOLUTION. SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 7-0

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None**

10. REPORTS:

- a. **Annual Planning Department Report to Board of Commissioners:** County Planning Department will present their annual report to the Board of Commissioners on August 5th, 2020. Planning Commissioners were encouraged to attend if they were able.
- b. **Michigan Association of Planning Membership:** Memberships for all Planning Commissioners will be covered for 2020.

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: Commissioner Prokuda expressed that he has felt that the remote meetings on Zoom have gone quite well. He asked Commissioner Anderson to chair the meeting on July 15.

12. ADJOURNMENT:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 7:43 P.M., SECONDED BY COMMISSIONER ABRAMSON.

Motion passed: 7-0

**Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None**

Howell Township Administration

From: amy koslowski <mrskos@hotmail.com>
Sent: Monday, April 27, 2020 9:46 PM
To: Howell Township Administration
Subject: regarding rezoning of parcel #4706-25-200-046

We have resided at 1900 Oak Grove road for the past 5 years. We are opposed to the land behind us being turned into a subdivision. We have a lot of traffic as it is right here by Kroger and have a hard time pulling out of the driveway with the current traffic as it is. Also, there are accidents often at the corner of M59 and Oak Grove. What are the provisions that will be taken to accommodate the extra traffic at this intersection? Two years ago we put in an in ground pool and the noise and lack of privacy we would have with a subdivision behind us is a huge concern. We moved outside the city limits for the country feel and privacy. We would never have bought this house with a huge subdivision backed up behind it. We believe this request to rezone will decrease the value of our home and are absolutely not in favor of the invasion around our home. In our opinion Howell has an absurd amount of subdivisions as it is. The traffic in Howell has gotten congested over the last 20 years. Howell is sadly becoming the new Livonia because the beautiful country living is quickly disappearing due to our townships allowing these builders to take over and put up hundreds of homes in every open piece of land we have, Its ridiculous!

Sincerely,
The Koslowski's

Howell Township Administration

From: Ann Mack <mack.ak1818@gmail.com>
Sent: Tuesday, April 28, 2020 12:36 PM
To: Howell Township Administration
Subject: Rezoning request

Howell Township Planning Commission

We have been residents of Howell Township for 35 years and at our current location for 25 years. It has come to our attention that the property owned by Howell Township that abuts to the back of our property is being considered for rezoning and subsequently developed into a subdivision.

We are **VERY OPPOSED** to this rezoning for multiple reasons.

Over the past 10 years the traffic on Oak Grove Road has increased exponentially. I find it difficult to turn left onto Oak Grove Rd from the Kroger Plaza. I work in the plaza and often must wait to turn left to return home. Traffic has made it difficult to leave my driveway to head south on Oak Grove Rd.

There is no left-hand turn signal to travel east and west on M59 and traffic backs up and often must wait through 2 to 3 changes in the light in order to turn. Adding a subdivision would most likely add to the congestion and make this even a greater problem.

We have a custom-built home and take pride in our lawn and flower gardens. A subdivision with track houses would significantly decrease the value of our home. We built our home on this property to enjoy the view of farm fields and nature. We have watched the wildlife, deer, rabbits, sand cranes, ducks, geese dwindle with the addition of the Kroger Plaza and we are genuinely concerned what will happen to the remaining wildlife if a subdivision is developed.

Jesse and I raised our 3 children in this location often enjoying family nature walks through the fields, woods and fishing in the ponds previously owned by our neighbors. We planned on retirement in this home and have lost countless hours of sleep after receiving the notice from the township planning commission.

I can only assume that this letter and the public hearing is just a formality and the decision has already been made as I am aware the township now owns property acquired from foreclosures created by the water/sewer expansion years ago and the need to sell off the properties. With the current economic crisis with the Pandemic anyone with any common sense would realize this is not the time to be building houses as many people will be losing their homes due to lack of income.

We are saddened that our neighbors (yes, you on the planning commission are our neighbors) would consider rezoning this area to create a mini Livonia. We have spent most of our lives right here in Howell and have stayed here because it has the small-town feeling.

Perhaps a better use of this property would be to create a community park with walking trails, soccer fields and a playground for all of Howell township residents to enjoy. Ask any resident what they might prefer for the land usage and I would bet most if not all would agree.

Ann and Jesse Mack

1818 Oak Grove Rd

AGENDA ITEM

7B

Fund 204 - ROAD FUND

REVENUES					
Dept 000 - OTHER					
204-000-402.00	ROAD FUND PROPERTY TAX INCOME	330,000.00	343,539.02	104.10	
204-000-665.00	ROAD FUND INTEREST INCOME	0.00	1,782.73	100.00	
Total Dept 000 - OTHER		330,000.00	345,321.75	104.64	

TOTAL REVENUES		330,000.00	345,321.75	104.64	
EXPENDITURES					
Dept 000 - OTHER					
204-000-801.00	ROAD IMPROVEMENT EXPENSE	249,000.00	267,267.70	107.34	(19,000.00)
204-000-802.00	ROAD CHLORIDE EXPENSE	80,000.00	75,115.17	93.89	
Total Dept 000 - OTHER		329,000.00	342,382.87	104.07	

Dept 547 - CHARGEBACKS					
204-547-978.00	ROAD FUND CHARGEBACK EXPENSE	1,000.00	0.00	0.00	
Total Dept 547 - CHARGEBACKS		1,000.00	0.00	0.00	

TOTAL EXPENDITURES		330,000.00	342,382.87	103.75	

Fund 204 - ROAD FUND:					
TOTAL REVENUES		330,000.00	345,321.75	104.64	
TOTAL EXPENDITURES		330,000.00	342,382.87	103.75	
NET OF REVENUES & EXPENDITURES		0.00	2,938.88	100.00	

*YEAR END BUDGET AMENDMENT NEEDED FOR ROAD IMPROVEMENT EXPENSE.
 MOVE TO INCREASE ROAD IMPROVEMENT EXPENSE \$19,000 TO COVER 2019-2020 ROAD PROJECTS.

AGENDA ITEM

8B

ROAD FUND

	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21
Beginning Fund Balance	\$1,095,877	\$1,095,877	\$1,095,877	\$1,095,877	\$1,095,877	\$1,095,877	\$1,069,250	\$506,750	\$483,750	\$483,750	\$483,750	\$593,750	\$703,750
Property Tax Revenue											\$110,000	\$110,000	\$110,000
Byron Road							\$562,500						
Road Chloride Expense						\$26,627		\$23,000					
Ending Fund Balance	\$1,095,877	\$1,095,877	\$1,095,877	\$1,095,877	\$1,095,877	\$1,069,250	\$506,750	\$483,750	\$483,750	\$483,750	\$593,750	\$703,750	\$813,750

Howell Township

3525 Byron Road • Howell, MI 48855
Phone: (517) 546-2817 • Fax (517) 546-1483
www.howelltownshipmi.org



July 1, 2020

To whom it may concern,

In 2011 the Howell Township Board put the Howell Sewer Debt Fee in place for those properties in the sewer districts but not connected to the sewer system.

At the June Howell Township Board meeting the Township Board adopted the 2020-2021 budget which included removing the Howell Sewer Debt Fee. The July utility bill will be the last bill which you will be charged the Howell Sewer Debt Fee.

Should you have any questions regarding this change in fee please contact:

Brent Kilpela
Howell Township Assessor
assessor@howelltownshipmi.org
517-546-2817 x 111

Jonathan Hohenstein
Howell Township Treasurer
treasurer@howelltownshipmi.org
517-546-2817 x 103

Regards,

A handwritten signature in black ink, appearing to read "J. Hohenstein", is written over a horizontal line. The signature is fluid and cursive.

Jonathan Hohenstein
Howell Township Treasurer
On behalf of the Howell Township Board

Board Members:

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

AGENDA ITEM

8D

ADD REU

Permit #	Contractor	Job Address	Fee Total
PREU20-002	CHESTNUT WOODS LLC	W HIGHLAND	\$136,675.98
Work Description: 18.76 ADDITONAL REU'S OF SEWER			
PREU20-003	CHESTNUT WOODS LLC	W HIGHLAND	\$170,280.00
Work Description: 56.76 ADDITIONAL REU,S			

Total Permits For Type: 2
Total Fees For Type: \$306,955.

ADDRESS ASSIGNMENT

Permit #	Contractor	Job Address	Fee Total
PA20-005	PASSOW AARON AND (TRUMB	5501 OAK GROVE RD	\$25.00
Work Description: ADDRESS FOR UTILITY METER AT 5521 OAK GROVE RD.			
PA20-009	PARENT BRANDON AND JEN	2625 W ALLEN	\$25.00
Work Description: WEST OF BURKHART ROAD EAST OF THE SHIAWASSEE RIVER, AT THE INTERSECTION OF ALLEN ROAD AND BRAMBLE BERRY LN.			
PA20-006	DAVIS CLINTON D	2175 HICKORY ACRE	\$25.00
Work Description: NORTH OF MARR ROAD AND SOUTH OF ALLEN ROAD EAST OF BYRON ROAD			
PA20-007	MAS HOLDINGS LLC	1002 PACKARD	\$25.00
Work Description: AT THE END OF PACKARD IN TRANS WEST INDUSTRIAL CENTER			
PA20-008	MAS HOLDINGS LLC	998 PACKARD	\$25.00
Work Description: AT THE END OF PACKARD IN THE TRANS WEST INDUSTRIAL CENTER			

Total Permits For Type: 5
Total Fees For Type: \$125.00

Commercial Land Use

Permit #	Contractor	Job Address	Fee Total
P20-060	WYLIE JAN MARIE	4495 W GRAND RIV	\$50.00
Work Description: RE-ROOF, WINDOW REPLACEMENTS, DOOR REPLACEMENTS, NO STRUCTURAL CHANGES.			

P20-058	CHESTNUT WOODS LLC	W HIGHLAND	\$250.00
Work Description: STORM WATER, SANITARY SEWER, WATER MAIN, ROADS, AND UTILITIES.			
P20-044	PARKERS PROPANE GAS CO	3985 TOWER DR	\$250.00
Work Description: ADDING A THIRD 30,00 GALLON PROPANE TANK.			
P20-059	MAS HOLDINGS LLC	1006 PACKARD	\$250.00
Work Description: 6,004 SQ FAT ADDITION TO WAREHOUSE.			

Total Permits For Type: 4
Total Fees For Type: \$800.00

Residential Land Use

Permit #	Contractor	Job Address	Fee Total
P20-054	PASSOW AARON AND (TRUMB	5521 OAK GROVE RD	\$50.00
Work Description: ADDING A 16 X 29 DECK ON REAR OF HOUSE			
P20-053	MCAVOY TIMOTHY AND MEG	5471 OAK GROVE RD	\$50.00
Work Description: 6' HIGH WHITE PVC PRIVACY FENCE. INSTALLED IN REAR YARD. 124' ON SOUTH SIDE OF PROPERTY, 104' ON NORTH SIDE OF PROPERTY.			
P20-062	PARENT BRANDON AND JEN	2625 W ALLEN	\$75.00
Work Description: 1,597 SQ FT SINGLE STORY DWELLING AN A SLAB WITH A 2 CAR ATTACHED GARAGE.			
P20-067	LACY, KERRY AND KRISTIN	4536 CRANDALL	\$50.00
Work Description: SOLAR PANELS ON ROOF OF BARN.			
P20-057	PROUGH JEANETTE	3948 INDIAN CAMP TRL	\$50.00
Work Description: 16 X 24 KAYAK POOL ABOVE GROUND WITH A DECK.			
P20-063	WATERBURY KEVIN L	395 GENEVA CT	\$50.00
Work Description: 16 X 32 IN GROUND POOL WITH AUTOMATIC COVER 48" CODE COMPLIANT BARRIER. REPLACE AND REPAIR SIDE WALK AND FENCE AS NEEDED.			
P20-049	JAFANO (STEPHENS) KAITLY	384 VENTURA CT	\$10.00
Work Description: BASEMENT FINISH			
P20-061	PETERMAN DANIEL AND AMA	3677 AMBER OAKS DR	\$50.00
Work Description: 6 FT. TALL PRIVACY FENCE ALONG NORTHERN AND EASTERN BOUNDARIES OF THE REAR YARD. CONNECTING TO NEIGHBOR'S EXISTING FENCE ALONG WESTERN BOUNDARY OF REAR YARD.			
P20-051	BENSON GREGORY T	3680 AMBER OAKS DR	\$50.00
Work Description: 45' OF 6' HIGH WHIT VINYL BACK OF HOUSE ATTACHING TO EXISTING FENCE			

