

**HOWELL TOWNSHIP BOARD MEETING**

3525 Byron Road  
Howell, MI. 48855  
July 10, 2023  
6:30 pm

1. Call to Order:
2. Roll Call:     Mike Coddington     ( )     Jeff Smith     ( )  
                         Jean Graham             ( )     Harold Melton     ( )  
                         Jonathan Hohenstein     ( )     Bob Wilson     ( )  
                         Matthew Counts     ( )
3. Pledge of Allegiance:
4. Call to the Board:
5. Approval of the Minutes:  
A. Regular Board Meeting June 12, 2023
6. Correspondence:
7. Call to the Public:
8. Unfinished Business:  
A. Brewer Road Drainage Issue
9. New Business:  
A. Appoint Planning Commission Board Member  
B. Rezoning Request for Parcel # 4706-20-400-009  
C. Special use Permit for Fernco, Lenco, Norco Dev. LTD  
D. Clerk Resignation  
E. Pioneer Cemetery Drainage Project  
F. Pioneer Cemetery Lawn  
G. Ordinance Violations
10. Call to the Public
11. Closed Session: Attorney/Client Privilege
12. Reports:  
A. Supervisor     B. Treasurer     C. Clerk     D. Zoning  
E. Assessing     F. Fire Authority     G. MHOG     H. Planning Commission  
I. Z B A             J. WWTP             K. HAPRA     L. Property Committee  
M. P&R Committee
13. Disbursements:  
Regular and Check Register
14. Adjournment:

5A



**HOWELL TOWNSHIP REGULAR BOARD  
MEETING MINUTES**  
3525 Byron Road Howell, MI 48855  
June 12, 2023  
6:30 P.M.

**MEMBERS PRESENT:**

Mike Coddington      Supervisor  
  
Jonathan Hohenstein      Treasurer  
Matthew Counts      Trustee  
Jeff Smith      Trustee  
Harold Melton      Trustee  
Bob Wilson      Trustee

**MEMBERS ABSENT:**

Jean Graham      Clerk

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. There were 6 people in the audience. All rose for the Pledge of Allegiance.

**CALL TO THE BOARD:**

Trustee Wilson asked for clarification on some concerns he has.

**APPROVAL OF THE AGENDA:**

June 12, 2023

**MOTION** by Melton, **SECOND** by Smith, **"TO APPROVE THE JUNE 12, 2023 AGENDA AS PRESENTED."**  
Discussion followed. Motion carried.

**APPROVAL OF BOARD MEETING MINUTES:**

May 8, 2023

A) 2023/2024 Proposed Budget Meeting May 8, 2023 Minutes

**MOTION** by Hohenstein, **SECOND** by Melton, **"TO APPROVE THE 2023/2024 BUDGET MEETING MINUTES AS PRESENTED."** Discussion followed. Motion carried.

May 8, 2023

B) REGULAR BOARD MEETING MINUTES

**MOTION** by Hohenstein, **SECOND** by Melton, **"TO APPROVE THE MAY 8, 2023 REGULAR MEETING MINUTES AS PRESENTED."** Discussion followed. Motion carried.

**CORRESPONDENCE:**

No additions. No questions.

**CALL TO THE PUBLIC:**

Tim McLaughlin addressed the Board regarding the Township and County agreement for dust control on the roads.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**NEW BUSINESS:**

A. Operating Engineers Sewer Request

Treasurer Hohenstein explained Operating Engineers is expanding their operations. The expansion is in Oceola Township although they own property in Howell and Oceola Townships. In the process of accessing the property off Fisher Road they discovered Howell Township has potential accessible manholes. The request is to see if Howell Township is willing to let them tap into municipal sewer and water and is serving the property in Oceola Township. There was a prior request in the past from McDonalds across from VG's and they were allowed to connect to MHOG water. If we allow Operating Engineers to connect to the water, MHOG is a part of Oceola Township. Oceola is not a part of our sewer system. Operating Engineers was going to build with a septic field, but now the request is to see if we are willing to allow them to connect to the sewer. Allan Pruss, Monument Engineering, explained the project and proposal of the parcel in Oceola Township. Supervisor Coddington advised Mr. Pruss on future proceedings and consulting with the Township Engineer. It was the consensus of the Board that they were willing to move forward but Oceola Township would need to send a letter to the Howell Township Board requesting that we allow Operating Engineers to connect to our sewer and water systems if possible.

B. Resignation for Martha Haglund from the Planning Commission

Supervisor Coddington stated a copy of the resignation was in the board packet. **MOTION** by Counts, **SECOND** by Melton. **"TO ACCEPT THE RESIGNATION FROM MARTHA HAGLUND FROM THE PLANNING COMMISSION AS PRESENTED."** Discussion followed. Motion carried.

C. Discussion/Approval Human Resource recommendations for July 2023-June 2024

Treasurer Hohenstein explained how raises were determined and the method in the calculations. **MOTION** by Hohenstein, **SECOND** by Smith, **"TO APPROVE THE HUMAN RESOURCE RECOMMENDATIONS AS PRESENTED."** Discussion followed. Motion carried.