P20-043	SAUVE LAURA AND HORNACE	3614 AMBER OAKS DR	\$50.00
Work Description: FENCE ENCLOSING SIDES AND REAR OF PROPERTY, 6FT SHADOWBOX TOWARDS FRONT, 4FT PICKET TOWARDS REAR OF PROPERTY. PROJECT INCLUDES GATE IN FRONT SIDE AND REAR OF PROPERTY.			
P20-066	JOOST STEPHEN K	3576 AMBER OAKS DR	\$50.00
Work Description: 12 X 22 DECK ON REAR OF HOME			
P20-047	WESTVIEW CAPITAL LLC	3295 HILL HOLLOW LN	\$105.00
Work Description: 2,059 BI-LEVEL DWELLING WITH A 2 CAR ATTACHED GARAGE AND A 10 X 10 WOOD DECK.			
P20-068	WESTVIEW CAPITAL LLC	3299 HILL HOLLOW LN	\$105.00
Work Description: 1,822 SQ FT TWO STORY DWELLING ON A FULL UNFINISHED BASEMENT, WITH A 2 CAR ATTACHED GARAGE AND A 10X10 CEMENT PATIO			
P20-046	WESTVIEW CAPITAL LLC	3292 HILL HOLLOW LN	\$105.00
Work Description: 1,830 SQ FT 2 STORY DWELLING ON A FULL UNFINISHED BASEMENT WITH A 2 CAR ATTACHED GARAGE AND A 10 X 10 PATIO.			
P20-045	WESTVIEW CAPITAL LLC	3245 HILL HOLLOW LN	\$105.00
Work Description: 1,830 SQ FT 2 STORY DWELLING ON A FULL UNFINISHED BASEMENT, WITH A 2 CAR ATTACHED GARAGE AND A 10 X 10 CEMENT PATIO.			
P20-056	STOINSKI GARRY J AND ELIZA	3030 IVY WOOD CIR	\$50.00
Work Description: 12 X 16 TREX DECK ON REAR OF HOUSE			
P20-064	SCHICK CHRISTOPHER AND J	3718 WARNER	\$75.00
Work Description: ADDING A 20 X 30 ATTACHED GARAGE.			
P20-070	CAMPBELL RANDY & KRISTIN	3050 N BURKHART	\$75.00
Work Description: 24 X 36 DETACHED GARAGE			
P20-050	WHITEHEAD MICHAEL AND E	5785 LAYTON	\$50.00
Work Description: 16 X 40 DECK ON REAR OF HOUSE			
P20-052	HOLCOMB MATTHEW R & MIC	139 EDGEMONT	\$10.00
Work Description: RE-ROOF AND RE-SIDE SHED. REPAIR RAILING ON DECK			
P20-065	BURR EMILY AND WALKER PO	2530 W GRAND RIV	\$50.00
Work Description: 6 FT CHAIN LINK FENCE IN BACK YARD PER SITE PLAN.			
P20-069	BOROWY DANIEL B AND KEL	5720 MASON RD	\$75.00
Work Description: 40 X 40 X 16 POLE BARN WITH A 20 X 24 AND A 10 X 28 LEAN-TO			
P20-055	DIEDERICHS JOSEPH & GAFF	3250 MASON RD	\$10.00
Work Description: 30 FT. ROUND POOL, 52" WALLS, LOCATED IN THE NORTHWEST CORNER BEHIND HOUSE, APPROX 20 FT. FROM HOUSE.			

Total Permits For Type: 23
Total Fees For Type: \$1,350.00

Sewer Connection

Permit #	Contractor	Job Address	Fee Total
PWS20-103	WEST JAMIE JO	3079 OAK GROVE RD	\$0.00
Work Description: SEWER CONNECTION FEE PAID IN 2011			

Total Permits For Type: 1
Total Fees For Type: \$0.00

Sign

Permit #	Contractor	Job Address	Fee Total
P20-048	SMART 1 HOLDINGS LLC	1100 DURANT DR	\$225.00
Work Description: 72" X 100" WALL MOUNT SIGN AMENDED 6/30/2020 TO ADD A FLAG POLE PER SITE PLAN.			

Total Permits For Type: 1
Total Fees For Type: \$225.00

Report Summary

Population: All Records
Permit.DateIssued Between
6/1/2020 12:00:00 AM AND
6/30/2020 11:59:59 PM

Grand Total Fees: \$309,455.
Grand Total Permits: 36

AGENDA ITEM

8E

Monthly Activity Report for June 2020 – Assessing Dept/Brent Kilpela

MTT UPDATE:

Burkhart Ridge v Howell Township: Prehearing General Call set for September 16, 2020 with valuation disclosure due by June 19, 2020. Petitioner has filed a motion for an extension as the current environment has not allowed for discovery.

Tanger Properties LLC v Howell Township: Filed answer to appeal on July 6th. Waiting for General Call Hearing date.

SMALL CLAIMS TRIBUNAL: No pending litigation.

ASSESSING OFFICE:

ASSESSOR: Working with EagleView Pictometry on administration training for the new imagery. Set up employee user accounts. Uploaded new updated parcel layers from County GIS to both the old and new imagery. Started working on 2021 land values for the township.

OTHER: Worked with Microworks to replace both the Treasurer and Clerk computers. Started year end process to get ready for financial audit.

AGENDA ITEM

8G

MHOG Board Report – 6/17/2020

- Project Work
 - Sanitorium Line: Wetlands permits are in and design drawings are almost done. MHOG is now moving on to securing easements.
 - Storage Building: The building is complete, and we made the final payment to the contractor. The MHOG team is very pleased with having the storage building at the plant. They are getting a lot of use out of it.
 - Earl Lake Road: Oceola Township has received requests from residents to extend the water main along Earl Lake Road. TLS Construction provided a quote.
 - Fire Hydrant Maintenance: Summer maintenance including exercising valves, Weed Whipping, and Painting is taking place.
- Operations
 - 43 MG in May, down 1.6% from last year
 - Lime Removal: Discussion with multiple contractors. Bids were requested from three different contractors. Only the current contractor provided a bid. MHOG is very happy with their work and how they perform it. Board approved moving ahead with renewing their contract.
 - Budget Review
 - Paid Bills

AGENDA ITEM

8H

Planning Commission 6/23/2020

- Unfinished Business
 - **Crossroads Digital Outdoor – PC 2020-03 – Final Site Plan Review:** Planning Commission was provided the Consent Judgement, so this came back to us. Discussion around how far the sign is from the non-conforming residence is as well as final engineering inspection. Final approval was granted.
- New Business
 - **JAC Property Enterprise LLC – PC 2020-05 – Final Site Plan Review:** Applicant, Nexthome Statewide Reality, has purchased the property on M-59, west of Byron Road. Desires to build a new 6,000 sq. ft. office building. Concerns from Planner and Engineering that are usually resolved via the normal process of a preliminary approval. Commissioners would like to see the project move forward, but tabled the Final Site Plan approval until issues can be resolved with Applicant, Planner, and Engineering.
- Other Business
 - **Proposed Innovation Zone District:** The Planning Commission was working on creating this new zoning district primarily along Grand River north of M-59. The idea is to allow additional zoning that is not traditionally part of Industrial or Heavy Commercial. Corrigan Oil and Precise Finishings were present and expressed their concern around creating legal non-conforming entities with businesses that are truly industrial. Planning Commission does not desire to create legal non-conformities. The goal is to expand existing zoning to allow for additional uses.

HOWELL TOWNSHIP PLANNING COMMISSION - ELECTRONIC

SYNOPSIS: TUESDAY, JUNE 23, 2020, 6:30 P.M. - ZOOM

3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

FINAL SITE PLAN REVIEW – Crossroads Digital Outdoor. File #PC-2020-03. Parcel #4706-28-100-039. Located at 3585 W. Grand River, Howell, MI 48855.

MOTION by Counts, seconded by Miller, with a friendly amendment by Haglund, **“TO APPROVE THE FINAL SITE PLAN FOR CROSSROADS DIGITAL OUTDOOR, FILE #PC-2020-03, PARCEL #4706-28-100-039, CONTINGENT UPON THE APPROVAL FROM ALL LOCAL AND OTHER GOVERNING AUTHORITIES, AS WELL AS FINAL ADMINISTRATIVE APPROVAL, AND FINAL APPROVAL FROM THE TOWNSHIP ENGINEER AND TOWNSHIP PLANNER.”** Discussion followed.

The roll was called. Miller – Yes, Counts – Yes, Haglund – Yes, Manwiller – Yes. Motion carried. 4-0

PRELIMINARY/FINAL SITE PLAN REVIEW – J.A.C. Property Enterprises, LLC. File #PC-2020-05. Parcel #4706-26-100-040. Vacant lot located on M-59 (Highland Road).

MOTION by Miller, seconded by Counts, **“TO TABLE THE FINAL SITE PLAN REVIEW FOR J.A.C. PROPERTY ENTERPRISES, LLC, FILE #PC-2020-05, PARCEL #4706-26-100-040, VACANT LOT LOCATED ON M-59 (HIGHLAND ROAD), UNTIL THE NEXT PLANNING COMMISSION MEETING.”** Discussion followed.

The roll was called. Counts – yes, Miller – yes, Haglund – yes, Manwiller – yes. Motion carried. 4-0

PROPOSED INNOVATION ZONE DISTRICT/CHANGES TO THE ZONING MAP – Continued discussion.

Public Comment from:

Cary Lyons and Frank Taube, Precision Finishing at 1650 N. Burkhart Howell, MI 48855

Brad M., Corrigan Oil at 3680 W. Grand River, Howell MI 48855

Commissioners postponed discussion until the next Planning Commission meeting.

Meeting adjourned at 8:44 P.M.

AGENDA ITEM

8J

Howell Township
Waste Water Treatment Plant Meeting
Meeting: June 18, 2020 10am

Attending: James Soper, Greg Tatara, Brent Kilpela, Jean Graham, Jonathan Hohenstein

Please see James's attached reports for details on the plant operation.

Biolac Aerators: James has been having issues with the pontoon boat and hasn't been able to work on the replacement of the aerators. Committee approved \$400 quote to fix welds and mysterious hole in one pontoon by local welder. James has also been noticing wear on the aerator weights which Greg points out are signs of them rubbing on the bottom of the basin, potentially tearing holes in the liner. The liner was last checked and patched in 2006 by Greg and his crew (see attached pictures from Greg's 2006 presentation at the MWEA conference at the end of this report). We discovered that only 2 of the 7 aerator chains have been replaced, not 3 as we had been previously told. Taking all of this into consideration, Greg recommends draining and cleaning the basin and patching any tears as needed. This is an expensive project, but as Brent pointed out with James running 2 blowers instead of the usual 1 blower adds \$3,000 per month to our electricity bill. In order to get this project done a lot of pieces need to fall in place. Greg and Jim and James will work together to make sure that everything is ready before they drain the basin. Committee approved them working towards getting everything ready. **Committee recommends approval to drain, clean and patch liner of the aeration basin not to exceed \$50,000.**

Personnel: We are still waiting on Township attorney review, delay was due to illness. Hopefully will have something to present to the Board soon.

Sludge Pump: The return sludge pump has been fixed and installed.

Blower: James will try to get the local Rep. to get the 4th blower aligned and belts installed. It has been over 1 year since the blower was installed.

Arc Flash: Committee approved \$364 quote from K&J Electric to install Arc Flash protection at pump stations #6 and #7.

Respectfully submitted,
Jonathan Hohenstein

Summary

Please find in this report details that describe the monthly operating characteristics and performance of the wastewater treatment plant and lift stations, as well as other noteworthy items that occurred in April. We are always available to discuss any of these matters in greater detail if you have any further questions or comments. There were no violations in May. We are thankful for the continued opportunity to partner with Howell Township.

Site Visit – Town Officials	0
Site Visit – Inframark Officials	0
NPDES Permit Compliance	met compliance for May
Preventative Work Orders	85 open 85 closed
Corrective Work Orders	1 open 1 closed
Locates for Month	13 marked 89 no conflict
Health & Safety	0 recordable incidents 0 lost time incidents

Items Requiring Action

We would like further discussion and consideration on the following:

Criticality**	Request	Impact	Est. Cost	Timing
High	Detail collection system maintenance scope in a contract revision that includes additional staffing and reallocate resources.	Developing a collection system maintenance program and proactive collection system checks for areas that need cleaning. Addressing grease problems. Organize sewer cleaning and televising. Response to customer service calls and new tap/cut off inspections. Mercury minimization plan sampling and reporting.	\$3,666.67 per/month	Draft has been submitted.

Criticality**	Request	Impact	Est. Cost	Timing
High	Update SCADA to VT SCADA. Inframark is working on putting together a guideline for work to be accomplished to update SCADA.	Allow multiple quotes to be submitted based on the same scope of work	TBD	Estimate submitted
High	Repair for pontoon boat	Boat needed for making repairs to aeration basin	TBD	Waiting on an estimate
High	Isolate exposed breakers from incidental contact when collecting lift station totalizer readings for 2 stations	Station data for determining proper operation is decreased	\$364.00	K & J electric

Operations

The treatment plant did not experienced any violations in May.

All lab work with the exception of CBOD and mercury is now performed in house.

A copy of the treatment plant performance data can be found at the end of this report. You can see that all operating parameters were within permit limits for the month.

Maintenance & Repair

A copy of the monthly maintenance report is attached. A total of 85 preventive maintains work orders were completed in May.

Worked on assembling biolac diffusers combining new and salvaged parts. 13 of them are ready to be used. The hook used for lifting the hose out of the tank had come off and went to the bottom of the aeration tank. Tried fishing it out with a pole and magnet with no success. A new hook was fabricated but did not receive it until June 1. Worked on replacing 4 inch feed hoses that needed replaced, and made some repairs by lifting diffusers out of the tank by wrapping the chain around the hose without the hook.

The pontoon boat was becoming very unstable and dangerous to use. Weights would be moved around to counter balance the weight of both workers being on one end. The boat would shift and dip into the liquid without notice. Determined that there is water getting into one of the pontoons and the water would shift

Trans west lift station and the wastewater treatment plant had a power failure on May 15th during a rain event. Sewage backed into Hatch Industry. Inframark's insurance and Hatch have been communicating. Items worked on since the event include; Policy for checking comm alarms every 15

minutes, an adapter for the portable trash pump has been purchased, the portable trash pump has had some significant repairs. Still working on a call answering service.

K & J Electric submitted a price for isolating the large breakers from the totalizers and pump controls. Once repaired we can start getting totalizer readings weekly along with the other lift stations.

Personnel

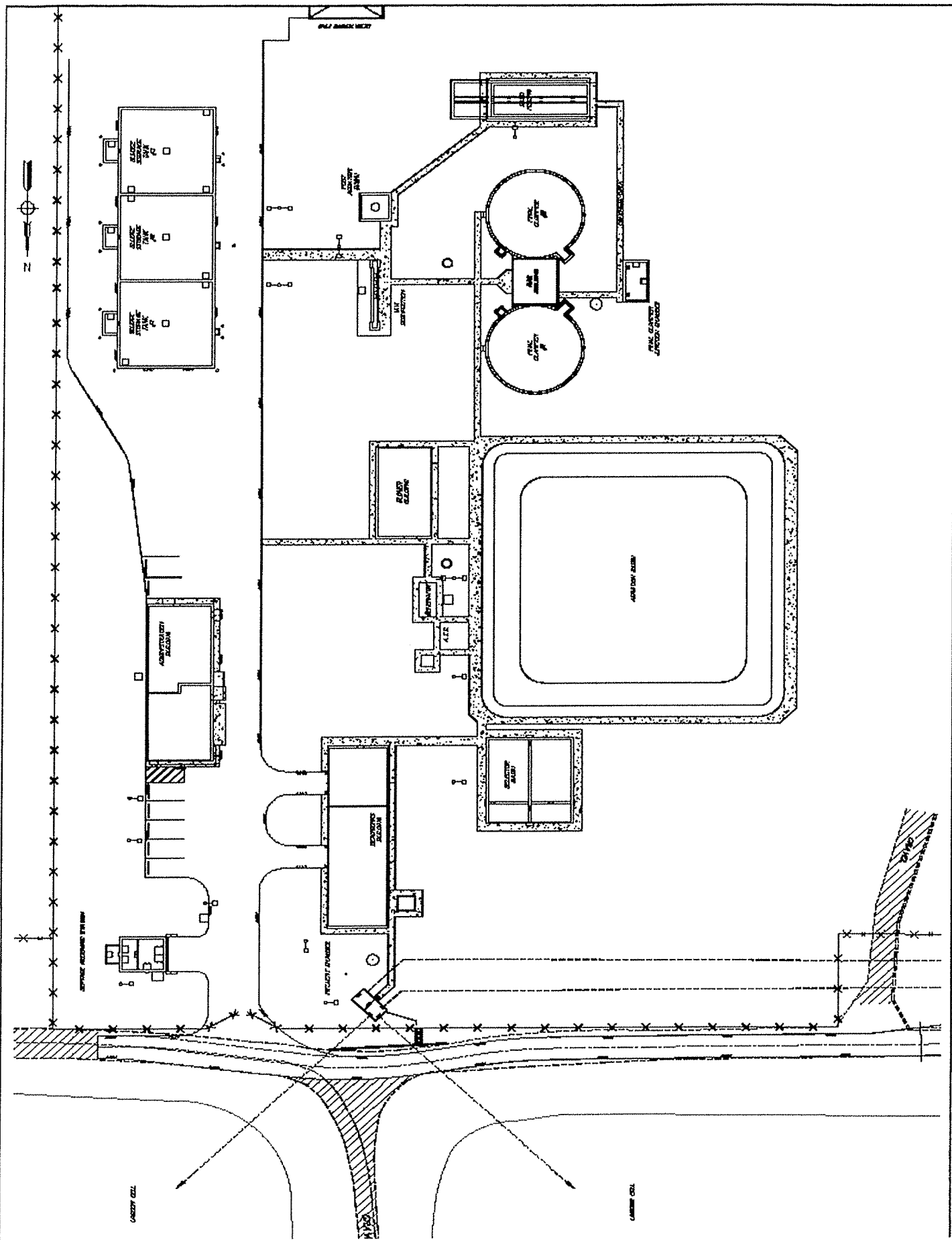
Onsite personnel serving the project during April included James Soper, Andre Randall, Bill Jones, with Kirt Ervin as the Regional VP.

Temporary Use of Aerobic Sludge Digesters for Extended Aeration Treatment During Aeration Basin Repair

**Greg Tataara
Utilities Director
Genoa Township**

MWEA 2006 Annual Conference

June 27, 2006



N

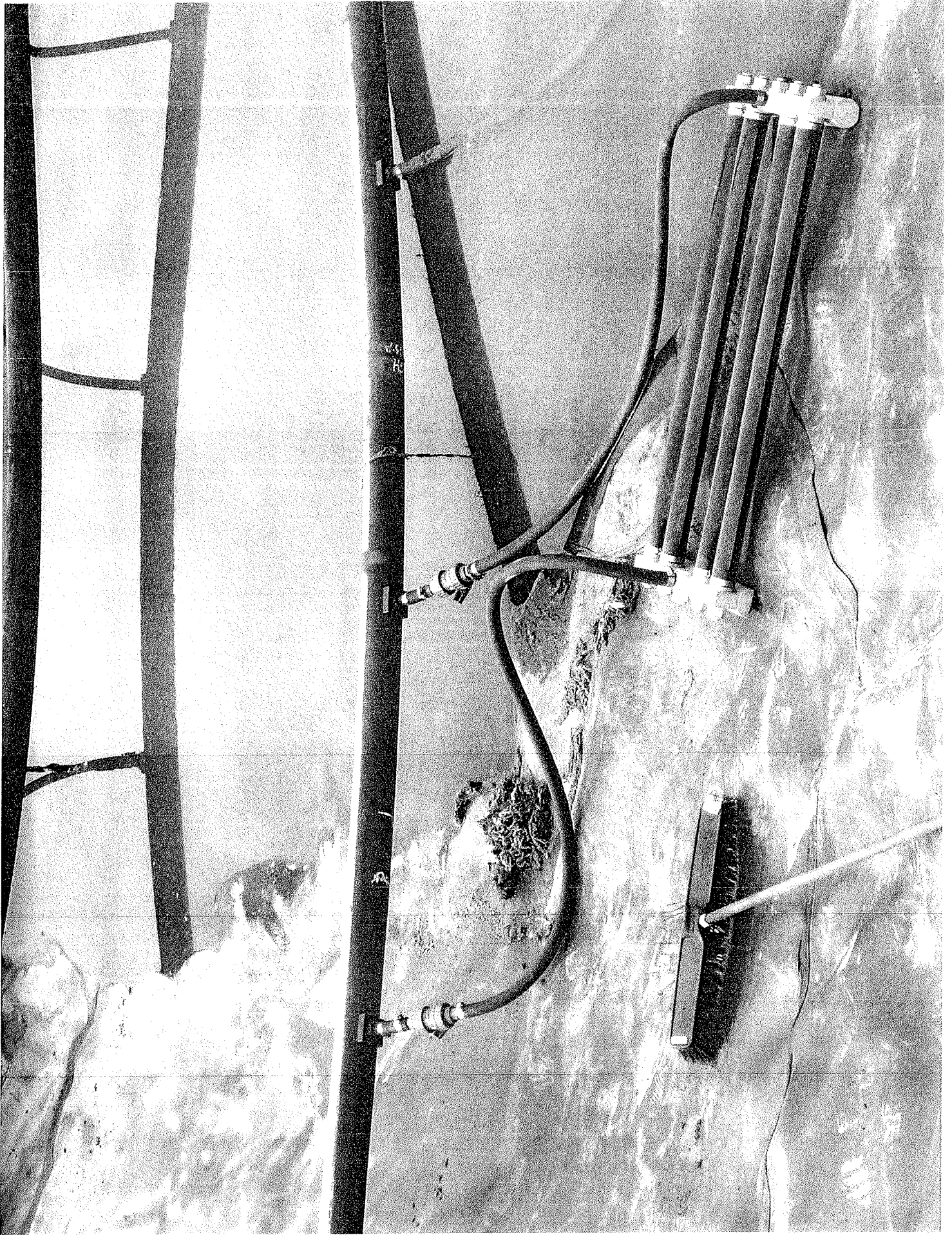
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CANTONMENT CELL