D. Supervisor Resolution 06.23.523

**MOTION** by Hohenstein, **SECOND** by Smith, **"TO ACCEPT RESOLUTION 06.23.523, RESOLUTION TO ESTABLISH TOWNSHIP OFFICERS SALARY FOR THE SUPERVISOR AS PRESENTED."** A roll-call vote was taken: Melton – yes, Wilson – no, Coddington – yes, Counts – yes, Smith – yes, Hohenstein – yes. Motion carried. (5-1)

E. Treasurer Resolution 06.23.524

**MOTION** by Hohenstein, **SECOND** by Smith, **"TO ACCEPT RESOLUTION 06.23.524, RESOLUTION TO ESTABLISH TOWNSHIP OFFICERS SALARY FOR THE TREASURER AS PRESENTED."** A roll-call vote was taken: Hohenstein – yes, Counts – yes, Wilson – no, Coddington – yes, Smith – yes, Melton - yes. Motion carried. (5-1)

F. Clerk Resolution 06.23.525

**MOTION** by Hohenstein, **SECOND** by Smith, **"TO ACCEPT RESOLUTION 06.23.525, RESOLUTION TO ESTABLISH TOWNSHIP OFFICERS SALARY FOR THE CLERK AS PRESENTED."** A roll-call vote was taken: Wilson – no, Smith – yes, Coddington – yes, Melton – yes, Hohenstein – yes, Counts - yes. Motion carried. (5-1)

G. Trustee Resolution 06.23.526

**MOTION** by Hohenstein, **SECOND** by Smith, **"TO ACCEPT RESOLUTION 06.23.526, RESOLUTION TO ESTABLISH TOWNSHIP OFFICERS SALARY FOR THE TRUSTEES AS PRESENTED."** A roll-call vote

was taken: Melton – no, Smith – yes, Hohenstein – yes, Coddington – yes, Counts – yes, Wilson - no. Motion carried. (4-2)

H. Private Road Agreement

Treasurer Hohenstein explained at the corner of M-59 and Oak Grove Road the Township owns two parcels and there are two other parcels that could be developed. One of the parcels wants to get a private road agreement in place. They have the intention to develop their parcel but before they can put the road in, they need to have a private road agreement in place according to the Township ordinance. This private road agreement has been written by that party and reviewed by the Township Attorney. He further explained there are four parcels, two owned by the Township, one owned by Springborn, and one owned by Dirmeyer. There will be an association created for maintenance of the private road and would be paid once development happens. All four parcels have access to the easement and the road. Discussion ensued. **MOTION** by Smith, **SECOND** by Hohenstein, **“TO APPROVE THE PRIVATE ROAD AGREEMENT AS PRESENTED SUBJECT TO ALL PARTIES EXECUTING IT WITH NO FUTHER CHANGES.”** Discussion followed. Motion carried.

10. **CALL TO THE PUBLIC:**

There was no public comment.

**REPORTS:**

A. SUPERVISOR:

Supervisor Coddington indicated he had a discussion with the Operating Engineers, MiSignal has requested a special meeting, once everything is reviewed it will be determined if there is a need for a special meeting.

B. TREASURER:

Treasurer Hohenstein requested guidance from the Board in terms of chloride applications for 2024. He indicated he is still working on the Brewer Road drainage issue and explained the challenges with that. He indicated to Mr. Mills who was present in the audience that the Township attorney has reached out to his attorney in regards to meeting to discuss his disc golf course and try to come to a resolution.

C. CLERK:

Deputy Clerk Guillen gave an update to the security camera project.

D. ZONING:

(See Zoning Administrator Daus's prepared written report)

E. ASSESSING:

(See Assessor Kilpela's prepared written report)

F. FIRE AUTHORITY:

Supervisor Coddington gave budget updates on the Fire Authority. He reported on the status of Rescue 20, and the bills were paid.

G. MHOG:

Trustee Counts reported on the MHOG meeting.

H. PLANNING COMMISSION:

Trustee Counts reported on the Planning Commission Meeting.

I. ZONING BOARD OF APPEALS (ZBA):

Trustee Smith reported on the Zoning Board of Appeals Meeting.