Biolac Basin

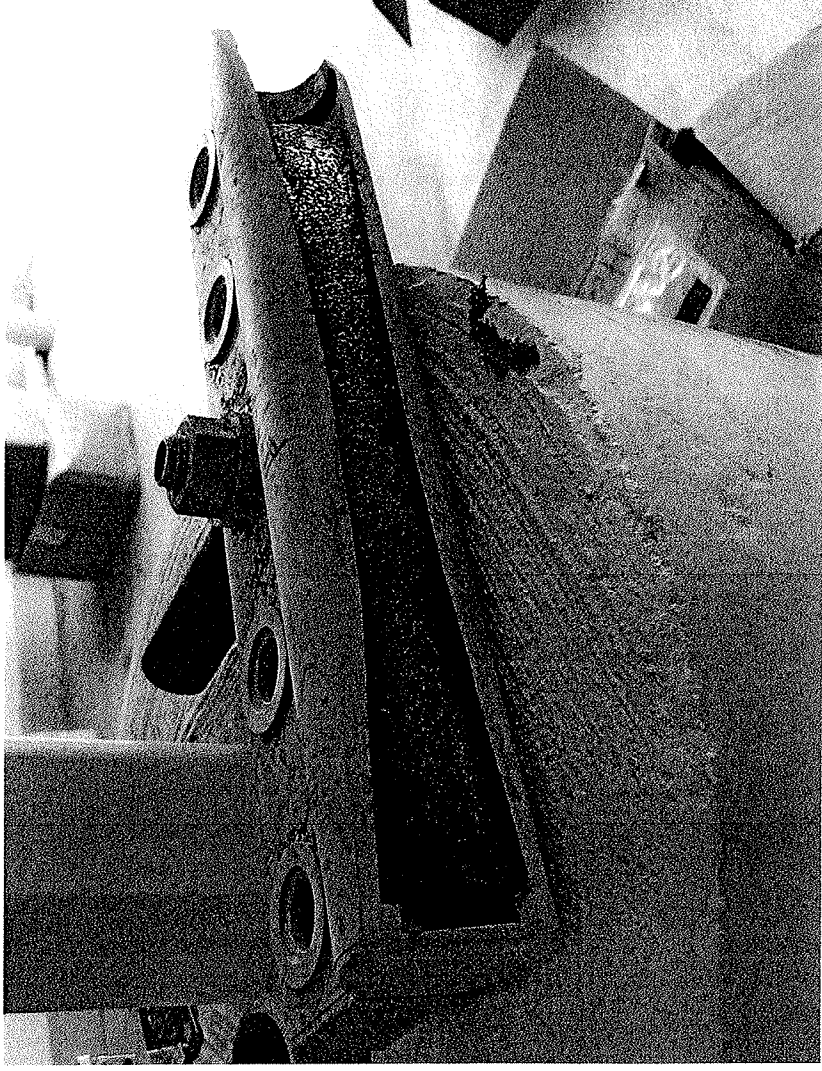


1.8 MG Basin with concrete collar and HDPE Liner underlain with Bentonite Liner

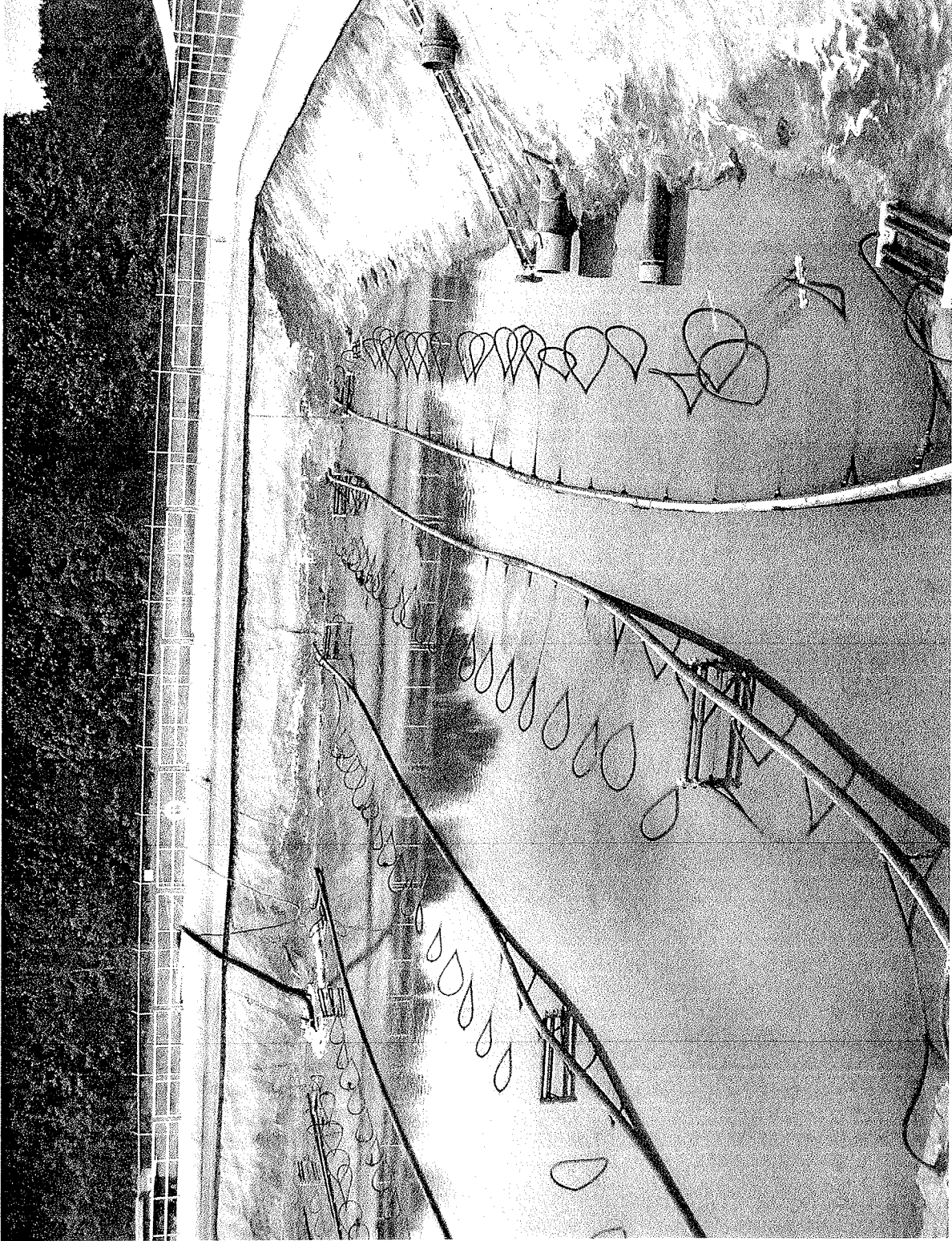


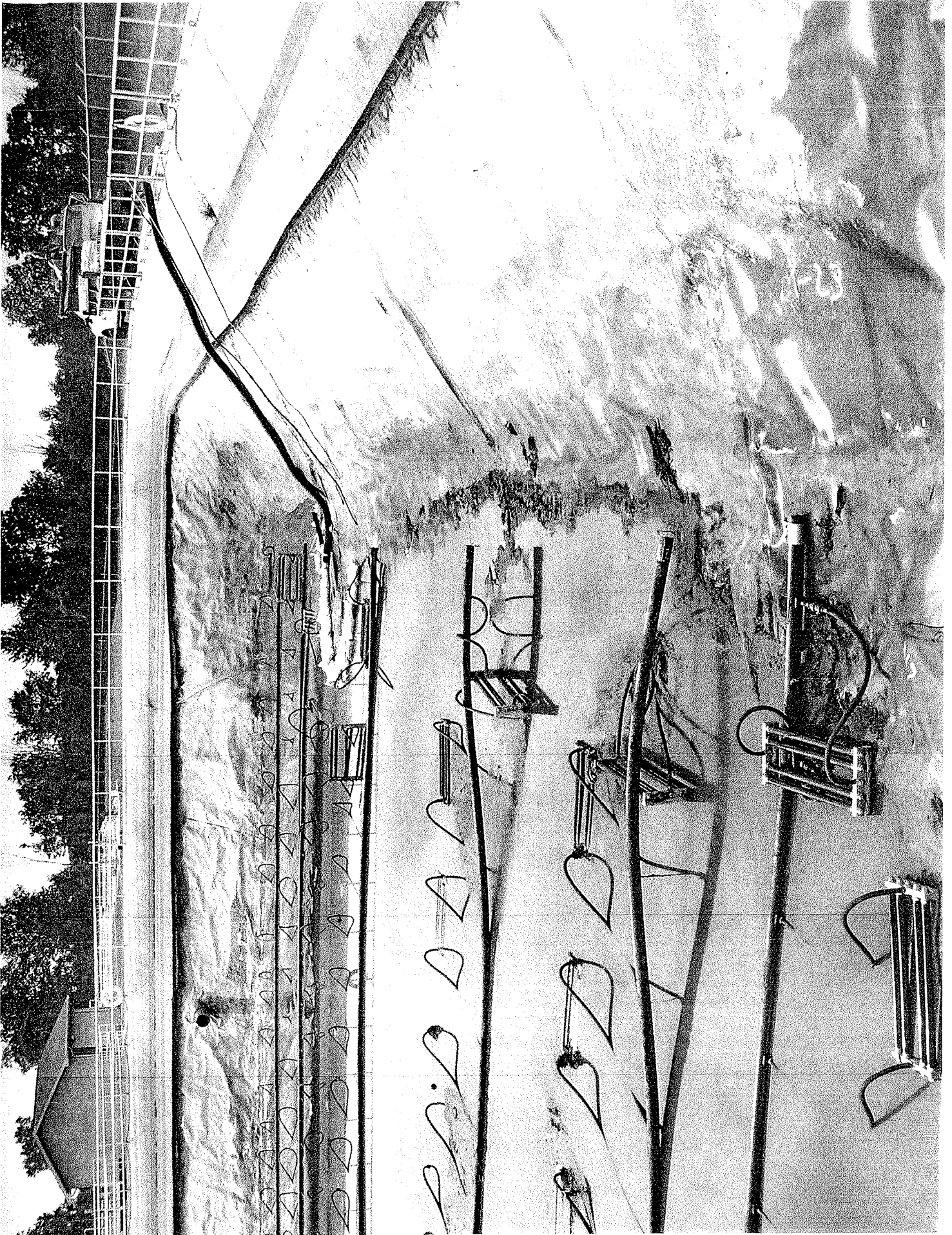
What Happened?

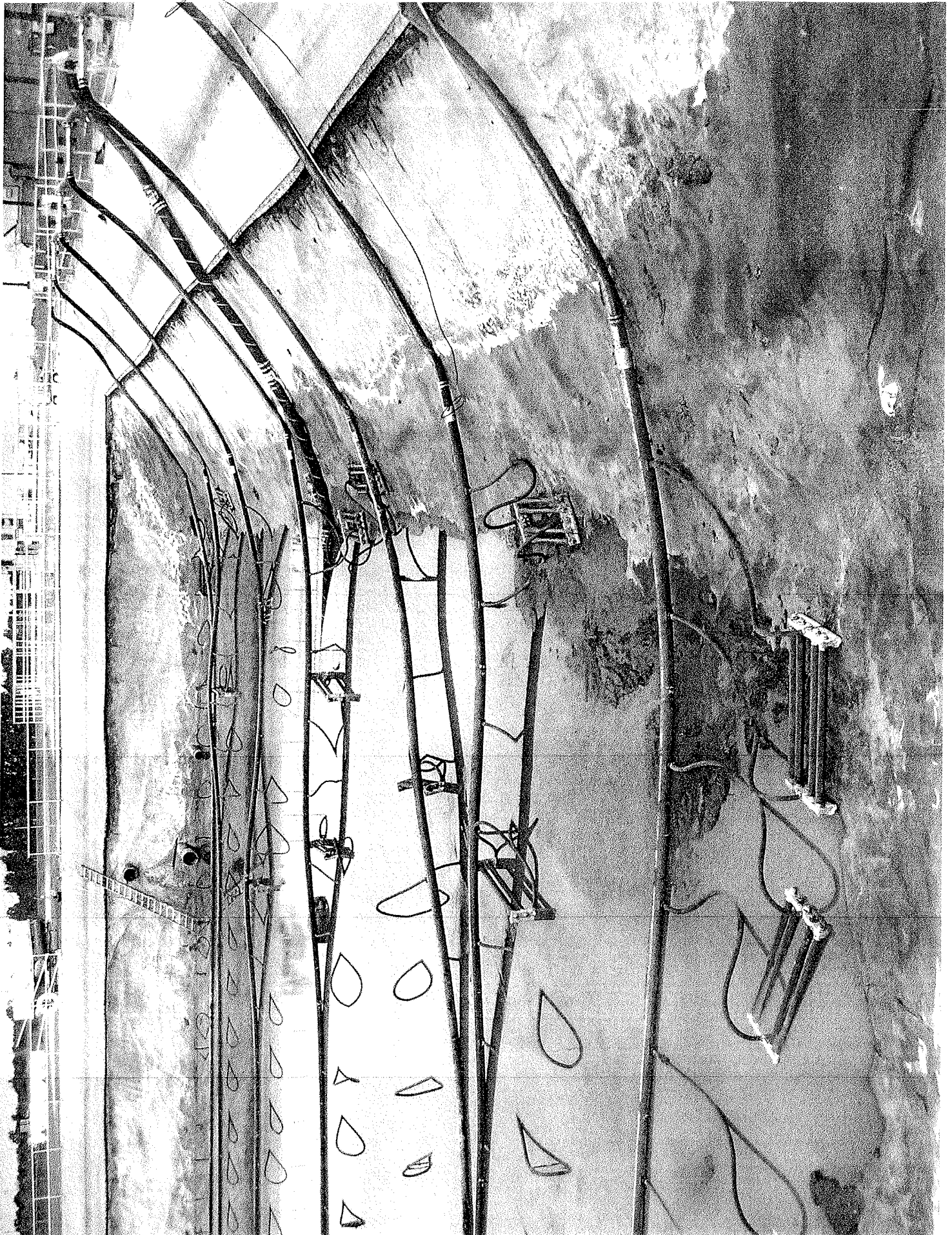
- During routine maintenance on July 13, 2005, found that the aeration chains near the western edge of basin were worn severely

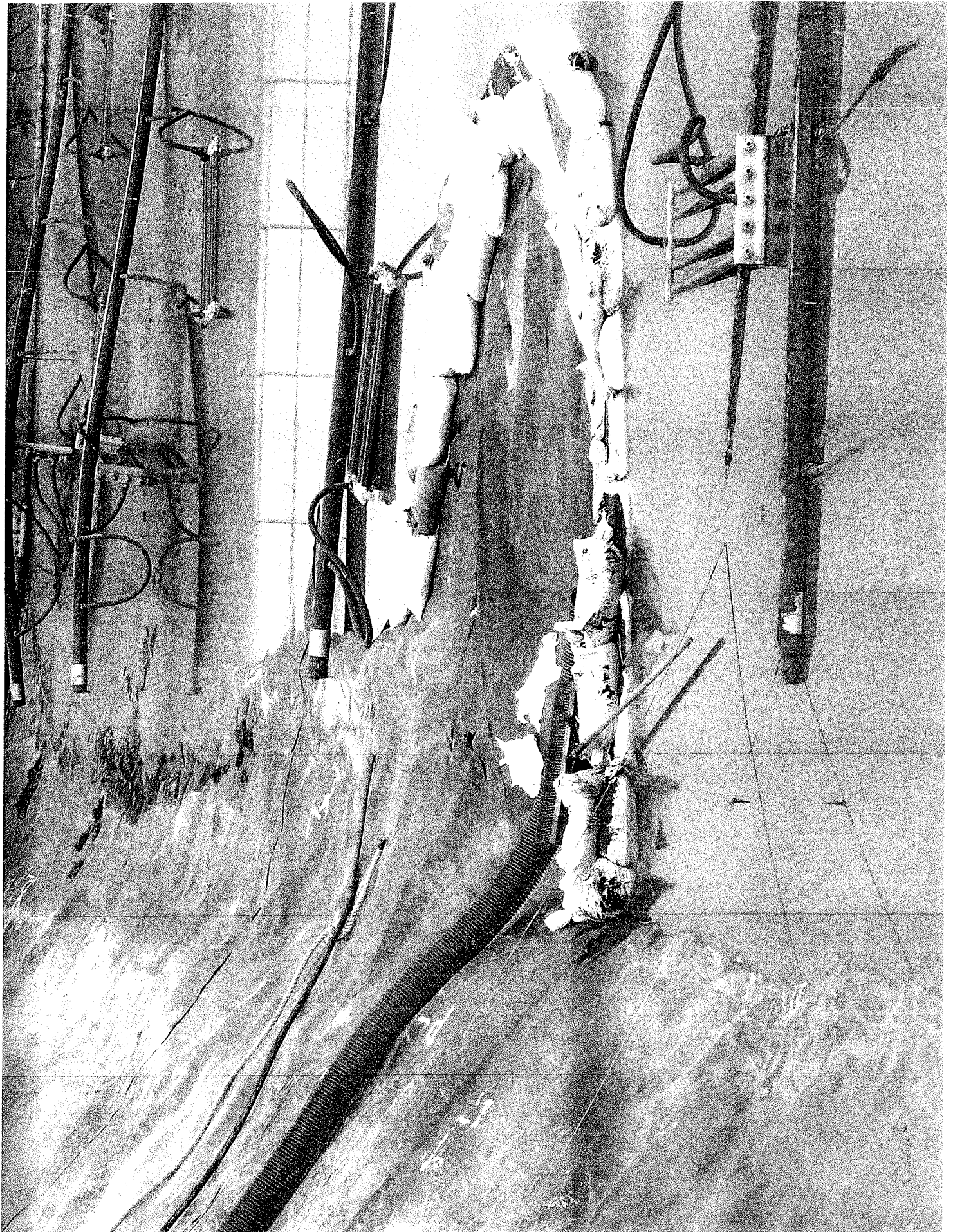


The Repair

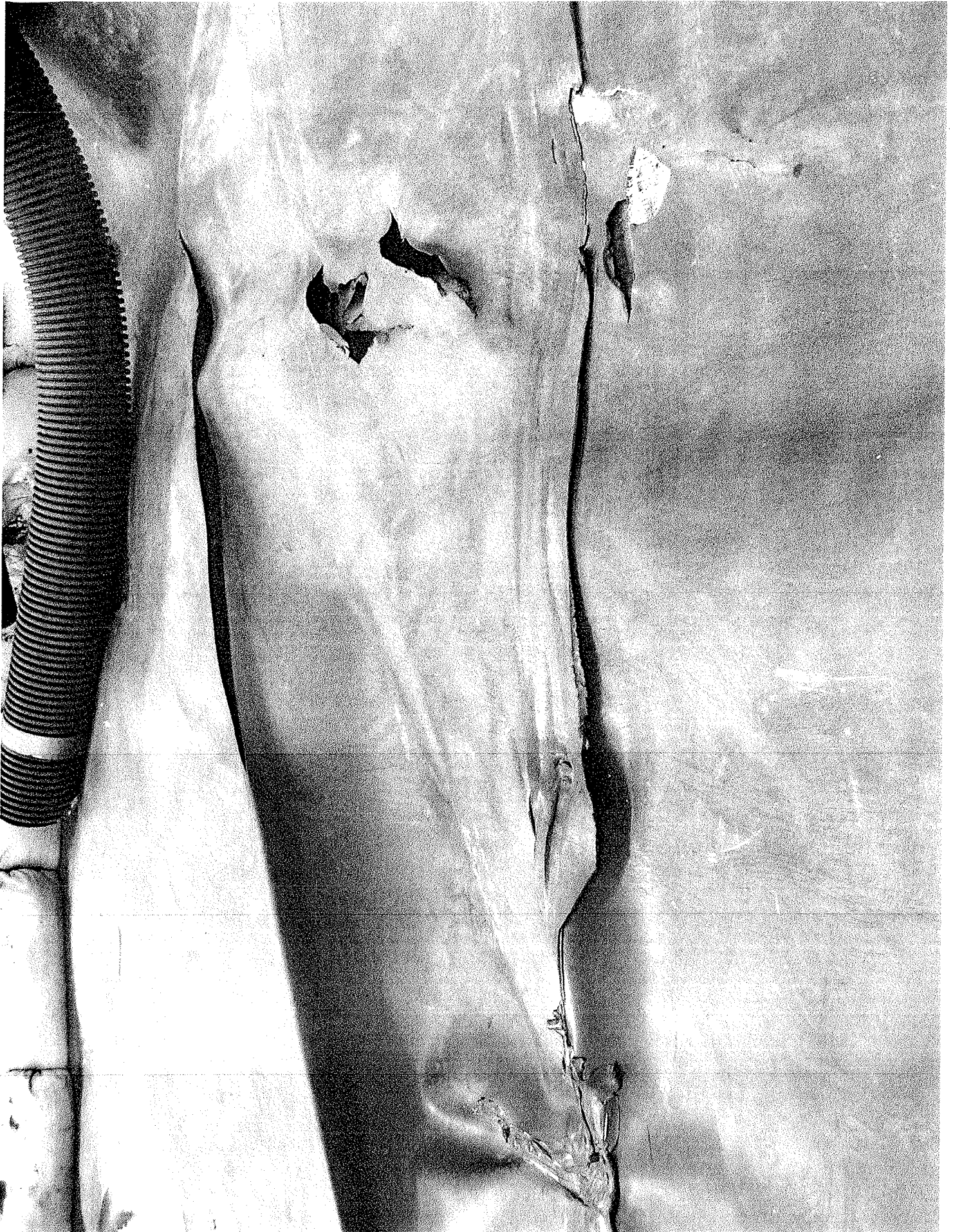






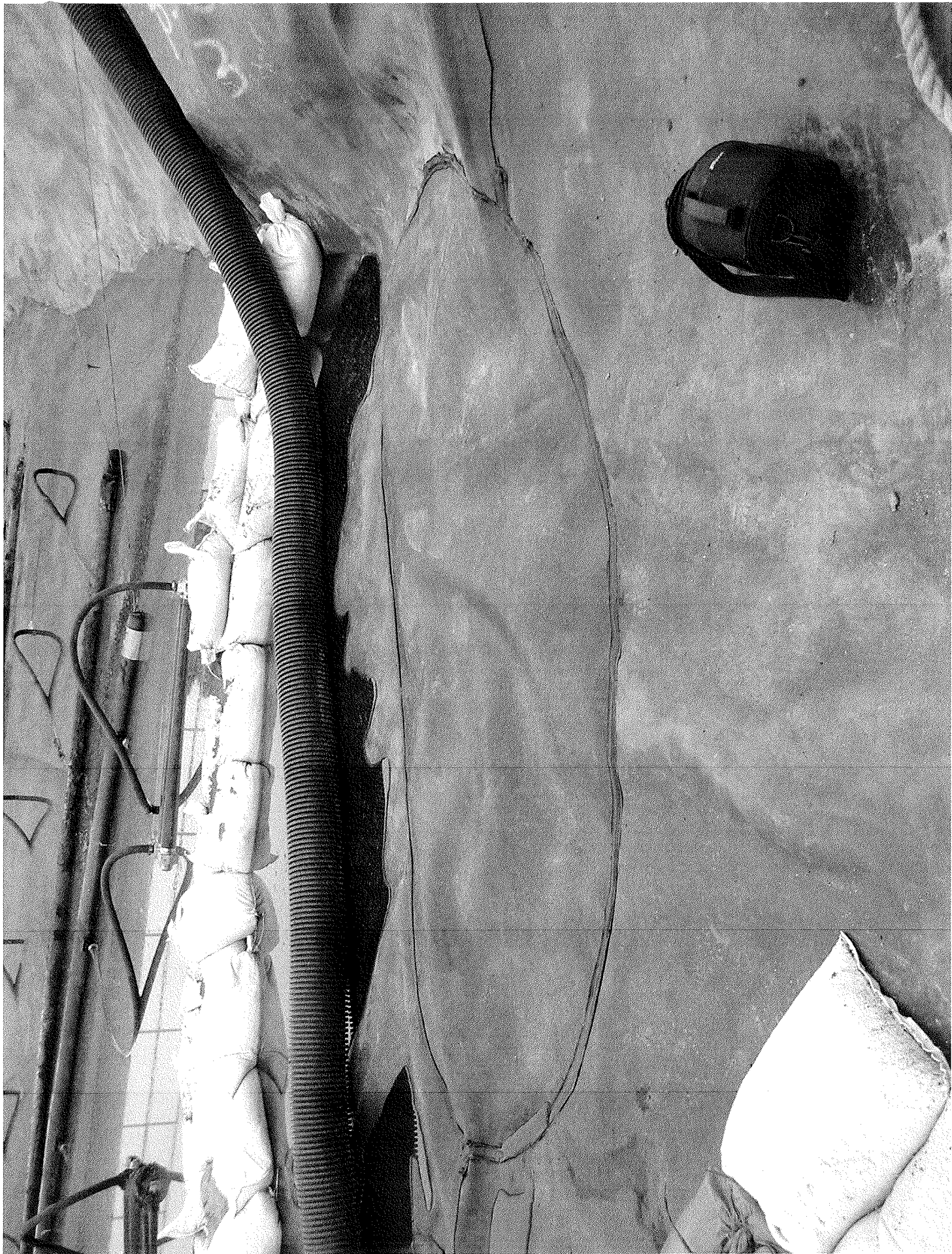












AGENDA ITEM

8L

Howell Township
Property Committee Meeting:
July 9, 2020

Attending: Jean Graham, Mike Coddington, Jonathan Hohenstein,

Annex Group Contract Amendment: Purchaser has requested a 60 day extension on the additional earnest money deposit. Purchaser has also offered to make the initial earnest money deposit non-refundable and reduce the closing date by 60 days. **Property committee recommends approval of the amendment as presented.**

Respectfully submitted,

Jonathan Hohenstein

FIRST AMENDMENT TO LAND
PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO LAND PURCHASE AGREEMENT (the "**Amendment**") is made and entered into as of July _____, 2020, by and between Union Development Holdings, LLC, an Indiana limited liability company, its successors and/or assigns, of 409 Massachusetts Ave., Suite 300, Indianapolis, IN 46204 ("**Purchaser**") and Howell Township, of 3525 Byron Rd, Howell, MI 48855 ("**Seller**").

RECITALS

A. Seller and Buyer are parties to that certain Land Purchase Agreement dated to be effective as of October, 2019 (the "**Agreement**").

B. Seller and Buyer have agreed to amend and modify the Agreement, subject to the terms and conditions hereof.

AGREEMENT:

That in consideration of the promises and covenants hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, mutually agree that the Agreement shall be amended as follows:

1. Seller and Buyer hereby agree that the above and foregoing Recitals are true, correct and complete and are hereby incorporated and made a part of this Amendment as if completely and fully set forth herein. Wherever the term "Agreement" is used in the Agreement, such term shall mean the "Agreement, as amended by this Amendment."

2. The parties hereby agree that Section 3 of the Agreement shall be amended such that upon execution of this Amendment, the **Initial Earnest Money Deposit** shall be non-refundable, except in the event of a Seller default, but applicable to the Purchase Price at Closing.

3. The parties hereby further agree that Section 3 shall be amended such that the **Additional Earnest Money Deposit** shall be made upon the earlier of: (i) Purchaser's award and receipt of a tax credit reservation from the Michigan State Housing Development Authority ("**MSHDA**"); and (ii) three hundred thirty (330) days from the Effective Date of this Agreement.

4. The parties hereby further agree that Section 7 shall be deleted and restated as follows:

“7. **Closing**. Subject to the provisions of this Agreement, the closing of the sale of the Land (the "**Closing**") shall take place via escrow with the Escrow Agent upon the earlier of: (i) two hundred forty (240) days from Purchaser's award and receipt of a tax credit reservation from MSHDA; or (ii) five hundred forty (540) days from the Effective Date of this Agreement, which day shall be the "**Closing Date**.””

5. The parties hereby ratify and confirm the Agreement, as modified by this Amendment. If there is a conflict between the terms of this Amendment and the terms of the

Agreement, the terms of this Amendment shall govern. Capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

6. This Amendment may be executed in counterparts or by use of counterpart signature pages, each of which may be delivered by electronic means, including without limitation by facsimile or by PDF file sent by electronic mail, with the same force and effect as an original.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date set forth above.

SELLER:

HOWELL TOWNSHIP,
a General Law Township of Michigan

By: _____

Its: _____

PURCHASER:

Union Development Holdings, LLC,
an Indiana limited liability company

By: _____

Printed: _____

Title: _____

AGENDA ITEM

10

Howell Township
Invoice and Check Registers
As of 7/7/2020

User: BRENT KILPELA
 DB: Howell Twp

Vendor: Invt Num: Invt Ref#
 Description: Invt Ref#
 GI Distribution: Entered By

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
35225	NORTHWEST PIPE AND SUPPLY, INC	05/14/2020	06/30/2020	49.86	0.00	Paid	Y
18870	PVC PIPE & GLUE 592-442-956.00	BRENT KILPELA WWTW MISCELLANEOUS EXPENSE		49.86			06/02/2020
847	TRUE VALUE HARDWARE	05/29/2020	06/15/2020	59.99	0.00	Paid	Y
18871	ROTARY HAND PUMP 592-442-956.00	BRENT KILPELA WWTW MISCELLANEOUS EXPENSE		59.99			06/02/2020
821	TRUE VALUE HARDWARE	05/28/2020	06/15/2020	124.78	0.00	Paid	Y
18872	BATTERY CHARGER, CLAMPS, CABLE TIE 592-442-956.00	BRENT KILPELA WWTW MISCELLANEOUS EXPENSE		124.78			06/02/2020
0062562	CREATURE CONTROL REMOVED TRAPS 592-442-801.00	05/28/2020 BRENT KILPELA WWTW CONTRACTED SERVICES EXPENSE	06/28/2020	85.00	0.00	Paid	Y
18873							
517540124105		05/22/2020	06/13/2020	102.00	0.00	Paid	Y
18874	517 540-1241 FOR JUNE 2020 592-442-850.00	BRENT KILPELA WWTW TELEPHONE EXPENSE		102.00			06/02/2020
517540694705		05/22/2020	06/13/2020	78.65	0.00	Paid	Y
18875	517 540-6947 FOR JUNE 2020 592-442-850.00	BRENT KILPELA WWTW TELEPHONE EXPENSE		78.65			06/02/2020
517540695205		05/22/2020	06/13/2020	82.15	0.00	Paid	Y
18876	517 540-6952 FOR JUNE 2020 592-442-850.00	BRENT KILPELA WWTW TELEPHONE EXPENSE		82.15			06/02/2020
517540696305		05/22/2020	06/13/2020	101.54	0.00	Paid	Y
18877	517 540-6963 FOR JUNE 2020 592-442-850.00	BRENT KILPELA WWTW TELEPHONE EXPENSE		101.54			06/02/2020
517546516005		05/22/2020	06/13/2020	82.07	0.00	Paid	Y
18878	517 546-5160 FOR JUNE 2020 592-442-850.00	BRENT KILPELA WWTW TELEPHONE EXPENSE		82.07			06/02/2020
150560912		05/19/2020	06/09/2020	216.07	0.00	Paid	Y
18879	AT&T WWTW PHONE & INTERNET 592-442-850.00	BRENT KILPELA WWTW TELEPHONE EXPENSE		216.07			06/02/2020
287282886379		05/17/2020	06/12/2020	23.50	0.00	Paid	Y
18880	AT&T ASSESSING TABLET 101-209-957.00	BRENT KILPELA ASSESSING DUES & SUBSCRIPTION EXPENSE		23.50			06/02/2020

User: BRENT KILPELA
DB: Howell Twp

Inv Num
Inv Ref#

Vendor
Description
GL Distribution

Inv Date
Entered By

Due Date

Inv Amt

Amt Due

Status

Unlized
Post Date

Inv Num	Vendor	Description	GL Distribution	Inv Date	Entered By	Due Date	Inv Amt	Amt Due	Status	Unlized Post Date
5/22/2020	COMCAST	JUNE 2020		05/22/2020	BRENT KILPELA	06/12/2020	283.97	0.00	Paid	Y 06/02/2020
18881		101-265-850.00	TWP HALL TELEPHONE EXPENSE				283.97			
82218	MASTER MEDIA	OFFICE SUPPLIES		05/20/2020	BRENT KILPELA	06/19/2020	177.08	0.00	Paid	Y 06/02/2020
18882		101-265-727.01	TWP HALL OFFICE SUPPLIES EXPENSE				177.08			
213787	PRINTING SYSTEMS	ELECTION FORMS & SUPPLIES		05/15/2020	BRENT KILPELA	06/15/2020	702.70	0.00	Paid	Y 06/02/2020
18883		101-191-727.00	ELECTION SUPPLIES EXPENSE				702.70			
06021	FIRE PROTECTION PLUS, INC	FIRE EXTINGUISHER INSPECTION		06/02/2020	BRENT KILPELA	07/02/2020	60.00	0.00	Paid	Y 06/02/2020
18884		101-265-930.00	TWP HALL GROUNDS EQUIP REPAIR EXPENSE				60.00			
3913B	SHARPE'S OUTDOOR SERVICES	MAY MOWING (3 TIMES)		06/01/2020	BRENT KILPELA	06/11/2020	140.40	0.00	Paid	Y 06/02/2020
18885		101-265-931.00	GROUNDS CARE & MAINT.				140.40			
2243	ULTRA TECH SYSTEMS, INC	REBUILD UV MODULE		06/01/2020	BRENT KILPELA	06/20/2020	29,366.26	0.00	Paid	Y 06/02/2020
18886		592-000-972.00	SEWER/WATER CAPITAL OUTLAY EXPENSE				29,366.26			
121318	GIFFELS WEBSTER	GRAND RIVER PUMP STATION		05/28/2020	BRENT KILPELA	06/27/2020	3,545.00	0.00	Paid	Y 06/03/2020
18887		592-000-150.00	CONSTRUCTION IN PROGRESS				3,545.00			
121320	GIFFELS WEBSTER	GRAND RIVER PUMP STATION		05/28/2020	BRENT KILPELA	06/27/2020	1,543.90	0.00	Paid	Y 06/03/2020
18888		592-000-150.00	CONSTRUCTION IN PROGRESS				1,543.90			
551	TEFFT WELDING AND FABRICATING	CUSTOM LIFTING HOOK & GAFF		06/03/2020	BRENT KILPELA	07/02/2020	550.00	0.00	Paid	Y 06/03/2020
18889		592-442-930.00	WTP EQUIPMENT REPAIR EXPENSE				550.00			
53005	FAHEY SCHULTZ BURZYCH RHODES PLC	OAKLAND TACTICAL		06/01/2020	BRENT KILPELA	07/01/2020	5,512.50	0.00	Paid	Y 06/03/2020
18890		101-268-801.01	TWP AT LARGE LEGAL EXPENSE				5,512.50			
53006	FAHEY SCHULTZ BURZYCH RHODES PLC	RAINBOW LAWSUIT		06/01/2020	BRENT KILPELA	07/01/2020	405.00	0.00	Paid	Y 06/03/2020
18891		101-268-801.01	TWP AT LARGE LEGAL EXPENSE				405.00			