J. WWTP:

Treasurer Hohenstein explained the Sewer Back-Up Reimbursement Policy was reviewed from the Township attorney and there were minor changes made. Greg has updated the MHOG version to accept these changes. He recommends approval of the MHOG sewer back-up reimbursement policy as presented. Greg is getting the plant floors cleaned and the tile floors polished and he is recommending approval on the quote from JTM as presented. Greg received a quote of raising manholes. Due to the high cost Greg and James plan on implementing this over several years and focusing on the manholes with the worst infiltration. They will be working with a contractor to get a few manholes grouted that are currently not grouted. He further discussed an approval for a quote from UIS for CRUISE SCADA for \$92,455.00 utilizing Township ARPA funds. Discussion ensued. **MOTION** by Hohenstein, **SECOND** by Melton, **"TO APPROVE THE WWTP PROJECTS AS PRESENTED."** Discussion followed. Motion carried. **MOTION** by Hohenstein, **SECOND** by Smith, **"TO APPROVE THE QUOTE FROM UIS FOR CRUISE SCADA USING TOWNSHIP ARPA FUNDS AS PRESENTED."** A roll-call vote was taken: Counts - yes, Coddington – yes, Hohenstein – yes, Melton – yes, Smith – yes, Wilson - no. Motion carried. (5-1)

K. HAPRA

(See Clerk Graham's prepared written report)

L. PROPERTY COMMITTEE

Treasurer Hohenstein indicated the North Burkhart Road property closed.

M. P & R COMMITTEE

Treasurer Hohenstein discussed the Park and Recreation Master Plan update from Carlisle Wortman and indicated only doing what was absolutely necessary as this helped to save on costs. He is seeking Board approval on the updated plan. **MOTION** by Hohenstein, **SECOND** by Counts, **"TO ACCEPT THE PARK AND RECREATION MASTER PLAN UPDATE FROM CARLISLE WORTMAN AS PRESENTED."** Discussion followed. Motion carried.

**DISBURSEMENTS: REGULAR AND CHECK REGISTER:**

**MOTION** by Hohenstein, **SECOND** by Counts, **"TO APPROVE THE REGULAR DISBURSEMENTS AS PRESENTED, ALSO ANY NORMAL AND CUSTOMARY PAYMENTS FOR THE MONTH."** Discussion followed. Motion carried.

**ADJOURNMENT:** **MOTION** by Counts, **SECOND** by Hohenstein, **"TO ADJOURN."** Motion carried. The meeting was adjourned at 7:49pm.

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Howell Township Clerk  
Jean Graham

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Mike Coddington  
Howell Township Supervisor

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Angie Guillen, Recording Secretary

8A

**Brewer Road  
Drainage Project Update  
July 5, 2023**

Attached are the draft agreement prepared by the County Drain Commissioner's Office, proposed exhibit A of the agreement depicting the benefitting properties, the burdened properties and the existing private drain tile, an informational map showing the same items as above but also includes:

The black line represents the existing private drain that needs to be replaced

The purple line represents the open ditch that needs some maintenance

The three red dots represent culverts that may need to be replaced

Deputy Drain Commissioner Ken Recker has met with several property owners in the area in an attempt to get agreements to replace the culverts on their property. These culverts are currently set at a height that keeps the pond on the north side of Bowen Road at a level that does not allow the Brewer Road storm water into the pond. By replacing these culverts and adjusting their heights it will allow the pond level to lower allowing the Brewer Road storm water to flow under the road and into the pond. Ken is also trying to get an agreement with the bordering property to the open ditch for the maintenance work that will be required.

Respectfully submitted,

Jonathan Hohenstein

**AGREEMENT  
BREWER ROAD PRIVATE DRAIN**

**THIS AGREEMENT** made and entered this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between Drew R. Vess, with an address of 2255 Brewer Road, Howell, Michigan 48855 and The Darcy McKeon Trust dated March 5, 2019, with an address of 3912 Andover Lane, Fredericksburg, Virginia 22408, (*hereinafter referred to as the "Burdened Parties"*), and

Mike Donley and Marie Donley, with an address of 2222 Brewer Road, Howell, Michigan 48855, and Kevin Golsch and Jennifer Golsch, with an address of 3646 Amber Oaks Drive, Howell, Michigan 48855, and Doris L. Morris, with an address of 2243 Brewer Road, Howell, Michigan 48855, and Tim Greenlees, with an address of 2131 Brewer Road, Howell, Michigan, 48855, and Timothy P. Ford and Sharon D. Ford, with an address of 2125 Brewer Road, Howell, Michigan, 48855 (*hereinafter referred to as the "Benefitted Parties"*)

**RECITALS:**

**WHEREAS**, the Benefitted Parties and the Burdened Parties acknowledge the existence of a historic private drain on properties owned by the Burdened Parties, hereinafter shown on Exhibit A; and

**WHEREAS**, the Benefitted Parties and the Burdened Parties acknowledge that the private drain was in existence prior their ownership of the properties shown in Exhibit A; and

**WHEREAS**, the Benefitted Parties and the Burdened Parties acknowledge the condition of the private drain creates flooding near Brewer Road, and on the properties owned by the Burdened Party, and

**WHEREAS**, the Burdened Parties acknowledge that the condition of the private drain creates flooding on certain parcels owned by the Benefitted Parties; and

**WHEREAS**, the Benefitted Parties and the Burdened Parties have explored options for remedying the situation with Howell Township and the Livingston County Drain Commissioner and have been advised of the potential costs of a special assessment district project, and

**WHEREAS**, the Burdened Parties and the Benefitted Parties desire to remedy the situation in a manner that provides for the future enjoyment of properties owned by both parties, without the establishment of a special assessment district.