User: BRENT KILPELA
 DB: Howell Twp

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

3311306621	PITNEY BOWES GLOBAL FINANCIAL SERV.	05/30/2020	06/29/2020	384.57	0.00	Paid	Y
18892	QTR RENTAL 3/30/2020 - 6/29/2020	BRENT KILPELA					06/09/2020
	101-265-930.01		TWP HALL OFFICE EQUIPMENT & REPAIR	384.57			

6/2/2020	JONATHAN HOHENSTEIN	06/02/2020	06/10/2020	125.87	0.00	Paid	Y
18893	TREASURER EXPENSES	BRENT KILPELA					06/09/2020
	101-253-860.00		TREASURER MILEAGE & EXPENSES	78.20			
	101-265-727.01		COVID EXPENSES-ZOOM MEETINGS	47.67			

23373	NETWORK SERVICES GROUP, LLC	06/01/2020	06/10/2020	400.00	0.00	Paid	Y
18894	WEB HOSTING 7/1/2020 - 7/1/2021	BRENT KILPELA					06/09/2020
	101-000-123.00		GEN FUND PREPAID EXPENSES	400.00			

82222	MASTER MEDIA	05/21/2020	06/21/2020	263.65	0.00	Paid	Y
18895	COVID/OFFICE SUPPLIES	BRENT KILPELA					06/09/2020
	101-265-727.01		COVID SUPPLIES - MASKS & SANITIZER	231.00			
	101-265-727.01		TWP HALL OFFICE SUPPLIES EXPENSE	32.65			

200442101191	DTE ENERGY	06/01/2020	07/10/2020	442.36	0.00	Paid	Y
18896	STREETLIGHTS	BRENT KILPELA					06/09/2020
	101-268-920.00		TWP AT LARGE STREETLIGHT EXPENSE	442.36			

6/4/2020	DTE ENERGY	06/04/2020	06/26/2020	134.39	0.00	Paid	Y
18897	391 N BURKHART JUNE 2020	BRENT KILPELA					06/09/2020
	592-442-920.00		WWTP ELECTRICITY EXPENSE	134.39			

6/4/2020	DTE ENERGY	06/04/2020	06/26/2020	114.17	0.00	Paid	Y
18898	1009 N BURKHART JUNE 2020	BRENT KILPELA					06/09/2020
	592-442-920.00		WWTP ELECTRICITY EXPENSE	114.17			

6/4/2020	DTE ENERGY	06/04/2020	06/25/2020	349.56	0.00	Paid	Y
18899	2571 OAKGROVE JUNE 2020	BRENT KILPELA					06/09/2020
	592-442-920.00		WWTP ELECTRICITY EXPENSE	349.56			

517548388805	AT&T	05/28/2020	06/19/2020	105.01	0.00	Paid	Y
18900	517 548-3888 FOR JUNE 2020	BRENT KILPELA					06/09/2020
	592-442-850.00		WWTP TELEPHONE EXPENSE	105.01			

5747347	U. S. BANK	05/22/2020	06/09/2020	300.00	0.00	Paid	Y
18901	AGENT FEE	BRENT KILPELA					06/09/2020
	592-852-992.03		SWR/WTR 8 BOND AGENT FEE EXP	300.00			

User: BRENT KILPELA
 DB: Howell Twp
 Inv Num
 Inv Ref#

Vendor
 Description
 GL Distribution

Inv Date
 Entered By
 Due Date
 Inv Amt
 Amt Due
 Status
 Jnlized
 Post Date

6/10/2020
 18902
 ECONO PRINT
 SUMMER 2020 TAX BILL POSTAGE
 101-000-123.00
 GEN FUND PREPAID EXPENSES
 06/10/2020
 BRENT KILPELA
 06/22/2020
 1,574.25
 0.00
 Paid
 Y
 06/10/2020

6531
 18903
 THE DIRT HUNTER L.L.C.
 SPRING WINDOW CLEANING
 101-265-775.00
 TWP HALL OFFICE CLEANING & MAINT EXPENS
 06/09/2020
 BRENT KILPELA
 06/22/2020
 159.00
 0.00
 Paid
 Y
 06/10/2020

3128
 18904
 COMPLETE OUTDOOR SERVICES, INC.
 CEMETERY MAINT (1 OF 8)
 101-276-931.00
 GROUNDS CARE & MAINT.
 06/04/2020
 BRENT KILPELA
 06/19/2020
 546.75
 0.00
 Paid
 Y
 06/10/2020

6/30/2020
 18905
 HOWELL TOWNSHIP PETTY CASH
 REPLENISH PETTY CASH
 101-265-727.01
 TWP HALL OFFICE SUPPLIES EXPENSE
 06/10/2020
 BRENT KILPELA
 06/30/2020
 153.38
 0.00
 Paid
 Y
 06/10/2020

2157210
 18906
 CARLISLE WORTMAN ASSOC, INC.
 BD Bond Refund
 101-000-203.00
 BSP20-0004
 06/10/2020
 BRENT KILPELA
 06/30/2020
 633.00
 0.00
 Paid
 Y
 06/10/2020

2157213
 18907
 CARLISLE WORTMAN ASSOC, INC.
 BD Bond Refund
 101-000-203.00
 BSP20-0003
 06/10/2020
 BRENT KILPELA
 06/30/2020
 833.00
 0.00
 Paid
 Y
 06/10/2020

2157212
 18908
 CARLISLE WORTMAN ASSOC, INC.
 BD Bond Refund
 101-000-203.00
 BSP20-0005
 06/10/2020
 BRENT KILPELA
 06/30/2020
 240.00
 0.00
 Paid
 Y
 06/10/2020

2157211
 18909
 CARLISLE WORTMAN ASSOC, INC.
 GENERAL CONSULTATION
 101-400-801.00
 PLANNING-CONTRACTED PLANNER EXPENSE
 06/03/2020
 BRENT KILPELA
 07/03/2020
 280.00
 0.00
 Paid
 Y
 06/10/2020

2157214
 18910
 CARLISLE WORTMAN ASSOC, INC.
 WESTVIEW CAPITAL REZONING
 101-400-801.00
 PLANNING-CONTRACTED PLANNER EXPENSE
 06/03/2020
 BRENT KILPELA
 07/03/2020
 40.00
 0.00
 Paid
 Y
 06/10/2020

6/11/2020
 18911
 DTE ENERGY
 JUNE 2020
 101-265-920.00
 TWP HALL ELECTRICITY EXPENSE
 06/11/2020
 BRENT KILPELA
 07/06/2020
 332.30
 0.00
 Paid
 Y
 06/15/2020

0003376219
 18912
 LIVINGSTON DAILY PRESS & ARGUS
 MAY PUBLICATIONS
 101-400-900.00
 PLANNING PRINTING & PUBLICATION EXPENSE
 06/01/2020
 BRENT KILPELA
 06/22/2020
 205.00
 0.00
 Paid
 Y
 06/15/2020

User: BRENT KILPELA
 DB: Howell Twp

Inv Num Vendor Description
 Inv Ref# GL Distribution

213952 18913 PRINTING SYSTEMS
 AV BALLOTS
 101-191-727.00
 ELECTION SUPPLIES EXPENSE
 135.00
 TWP BOARD PRINTING & PUBLICATION EXPENS

213953 18914 PRINTING SYSTEMS
 AV BALLOT RETURN ENVELOPES
 101-191-726.00
 ELECTION POSTAGE EXPENSE
 778.14
 BRENT KILPELA
 06/10/2020
 07/10/2020
 0.00
 Paid
 Y
 06/15/2020

53838 18915 KOSIN'S GLASS
 SAFETY GLASS FOR FRONT COUNTER
 101-265-930.00
 TWP HALL GROUNDS EQUIP REPAIR EXPENSE
 1,253.00
 BRENT KILPELA
 06/11/2020
 06/22/2020
 0.00
 Paid
 Y
 06/15/2020

52208 18916 INFERAMARK, LLC
 JUNE 2020
 592-442-801.00
 WWTB CONTRACTED SERVICES EXPENSE
 25,254.88
 BRENT KILPELA
 06/11/2020
 07/11/2020
 0.00
 Paid
 Y
 06/15/2020

999 18917 TRUE VALUE HARDWARE
 CONCRETE ANCHORS
 592-442-956.00
 WWTB MISCELLANEOUS EXPENSE
 19.99
 BRENT KILPELA
 06/11/2020
 07/15/2020
 0.00
 Paid
 Y
 06/15/2020

1019 18918 TRUE VALUE HARDWARE
 FASTENERS
 592-442-956.00
 WWTB MISCELLANEOUS EXPENSE
 22.26
 BRENT KILPELA
 06/11/2020
 07/15/2020
 0.00
 Paid
 Y
 06/15/2020

6/11/2020 18919 DTE ENERGY
 2559 W GRAND RIVER
 592-442-920.00
 WWTB ELECTRICITY EXPENSE
 259.90
 BRENT KILPELA
 06/11/2020
 07/06/2020
 0.00
 Paid
 Y
 06/15/2020

6/11/2020 18920 DTE ENERGY
 1222 PACKARD DR JUNE 2020
 592-442-920.00
 WWTB ELECTRICITY EXPENSE
 7,363.15
 BRENT KILPELA
 06/11/2020
 07/06/2020
 0.00
 Paid
 Y
 06/15/2020

6/11/2020 18921 DTE ENERGY
 1575 N BURKHART JUNE 2020
 592-442-920.00
 WWTB ELECTRICITY EXPENSE
 474.19
 BRENT KILPELA
 06/11/2020
 07/06/2020
 0.00
 Paid
 Y
 06/15/2020

6/11/2020 18922 DTE ENERGY
 2700 TOOLEY JUNE 2020
 592-442-920.00
 WWTB ELECTRICITY EXPENSE
 184.04
 BRENT KILPELA
 06/11/2020
 07/06/2020
 0.00
 Paid
 Y
 06/15/2020

06/11/2020 18923 DTE ENERGY
 1034 AUSTIN CT JUNE 2020
 WWTB ELECTRICITY EXPENSE
 273.13
 BRENT KILPELA
 06/11/2020
 07/06/2020
 0.00
 Paid
 Y
 06/15/2020

Inv Num	Vendor Description	GL Distribution	Inv Date	Entered By	Due Date	Inv Amt	Amt Due	Status	Unlized Post Date
213952	18913	PRINTING SYSTEMS AV BALLOTS 101-191-727.00 ELECTION SUPPLIES EXPENSE	06/10/2020 BRENT KILPELA		07/10/2020	820.73	0.00	Paid	Y 06/15/2020
213953	18914	PRINTING SYSTEMS AV BALLOT RETURN ENVELOPES 101-191-726.00 ELECTION POSTAGE EXPENSE	06/10/2020 BRENT KILPELA		07/10/2020	778.14	0.00	Paid	Y 06/15/2020
53838	18915	KOSIN'S GLASS SAFETY GLASS FOR FRONT COUNTER 101-265-930.00 TWP HALL GROUNDS EQUIP REPAIR EXPENSE	06/11/2020 BRENT KILPELA		06/22/2020	1,253.00	0.00	Paid	Y 06/15/2020
52208	18916	INFERAMARK, LLC JUNE 2020 592-442-801.00 WWTB CONTRACTED SERVICES EXPENSE	06/11/2020 BRENT KILPELA		07/11/2020	25,254.88	0.00	Paid	Y 06/15/2020
999	18917	TRUE VALUE HARDWARE CONCRETE ANCHORS 592-442-956.00 WWTB MISCELLANEOUS EXPENSE	06/11/2020 BRENT KILPELA		07/15/2020	19.99	0.00	Paid	Y 06/15/2020
1019	18918	TRUE VALUE HARDWARE FASTENERS 592-442-956.00 WWTB MISCELLANEOUS EXPENSE	06/11/2020 BRENT KILPELA		07/15/2020	22.26	0.00	Paid	Y 06/15/2020
6/11/2020	18919	DTE ENERGY 2559 W GRAND RIVER 592-442-920.00 WWTB ELECTRICITY EXPENSE	06/11/2020 BRENT KILPELA		07/06/2020	259.90	0.00	Paid	Y 06/15/2020
6/11/2020	18920	DTE ENERGY 1222 PACKARD DR JUNE 2020 592-442-920.00 WWTB ELECTRICITY EXPENSE	06/11/2020 BRENT KILPELA		07/06/2020	7,363.15	0.00	Paid	Y 06/15/2020
6/11/2020	18921	DTE ENERGY 1575 N BURKHART JUNE 2020 592-442-920.00 WWTB ELECTRICITY EXPENSE	06/11/2020 BRENT KILPELA		07/06/2020	474.19	0.00	Paid	Y 06/15/2020
6/11/2020	18922	DTE ENERGY 2700 TOOLEY JUNE 2020 592-442-920.00 WWTB ELECTRICITY EXPENSE	06/11/2020 BRENT KILPELA		07/06/2020	184.04	0.00	Paid	Y 06/15/2020
06/11/2020	18923	DTE ENERGY 1034 AUSTIN CT JUNE 2020 WWTB ELECTRICITY EXPENSE	06/11/2020 BRENT KILPELA		07/06/2020	273.13	0.00	Paid	Y 06/15/2020