**AGREEMENT:**

**NOW, THEREFORE**, the parties hereto agree as follows:

1. The Benefitted Parties and the Burdened Parties agree to fund the replacement of the existing historic private drain on properties owned by the Burdened Parties with a new \_\_\_\_\_ (*insert pipe diamer*) \_\_\_\_\_ drain \_\_\_\_\_ tile. Invoices shall be paid within 30 days of receipt. Charges for replacement of the drain shall be spread (*equally or indicate how if otherwise*) amongst the Benefitted Parties and the Burdened Parties. These

charges shall constitute liens against the undersigned and a statement of lien may be recorded to evidence said liens.

2. The Benefitted Parties and the Burdened Parties agree to hire insert contractor or landowner name and address to perform the installation of the new drain tile. The location of the drain tile to be agreed to by Burdened Parties and staking of the proposed layout to be done by representatives of the Livingston County Drain Commissioner prior to tile installation.
3. The Burdened Parties agree that planting of trees on their properties or any building improvements on their properties will not occur within (insert distance) feet of the new drain tile location
4. Should the new drain tile not be operating adequately to carry the flow of water through properties owned by the Burdened Parties, the Burdened Parties consent to maintenance of the tile by any of the Benefitted Parties under the following conditions:
  - a. A majority of the undersigned may execute a contract with a private contractor for maintenance of the drain tile and bind all the undersigned.
  - b. Notice – The Benefitted Parties shall give reasonable notice (at least (insert Number) days notice) to the Burdened Properties of the need for maintenance.
  - c. Contractors hired to do maintenance work on the tile shall be contractors licensed to do business in the State of Michigan.
  - d. Contractors retained pursuant to this agreement shall carry insurance in accordance with the following policies and limits:
    - i. Insert Policy and Limit 1
    - ii. Insert Policy and Limit 2
    - iii. Insert Policy and Limit 3
  - e. Property areas disturbed by maintenance work on the tile shall be restored to original condition (topsoil, seed and mulch)
  - f. The Benefitted Parties and the Burdened Parties agree to fund any necessary maintenance of the replaced drain tile. Invoices shall be paid within 30 days of receipt. Charges for maintenance of the drain shall constitute liens against the undersigned and a statement of lien may be recorded to evidence such liens.
5. This agreement shall burden and benefit the land of the undersigned and shall bind their successors and assigns and shall run with the land.
6. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, with the same effect as if the signatures thereto and hereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by the duly authorized officers as of the day and year first above written.

**BURDENED PARTIES**

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

\_\_\_\_\_  
Drew R. Vess



STATE OF MICHIGAN )  
 ) ss  
COUNTY OF LIVINGSTON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared Drew R. Vess, to me known to be the person described and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

\_\_\_\_\_  
Notary Public  
State of Michigan, County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**BURDENED PARTIES**

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

\_\_\_\_\_  
By: Darcy McKeon

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF LIVINGSTON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared Darcy McKeon, to me known to be the person described and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

\_\_\_\_\_  
Notary Public  
State of Michigan, County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**BENEFITTED PARTIES**

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

\_\_\_\_\_  
Mike Donley

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

\_\_\_\_\_  
Marie Donley

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF LIVINGSTON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared Mike Donley and Marie Donley, to me known to be the persons described and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\_\_\_\_\_  
Notary Public  
State of Michigan, County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**BENEFITTED PARTIES**

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

\_\_\_\_\_  
Kevin Golsch

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

\_\_\_\_\_  
Jennifer Golsch

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF LIVINGSTON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared Kevin Golsch and Jennifer Golsch, to me known to be the persons described and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\_\_\_\_\_  
Notary Public  
State of Michigan, County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**BENEFITTED PARTIES**

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

\_\_\_\_\_  
Doris L. Morris

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF LIVINGSTON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared Doris L. Morris, to me known to be the person described and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

\_\_\_\_\_  
Notary Public  
State of Michigan, County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**BENEFITTED PARTIES**

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

\_\_\_\_\_  
Tim Greenlees

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF LIVINGSTON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared Tim Greenlees, to me known to be the person described and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

\_\_\_\_\_  
Notary Public  
State of Michigan, County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**BENEFITTED PARTIES**