User: BRENT KILPELA
 DB: Howell Twp
 Inv Num
 Inv Ref#

Vendor
 Description
 GL Distribution
 592-442-920.00
 WWTB ELECTRICITY EXPENSE

6/11/2020
 18924
 DTE ENERGY
 3888 OAKGROVE JUNE 2020
 592-442-920.00
 WWTB ELECTRICITY EXPENSE

0054649-IN
 18925
 CRB CRANE AND SERVICE CO INC.
 CRANE INSPECTION
 592-442-801.00
 WWTB CONTRACTED SERVICES EXPENSE

21346
 18926
 R&A TOOL REPAIR
 TRASH PUMP REPAIR
 592-442-930.00
 WWTB EQUIPMENT REPAIR EXPENSE

530360541
 18927
 UIS SCADA
 REPLACE VFD QUOTE #191903R
 592-442-801.00
 WWTB CONTRACTED SERVICES EXPENSE

5189
 18928
 PERFECT MAINTENANCE
 JUNE CLEANING
 101-265-775.00
 TWP HALL OFFICE CLEANING & MAINT EXPENS

1066
 18929
 TRUE VALUE HARDWARE
 QUICK LINK CHAIN
 592-442-956.00
 WWTB MISCELLANEOUS EXPENSE

BSP20-0001
 18930
 CADD TECH DESIGN INC
 BD BOND/ESCROW REFUND
 101-000-203.00
 BSP20-0001 - P20-006

BSP18-0002
 18931
 BARTON MALOW
 BD BOND/ESCROW REFUND
 101-000-203.00
 BSP18-0002

BSP17-0001
 18932
 CHESTNUT DEVELOPMENT
 BD BOND/ESCROW REFUND
 101-000-203.00
 BSP17-0001

BSP17-0003
 18933
 F S G QUALITY LIVING LLC
 BD BOND/ESCROW REFUND
 101-000-203.00
 BSP17-0003

20581848098
 18934
 CONSUMERS ENERGY
 391 N BURKHART JUNE 2020

Inv Num	Vendor	Description	GL Distribution	Inv Ref#	Inv Date	Entered By	Due Date	Inv Amt	Amt Due	Status	Inlized	Post Date
6/11/2020	DTE ENERGY	3888 OAKGROVE JUNE 2020	592-442-920.00		06/11/2020	BRENT KILPELA	07/06/2020	141.73	0.00	Paid	Y	06/15/2020
0054649-IN	CRB CRANE AND SERVICE CO INC.	CRANE INSPECTION	592-442-801.00		06/08/2020	BRENT KILPELA	07/08/2020	245.00	0.00	Paid	Y	06/15/2020
21346	R&A TOOL REPAIR	TRASH PUMP REPAIR	592-442-930.00		05/27/2020	BRENT KILPELA	06/27/2020	960.83	0.00	Paid	Y	06/15/2020
530360541	UIS SCADA	REPLACE VFD QUOTE #191903R	592-442-801.00		06/12/2020	BRENT KILPELA	07/12/2020	4,050.00	0.00	Paid	Y	06/15/2020
5189	PERFECT MAINTENANCE	JUNE CLEANING	101-265-775.00		06/16/2020	BRENT KILPELA	06/22/2020	312.50	0.00	Paid	Y	06/16/2020
1066	TRUE VALUE HARDWARE	QUICK LINK CHAIN	592-442-956.00		06/16/2020	BRENT KILPELA	07/15/2020	65.34	0.00	Paid	Y	06/16/2020
BSP20-0001	CADD TECH DESIGN INC	BD BOND/ESCROW REFUND	101-000-203.00		06/17/2020	BRENT KILPELA	06/24/2020	200.00	0.00	Paid	Y	06/17/2020
BSP18-0002	BARTON MALOW	BD BOND/ESCROW REFUND	101-000-203.00		06/17/2020	BRENT KILPELA	06/24/2020	1,407.50	0.00	Paid	Y	06/17/2020
BSP17-0001	CHESTNUT DEVELOPMENT	BD BOND/ESCROW REFUND	101-000-203.00		06/17/2020	BRENT KILPELA	06/24/2020	1,626.15	0.00	Paid	Y	06/17/2020
BSP17-0003	F S G QUALITY LIVING LLC	BD BOND/ESCROW REFUND	101-000-203.00		06/17/2020	BRENT KILPELA	06/24/2020	745.50	0.00	Paid	Y	06/17/2020
20581848098	CONSUMERS ENERGY	391 N BURKHART JUNE 2020			06/10/2020	BRENT KILPELA	07/07/2020	18.37	0.00	Paid	Y	06/17/2020

User: BRENT KILPELA DB: Howell Twp

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

206167774491
 18935 CONSUMERS ENERGY 06/10/2020 261.63 0.00 Paid Y
 1222 PACKARD DR JUNE 2020 BRENT KILPELA
 592-442-922.00 WTP NATURAL GAS EXPENSE 261.63
 WTP NATURAL GAS EXPENSE 18.37

60913
 18936 MICRO WORKS COMPUTING, INC 06/11/2020 150.00 0.00 Paid Y
 PREP COMPUTER FOR AUDIT/MBOR BRENT KILPELA
 101-265-728.01 TWP HALL IT SUPPORT EXPENSE 150.00

75658
 18937 FIRST IMPRESSIONS PRINT & MKTG 06/16/2020 351.17 0.00 Paid Y
 WINDOW #10 ENVELOPES BRENT KILPELA
 101-265-727.01 TWP HALL OFFICE SUPPLIES EXPENSE 351.17

75655
 18938 FIRST IMPRESSIONS PRINT & MKTG 06/16/2020 80.90 0.00 Paid Y
 JOSIE MODRACK - BUSINESS CARDS BRENT KILPELA
 101-265-727.01 TWP HALL OFFICE SUPPLIES EXPENSE 80.90

06/17/2020
 18939 WEST, JAMIE JO 06/17/2020 50.10 0.00 Paid Y
 UB refund for account: 0614400030 BRENT KILPELA
 592-000-214.89 SEWER DEBT FEE QTRLY 50.10

201896238168
 18940 CONSUMERS ENERGY 06/11/2020 36.70 0.00 Paid Y
 JUNE 2020 BRENT KILPELA
 101-265-922.00 TWP HALL NATURAL GAS EXPENSE 36.70

20994597
 18941 GUARDIAN ALARM 06/15/2020 756.06 0.00 Paid Y
 ALARM SYSTEM 7/1/2020 - 12/31/2020 BRENT KILPELA
 101-000-123.00 GEN FUND PREPAID EXPENSES 756.06

10401506395
 18942 DELL MARKETING LP 06/20/2020 1,734.02 0.00 Paid Y
 CLERK & TREASURER COMPUTERS BRENT KILPELA
 101-265-728.00 TWP HALL COMPUTER SUPPORT EXPENSE 1,734.02

60940
 18943 MICRO WORKS COMPUTING, INC 06/16/2020 537.00 0.00 Paid Y
 3 MONITORS BRENT KILPELA
 101-265-728.00 TWP HALL COMPUTER SUPPORT EXPENSE 537.00

6/18/2020
 18944 CAROL MAKUSHIK 06/18/2020 39.10 0.00 Paid Y
 DEPUTY TREASURER MILEAGE BRENT KILPELA
 101-253-860.00 TREASURER MILEAGE & EXPENSES 36.80
 101-209-860.00 ASSESSING MILEAGE & EXPENSES 2.30

06/22/2020

User: BRENT KILPELA
 DB: Howell Twp

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

6/15/2020	DTE ENERGY						
18945	271 E HIGHLAND RD JUNE 2020	06/15/2020	07/08/2020	30.64	0.00	Paid	Y
	592-442-920.00	BRENT KILPELA					06/22/2020
		WWTB ELECTRICITY EXPENSE		30.64			

203854072475	CONSUMERS ENERGY	06/11/2020	07/08/2020	222.38	0.00	Paid	Y
18946	2571 OAKGROVE RD JUNE 2020	BRENT KILPELA					06/22/2020
	592-442-922.00	WWTB NATURAL GAS EXPENSE		222.38			

374571BRI	COMPLETE BATTERY SOURCE	06/19/2020	07/01/2020	92.41	0.00	Paid	Y
18947	BATTERY	BRENT KILPELA					06/22/2020
	592-442-956.00	WWTB MISCELLANEOUS EXPENSE		92.41			

82088	MASTER MEDIA	04/13/2020	06/22/2020	86.67	0.00	Paid	Y
18948	HAND SANITIZER, DATE STAMPER	BRENT KILPELA					06/22/2020
	101-191-727.00	ELECTION SUPPLIES EXPENSE		86.67			

82296	MASTER MEDIA	06/11/2020	07/11/2020	533.61	0.00	Paid	Y
18949	OFFICE SUPPLIES	BRENT KILPELA					06/22/2020
	101-265-727.01	TWP HALL OFFICE SUPPLIES EXPENSE		533.61			

82311	MASTER MEDIA	06/15/2020	07/15/2020	46.80	0.00	Paid	Y
18950	ELECTION SUPPLIES	BRENT KILPELA					06/22/2020
	101-191-727.00	ELECTION SUPPLIES EXPENSE		46.80			

202006	SPICER GROUP	06/22/2020	07/17/2020	2,460.50	0.00	Paid	Y
18951	BD Bond Refund	BRENT KILPELA					06/22/2020
	101-000-203.00	BSP20-0003		2,460.50			

202005	SPICER GROUP	06/22/2020	07/17/2020	1,766.50	0.00	Paid	Y
18952	BD Bond Refund	BRENT KILPELA					06/22/2020
	101-000-203.00	BSP20-0004		1,766.50			

201626	SPICER GROUP	06/29/2020	06/26/2020	681.25	0.00	Paid	Y
18953	BD Bond Refund	BRENT KILPELA					05/26/2020
	101-000-203.00	BSP19-0005		681.25			

2156535	CARLISLE WORTMAN ASSOC, INC.	06/29/2020	05/02/2020	200.00	0.00	Paid	Y
18954	BD Bond Refund	BRENT KILPELA					04/02/2020
	101-000-203.00	BSP19-0005		200.00			

6/29/2020	LIVINGSTON COUNTY TREASURER	06/29/2020	07/15/2020	765.00	0.00	Paid	Y
18955	MOBILE HOME FEES	BRENT KILPELA					06/29/2020
	701-000-239.00	TRUST MOBILE HOME TAX PAYABLE		765.00			

User: BRENT KILPELA
 DB: Howell Twp

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

75715							
18956	FIRST IMPRESSIONS PRINT & MKTG	06/25/2020	07/25/2020	335.37	0.00	Paid	06/29/2020
	#10 ENVELOPES	BRENT KILPELA					
	101-265-727.01	TWP HALL OFFICE SUPPLIES EXPENSE		335.37			

208.0625003	HOWELL PARKS AND RECREATION	06/25/2020	07/25/2020	26,250.00	0.00	Paid	06/29/2020
18957	HADRA 3RD QTR PART FEE	BRENT KILPELA					
	220-000-801.00	REC FUND CONTRACTED SVCS EXPENSE		26,250.00			

6/18/2020	MUTUAL OF OMAHA INSURANCE COMPANY	06/18/2020	07/01/2020	204.13	0.00	Paid	07/01/2020
18958	JULY 2020	BRENT KILPELA					
	101-265-721.00	TWP HALL LIFE INSURANCE EXPENSE		204.13			

6/22/2020	COMCAST	06/22/2020	07/13/2020	283.97	0.00	Paid	07/01/2020
18959	JULY 2020	BRENT KILPELA					
	101-265-850.00	TWP HALL TELEPHONE EXPENSE		283.97			

06003834	ALCHIN DISPOSAL SERVICE	06/24/2020	07/24/2020	307.25	0.00	Paid	06/30/2020
18960	ANNUAL SERVICE/ROADSIDE PICKUP	BRENT KILPELA					
	101-268-883.00	TWP AT LARGE ROAD SIDE PICKUP EXPENSE		90.00			
	101-000-123.00	GEN FUND PREPAID EXPENSES		217.25			

6/30/2020	BRENT KILPELA	06/30/2020	07/10/2020	28.75	0.00	Paid	06/30/2020
18970	ASSESSOR MILEAGE	BRENT KILPELA					
	101-209-860.00	ASSESSING MILEAGE & EXPENSES		28.75			

6/30/2020	JONATHAN HOHENSTEIN	06/30/2020	07/10/2020	27.60	0.00	Paid	06/30/2020
18971	TREASURER MILEAGE	BRENT KILPELA					
	101-253-860.00	TREASURER MILEAGE & EXPENSES		27.60			