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

\_\_\_\_\_  
Timothy P. Ford

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

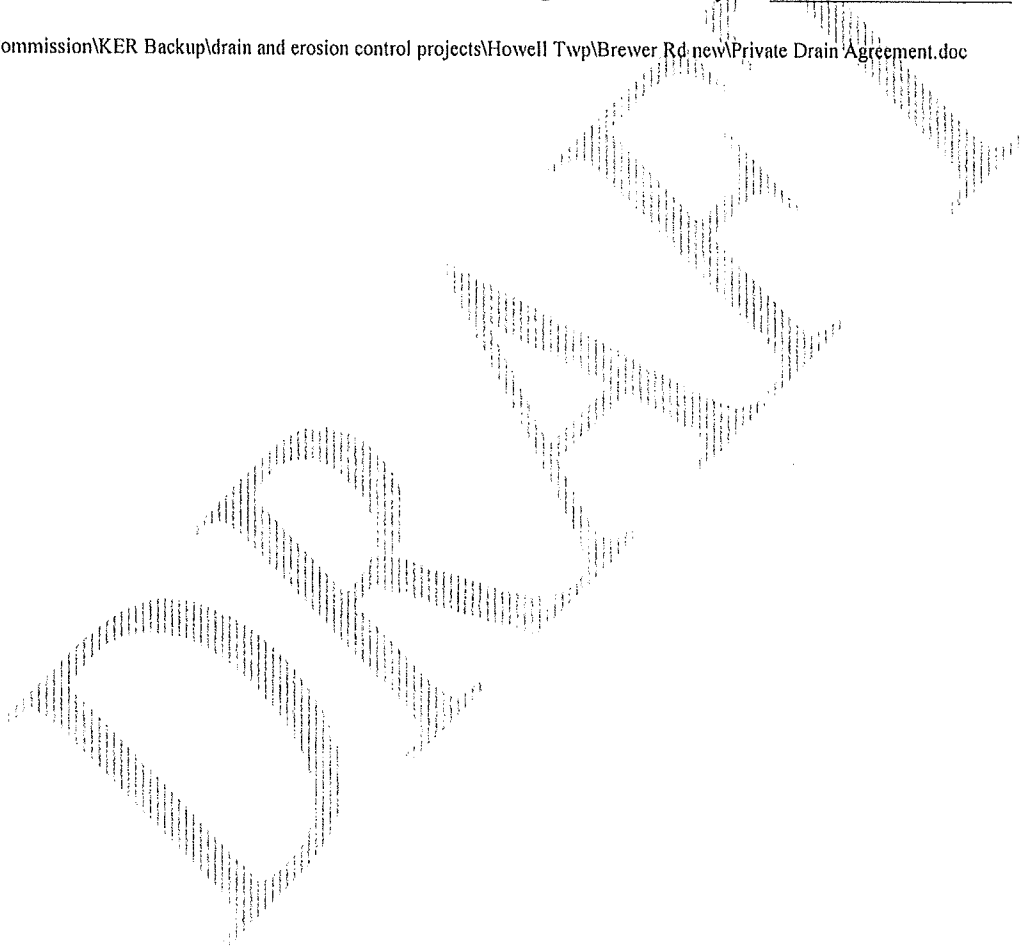
\_\_\_\_\_  
Sharon D. Ford

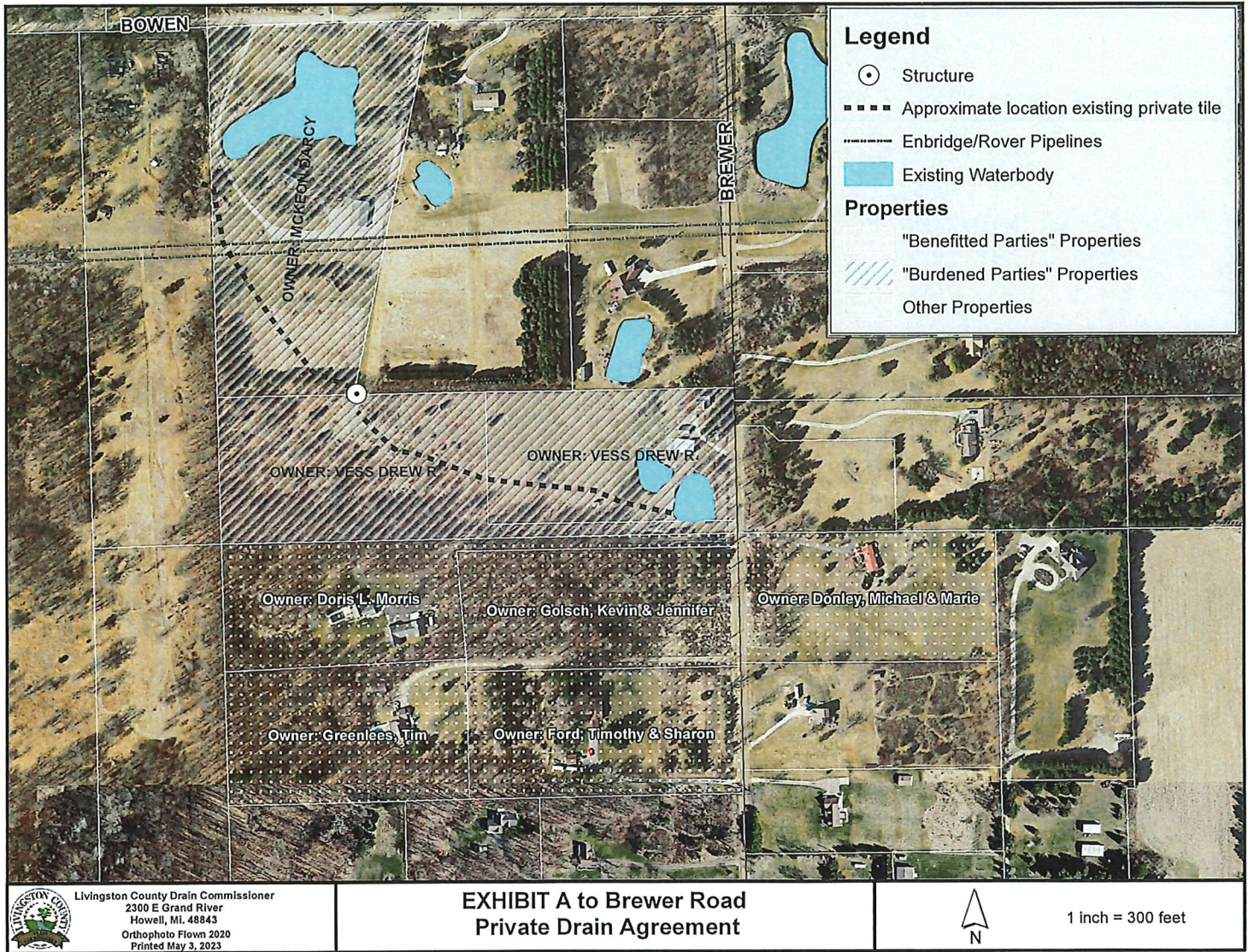
STATE OF MICHIGAN            )  
  ) ss  
COUNTY OF LIVINGSTON    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared Timothy P. Ford and Sharon D. Ford, to me known to be the persons described and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

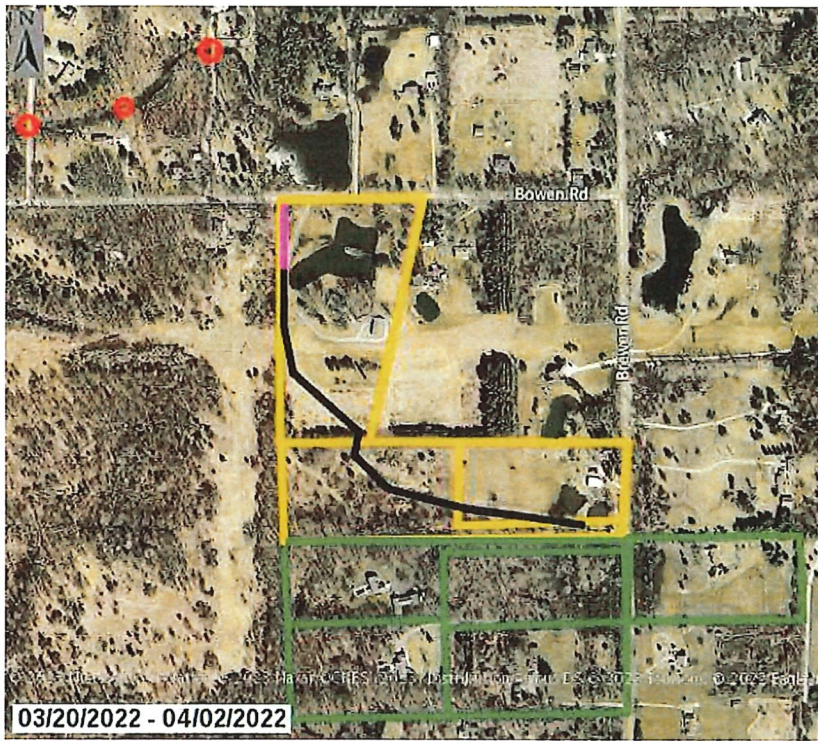
\_\_\_\_\_  
Notary Public  
State of Michigan, County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

\\livecohq\DrainCommission\KER Backup\drain and erosion control projects\Howell Twp\Brewer Rd-new\Private Drain Agreement.doc









9A

Howell Township Board Members,

June 28, 20223

I would like to express my interest in the opening on the Planning Commission created by Martha Haglund's recent resignation.

I have been a longtime County resident since 1996, slightly over 27 years.

As most of you may know, I am currently a Township Zoning Board of Appeals member and have served in that position for over 3 years with a 100% meeting attendance during that time. I am currently serving as the Chairperson and have recently completed the Michigan State University ZBA Online Certificate Course on my own accord to help with my proficiency in that position.

I understand that appointment to the Planning Commission would require me to relinquish the Chair position, but feel that the experience and cross training I have received on the ZBA would be beneficial to decisions made at the Planning Commission level.

Again, as most of you know, I have attended nearly all of not only the Township Board meetings, but also the Township Planning Commission meetings for the last three years. In addition, I regularly attend the County Board of Commissioners meetings, and when I can, the County Planning Commission meetings with an occasional Road Commission Board of Commissioners meeting thrown in. I also volunteered and served as a Township Precinct Chair/Election Inspector for the 2022 Primary and General election.