6/30/2020	JEAN GRAHAM	06/30/2020	07/10/2020	125.34	0.00	Paid	06/30/2020
18972	CLERK EXPENSES	BRENT KILPELA					
	101-265-727.00	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE		82.95			
	101-265-775.00	TWP HALL OFFICE CLEANING & MAINT EXPENS		42.39			

6/30/2020	LIVINGSTON COUNTY TREASURER	06/30/2020	06/30/2020	151.50	0.00	Paid	06/30/2020
18973	DOG LICENSES - JUNE 2020	BRENT KILPELA					
	701-000-238.00	TRUST DUE TO COUNTY DOG LICENSE		151.50			

6/30/2020	JOSEPHINE MODRACK	06/30/2020	07/10/2020	136.68	0.00	Paid	06/30/2020
18974	MILEAGE & EXPENSES	BRENT KILPELA					
	101-265-860.00	TWP HALL MILEAGE & EXPENSES		89.01			
	101-265-728.00	TWP HALL COMPUTER SUPPORT EXPENSE		47.67			

User: BRENT KILPELA
DB: Howell Twp

Inv Num
Inv Ref#

Vendor
Description
GL Distribution

Inv Date
Entered By

Due Date

Inv Amt

Amt Due

Status

Jrnalized
Post Date

6/30/2020	18975	HOWELL CARNEGIE LIBRARY DPPT - JUNE 2020 701-000-223.00	TRUST DUE TO HOWELL LIBRARY	06/30/2020	BRENT KILPELA	06/30/2020	303.01	0.00	Paid	Y	06/30/2020
6/30/2020	18976	LIV EDUC SERVICE AGENCY DPPT JUNE 2020 701-000-227.00	TRUST DUE TO LE SA	06/30/2020	BRENT KILPELA	06/30/2020	794.43	0.00	Paid	Y	06/30/2020
6/30/2020	18977	HOWELL AREA FIRE AUTHORITY DPPT JUNE 2020 701-000-234.00	TRUST DUE TO HOWELL FIRE AUTH	06/30/2020	BRENT KILPELA	06/30/2020	418.09	0.00	Paid	Y	06/30/2020
6/30/2020	18978	HOWELL PUBLIC SCHOOLS DPPT JUNE 2020 701-000-225.01	TRUST DUE TO HOWELL SCHLS DEBT	06/30/2020	BRENT KILPELA	06/30/2020	1,643.61	0.00	Paid	Y	06/30/2020
6/30/2020	18979	HOWELL PUBLIC SCHOOLS DPPT JUNE 2020 701-000-225.00	TRUST DUE TO HOWELL SCHLS OPER	06/30/2020	BRENT KILPELA	06/30/2020	1,842.71	0.00	Paid	Y	06/30/2020
6/30/2020	18980	LIVINGSTON COUNTY TREASURER DPPT JUNE 2020 701-000-228.00	TRUST DUE TO COUNTY	06/30/2020	BRENT KILPELA	06/30/2020	2,412.94	0.00	Paid	Y	06/30/2020
6/30/2020	18981	JULIUS DAUS III ZONING MILEAGE 101-402-860.00	ZONING MILEAGE & EXPENSES	06/30/2020	BRENT KILPELA	07/10/2020	111.55	0.00	Paid	Y	06/30/2020
US424682	18982	PICTOMETRY INTERNATIONAL INC FLIGHT#1 YEAR #1 101-265-728.00	TWP HALL COMPUTER SUPPORT EXPENSE	06/30/2020	BRENT KILPELA	07/30/2020	11,991.29	0.00	Paid	Y	06/30/2020
6/30/2020	18983	DEBRA JOHNSON ELECTION SUPPLIES (COVID) 101-191-727.00	ELECTION SUPPLIES EXPENSE	06/30/2020	BRENT KILPELA	07/10/2020	65.53	0.00	Paid	Y	06/30/2020
6/30/2020	18984	ECONO PRINT 2020 SUMMER TAX BILLES 101-253-726.01	TREASURER POSTAGE	06/30/2020	BRENT KILPELA	07/30/2020	945.52	0.00	Paid	Y	07/01/2020
405669548	18985	CINTAS CORPORATION #725 BLUE MATS 101-265-775.00	TWP HALL OFFICE CLEANING & MAINT EXPENS	07/01/2020	BRENT KILPELA	07/10/2020	71.24	0.00	Paid	Y	07/01/2020

User: BRENT KILPELA
 DB: Howell Twp

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

# of Invoices:	107	# Due:	0	Totals:	
# of Credit Memos:	0	# Due:	0	Totals:	

Net of Invoices and Credit Memos: 156,717.96 0.00

Agrees with Check Register BK

---- TOTALS BY FUND ----

101 - GENERAL FUND	45,156.30	0.00
220 - RECREATION FUND	26,250.00	0.00
592 - SWR/WTR	76,980.37	0.00
701 - TRUST & AGENCY	8,331.29	0.00

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

000 - OTHER	82,827.51	0.00
101 - TOWNSHIP BOARD	135.00	0.00
191 - ELECTIONS	2,500.57	0.00
209 - ASSESSING	54.55	0.00
253 - TREASURER	1,088.12	0.00
265 - TOWNSHIP HALL	20,138.94	0.00
268 - TOWNSHIP AT LARGE	6,449.86	0.00
276 - CEMETERY	546.75	0.00
400 - PLANNING COMMISSION	390.00	0.00
402 - ZONING ADMINISTRATION	111.55	0.00
442 - WWTP	42,175.11	0.00
852 - SEWER/WATER	300.00	0.00

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL FUND CHECKING				
06/09/2020	GEN	101001669(E)	AT&T	23.50
06/09/2020	GEN	101001670(E)	COMCAST	283.97
06/09/2020	GEN	17501	DTE ENERGY	442.36
06/09/2020	GEN	17502	FAHEY SCHULTZ BURZYCH RHODES PLC	5,917.50
06/09/2020	GEN	17503	FIRE PROTECTION PLUS, INC	60.00
06/09/2020	GEN	17504	JONATHAN HOHENSTEIN	125.87
06/09/2020	GEN	17505	MASTER MEDIA	440.73
06/09/2020	GEN	17506	NETWORK SERVICES GROUP, LLC	400.00
06/09/2020	GEN	17507	PITNEY BOWES GLOBAL FINANCIAL SERV.	384.57
06/09/2020	GEN	17508	PRINTING SYSTEMS	702.70
06/09/2020	GEN	17509	SHARPE'S OUTDOOR SERVICES	140.40
06/22/2020	GEN	101001671(E)	CONSUMERS ENERGY	36.70
06/22/2020	GEN	101001672(E)	DTE ENERGY	332.30
06/22/2020	GEN	17510	CARLISLE WORTMAN ASSOC, INC.	2,026.00
06/22/2020	GEN	17511	COMPLETE OUTDOOR SERVICES, INC.	546.75
06/22/2020	GEN	17512	DELL MARKETING LP	1,734.02
06/22/2020	GEN	17513	THE DIRT HUNTER L.L.C.	159.00
06/22/2020	GEN	17514	ECONO PRINT	1,574.25
06/22/2020	GEN	17515	FIRST IMPRESSIONS PRINT & MKTG	432.07
06/22/2020	GEN	17516	GUARDIAN ALARM	756.06
06/22/2020	GEN	17517	KOSIN'S GLASS	1,253.00
06/22/2020	GEN	17518	LIVINGSTON DAILY PRESS & ARGUS	205.00
06/22/2020	GEN	17519	CAROL MAKUSHIK	39.10
06/22/2020	GEN	17520	MASTER MEDIA	667.08
06/22/2020	GEN	17521	MICRO WORKS COMPUTING, INC	687.00
06/22/2020	GEN	17522	CADD TECH DESIGN INC	200.00
06/22/2020	GEN	17523	BARTON MALOW	1,407.50
06/22/2020	GEN	17524	CHESTNUT DEVELOPMENT	1,626.15
06/22/2020	GEN	17525	F S G QUALITY LIVING LLC	745.50
06/22/2020	GEN	17526	PERFECT MAINTENANCE	312.50
06/22/2020	GEN	17527	HOWELL TOWNSHIP PETTY CASH	153.38
06/22/2020	GEN	17528	PRINTING SYSTEMS	1,598.87
07/01/2020	GEN	101001673(E)	COMCAST	283.97
07/01/2020	GEN	17529	ALCHIN DISPOSAL SERVICE	307.25
07/01/2020	GEN	17530	CARLISLE WORTMAN ASSOC, INC.	200.00
07/01/2020	GEN	17531	CINTAS CORPORATION #725	71.24
07/01/2020	GEN	17532	JULIUS DAUS III	111.55
07/01/2020	GEN	17533	DEBRA JOHNSON	65.53
07/01/2020	GEN	17534	ECONO PRINT	945.52
07/01/2020	GEN	17535	FIRST IMPRESSIONS PRINT & MKTG	335.37
07/01/2020	GEN	17536	JEAN GRAHAM	125.34
07/01/2020	GEN	17537	JONATHAN HOHENSTEIN	27.60
07/01/2020	GEN	17538	HOWELL PARKS AND RECREATION	26,250.00
07/01/2020	GEN	17539	BRENT KILPELA	28.75
07/01/2020	GEN	17540	JOSEPHINE MODRACK	136.68
07/01/2020	GEN	17541	MUTUAL OF OMAHA INSURANCE COMPANY	204.13
07/01/2020	GEN	17542	PICTOMETRY INTERNATIONAL INC	11,991.29
07/01/2020	GEN	17543	SPICER GROUP	4,908.25

GEN TOTALS:

Total of 48 Checks:	71,406.30
Less 0 Void Checks:	0.00
Total of 48 Disbursements:	71,406.30

Bank T&A TRUST & AGENCY CHECKING

06/30/2020	T&A	3458	HOWELL AREA FIRE AUTHORITY	418.09
06/30/2020	T&A	3459	HOWELL CARNEGIE LIBRARY	303.01
06/30/2020	T&A	3460	HOWELL PUBLIC SCHOOLS	1,643.61
06/30/2020	T&A	3461	HOWELL PUBLIC SCHOOLS	1,842.71
06/30/2020	T&A	3462	LIV EDUC SERVICE AGENCY	794.43
06/30/2020	T&A	3463	LIVINGSTON COUNTY TREASURER	765.00
06/30/2020	T&A	3464	LIVINGSTON COUNTY TREASURER	151.50
06/30/2020	T&A	3465	LIVINGSTON COUNTY TREASURER	2,412.94

T&A TOTALS:

Total of 8 Checks:	8,331.29
Less 0 Void Checks:	0.00
Total of 8 Disbursements:	8,331.29

Bank UTYCK UTILITY CHECKING

06/09/2020	UTYCK	2640	CREATURE CONTROL	85.00
06/09/2020	UTYCK	2641	GIFFELS WEBSTER	5,088.90

Check Date	Bank	Check	Vendor Name	Amount
06/09/2020	UTYCK	2642	NORTHWEST PIPE AND SUPPLY, INC	49.86
06/09/2020	UTYCK	2643	TEFFT WELDING AND FABRICATING	550.00
06/09/2020	UTYCK	2644	TRUE VALUE HARDWARE	184.77
06/09/2020	UTYCK	2645	U. S. BANK	300.00
06/09/2020	UTYCK	2646	ULTRA TECH SYSTEMS, INC	29,366.26
06/09/2020	UTYCK	590003130 (E)	AT&T	102.00
06/09/2020	UTYCK	590003131 (E)	AT&T	78.65
06/09/2020	UTYCK	590003132 (E)	AT&T	82.15
06/09/2020	UTYCK	590003133 (E)	AT&T	101.54
06/09/2020	UTYCK	590003134 (E)	AT&T	82.07
06/09/2020	UTYCK	590003135 (E)	AT&T	216.07
06/09/2020	UTYCK	590003136 (E)	AT&T	105.01
06/09/2020	UTYCK	590003137 (E)	DTE ENERGY	134.39
06/09/2020	UTYCK	590003138 (E)	DTE ENERGY	114.17
06/09/2020	UTYCK	590003139 (E)	DTE ENERGY	349.56
06/22/2020	UTYCK	2647	COMPLETE BATTERY SOURCE	92.41
06/22/2020	UTYCK	2648	CRB CRANE AND SERVICE CO INC.	245.00
06/22/2020	UTYCK	2649	INFRAMARK, LLC	25,254.88
06/22/2020	UTYCK	2650	WEST, JAMIE JO	50.10
06/22/2020	UTYCK	2651	R&A TOOL REPAIR	960.83
06/22/2020	UTYCK	2652	TRUE VALUE HARDWARE	107.59
06/22/2020	UTYCK	2653	UIS SCADA	4,050.00
06/22/2020	UTYCK	590003140 (E)	CONSUMERS ENERGY	18.37
06/22/2020	UTYCK	590003141 (E)	CONSUMERS ENERGY	261.63
06/22/2020	UTYCK	590003142 (E)	CONSUMERS ENERGY	222.38
06/22/2020	UTYCK	590003143 (E)	DTE ENERGY	259.90
06/22/2020	UTYCK	590003144 (E)	DTE ENERGY	7,363.15
06/22/2020	UTYCK	590003145 (E)	DTE ENERGY	474.19
06/22/2020	UTYCK	590003146 (E)	DTE ENERGY	184.04
06/22/2020	UTYCK	590003147 (E)	DTE ENERGY	273.13
06/22/2020	UTYCK	590003148 (E)	DTE ENERGY	141.73
06/22/2020	UTYCK	590003149 (E)	DTE ENERGY	30.64

UTYCK TOTALS:

Total of 34 Checks:	76,980.37
Less 0 Void Checks:	0.00
Total of 34 Disbursements:	76,980.37

REPORT TOTALS:

Total of 90 Checks:	156,717.96
Less 0 Void Checks:	0.00
Total of 90 Disbursements:	156,717.96

Agrees with Invoice Register BK