I mention these as it has been an intangible experience to watch and at times interact with the various issues faced by the Boards over the years and how they are/are not dealt with. I believe the information gained from current and past agenda items from the various Boards of not only the Township, but the County as well, would be a great benefit while serving on the Planning Commission and the decision making processes of that Board as development of the Township progresses.

My experience of nearly 29 years of serving as a Law Enforcement Officer on the streets of a former farming community that evolved into a sizable city with a daytime population that exceeded 175,000, gives a unique insight on what could be viewed as positive sustainable development, and at times, what some would consider not so positive. This included various housing developments, businesses, road/traffic issues, environmental concerns, infrastructure demands and at times the types of crime that followed. I had a front seat, real life experience with many of these issues and at times experienced their creation, evolvement, and sometimes their demise. These are all issues I feel are important to consider when making decisions for the future of development in our Township.

Respectfully,  
Tim Boal



## Howell Township Clerk

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**From:** Andrew Hamm <andrewhamm111179@gmail.com>  
**Sent:** Wednesday, July 5, 2023 9:02 AM  
**To:** Howell Township Clerk  
**Subject:** Fwd: Planning commission opening

----- Forwarded message -----

From: **Andrew Hamm** <[andrewhamm111179@gmail.com](mailto:andrewhamm111179@gmail.com)>  
Date: Thu, Feb 9, 2023, 4:50 PM  
Subject: Planning commission opening  
To: Howell Township Clerk <[clerk@howelltownshipmi.org](mailto:clerk@howelltownshipmi.org)>

Dear Jean I'm interested in the open position on the planning commission board. I would like to participate in the planning of our community. I have lived in livingston County for the past 25 years and in howell township for the last almost 8 years. I also think that my over 25 years of construction experience and being a state licensed plumber and Pipefitter could be very helpful. Thank you for considering me for this position Andrew hamm

On Mon, Jan 9, 2023, 1:30 PM Howell Township Clerk <[clerk@howelltownshipmi.org](mailto:clerk@howelltownshipmi.org)> wrote:

Andrew,

Per your conversation with the Supervisor, the Township does not televise their meetings.

*Jean Graham*

*Clerk Howell Township*

*[clerk@howelltownshipmi.org](mailto:clerk@howelltownshipmi.org)*

*(517)546-2817 ext 106*

**From:** Andrew Hamm [mailto:[andrewhamm111179@gmail.com](mailto:andrewhamm111179@gmail.com)]  
**Sent:** Monday, January 9, 2023 12:38 PM

## Howell Township Clerk

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**From:** Howell Township Inspector  
**Sent:** Tuesday, May 16, 2023 2:13 PM  
**To:** Howell Township Clerk  
**Subject:** FW: Planning commission

**Follow Up Flag:** Follow up  
**Due By:** Monday, June 26, 2023 8:00 AM  
**Flag Status:** Flagged

-----Original Message-----

**From:** Evan Runyan [mailto:evan@runyanbroconstruction.com]  
**Sent:** Tuesday, May 16, 2023 12:47 PM  
**To:** Howell Township Inspector <inspector@howelltownshipmi.org>  
**Subject:** Planning commission

Hi joe,

This is Evan Runyan, I just wanted to let you know I am interested in the opening you are looking to fill on the planning commission.

Please let me know whatever you need from me moving forward.

Thanks

June 12, 2023

Howell Township

3525 Byron

Howell, MI 48855

Re: Recent Opening on the Howell Township Planning Commission

Dear Clerk Graham:

I would like to express my interest in serving on the Howell Township Planning Commission. While my family recently moved into our new home at 3500 Crandall, I have been a Howell area resident since 1974, living in Genoa Township until 1998 and then in the City of Howell until we changed our address and voter registration last week to our current home.

In addition to being a small business owner, I have been employed as the DPW Coordinator for Livingston County since March of 2006. I have also served on the City of Howell Planning Commission since 2009 and have been through two Master Plans and numerous site plan approvals and special land uses. I am eager to continue my civic participation and appreciate the Township's consideration of me for this open seat on the Commission.

Thanks and let me know if you need anything else from me or have any questions.

Sincerely,

Robert A. Spaulding

3500 Crandall Rd.

Howell, MI 48855

9B



# Livingston County Department of Planning

June 22, 2023

Scott Barb  
AICP, PEM  
Director

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

Robert A. Stanford  
AICP, PEM  
Principal Planner

**Re: Planning Commission Review of Rezoning Z-22-23.**

Martha Haglund  
Principal Planner

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, June 21, 2023, and reviewed the zoning map amendment referenced above. The County Planning Commissioners made the following recommendation:

**Z-22-23 Disapproval.** The proposed rezoning from MFR (Multiple Family Residential) to IFZ (Industrial Flex Zone) is not consistent with the overall policies of the draft 2022 Howell Township Master Plan.

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

Sincerely,

*Scott Barb*

Scott Barb

sb

Enclosures

c: Wayne Williams, Vice Chair, Planning Commission  
Joe Daus, Township Zoning Administrator

Meeting minutes and agendas are available at:

<http://www.livgov.com/plan/agendas.aspx>

## Department Information

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

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

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

**ZONING/MASTER PLAN AMENDMENT FORM**

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

LOCAL CASE NUMBER PC2023-02 COUNTY CASE NUMBER 2-22-23

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: 25.8 ACRES Property tax identifier: 4706-20-400-009  
Location: W. GRAND RIVER, EAST OF EMONS ROAD & WEST OF BURKHART ROAD  
Existing Zoning District is: MFR - MULTIPLE FAMILY RESIDENTIAL Proposed Zoning District: IFZ - INDUSTRIAL FLEX ZONE  
Name of Petitioner: JIM HEWINES Name of Property Owner: JIM HEWINES  
Purpose of Change: \_\_\_\_\_  
Existing Land Use: VACANT

**ZONING ORDINANCE TEXT AMENDMENT** The following Article(s) and Section(s) to be amended:  
Article Number(s): N/A Article Name(s): \_\_\_\_\_  
Section Number(s): N/A 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 May 7, 2023 in the LIVINGSTON DAILY  
(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3103)  
Newspaper, which has general circulation in the Jurisdiction. The Howell Township  Planning

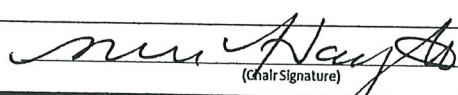
Commission held a public hearing on \_\_\_\_\_ to hear the views of the public on the proposed amendment.

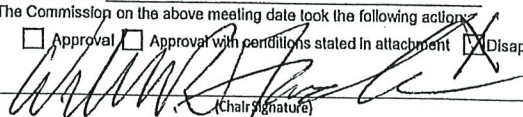

**MINUTES OF PUBLIC HEARING** (Please check "a" or "b" below)  
a.  The meeting minutes are attached.  
b.  The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being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

**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 per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3843)  
in the \_\_\_\_\_ Newspaper, which has general circulation in the Jurisdiction.  
The Howell 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)

**LOCAL JURISDICTION PLANNING COMMISSION ACTION**  
The recommendation of the Howell Township  Planning Commission, at its meeting of May 23, 2023, was:  
 Approval  Disapproval  Approval under the following conditions: (use additional sheets as necessary)  
  
  
(Chair Signature)

**LIVINGSTON COUNTY PLANNING COMMISSION ACTION**  
Date Received \_\_\_\_\_ Date of LCPC Meeting \_\_\_\_\_  
The Commission on the above meeting date took the following action:  
 Approval  Approval with conditions stated in attachment  Disapproval  No action; encourage further review  
  
  
(Chair Signature)   
(Director Signature)

**LOCAL JURISDICTION BOARD ACTION**  
Date of Meeting \_\_\_\_\_ The Howell 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.  
Please sign and return one completed copy of this form to \_\_\_\_\_  
the Livingston County Planning Department. (Clerk)



**ZONING/MASTER PLAN AMENDMENT FORM**

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

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Location: W. GRAND RIVER, EAST OF EMONS ROAD & WEST OF BURKHART ROAD  
Existing Zoning District is: MFR - MULTIPLE FAMILY RESIDENTIAL Proposed Zoning District: IFZ - INDUSTRIAL FLEX ZONE  
Name of Petitioner: JIM HEWINES Name of Property Owner: JIM HEWINES  
Purpose of Change: \_\_\_\_\_  
Existing Land Use: VACANT

**ZONING ORDINANCE TEXT AMENDMENT** The following Article(s) and Section(s) to be amended:  
Article Number(s): N/A Article Name(s): \_\_\_\_\_  
Section Number(s): N/A Section Name(s): \_\_\_\_\_

Please attach a copy of the proposed zoning ordinance changes.

**PUBLIC NOTICE AND PUBLICATION SCHEDULE**  
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Newspaper, which has general circulation in the jurisdiction, The Howell Township  Planning

Commission held a public hearing on \_\_\_\_\_ to hear the views of the public on the proposed amendment.

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a.  The meeting minutes are attached.  
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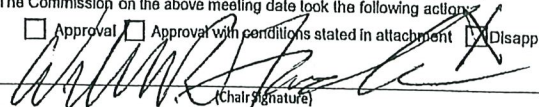

**MASTER PLAN**  
 Adoption of new or revised plan  Amendment (Section/Chapter) \_\_\_\_\_  
*Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public 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 per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3043)  
In the \_\_\_\_\_ Newspaper, which has general circulation in the jurisdiction.  
The Howell 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)

**LOCAL JURISDICTION PLANNING COMMISSION ACTION**  
The recommendation of the Howell Township  Planning Commission, at its meeting of May 23, 2023, was:  
 Approval  Disapproval  Approval under the following conditions: (use additional sheets as necessary) (date)

  
(Chair Signature)

**LIVINGSTON COUNTY PLANNING COMMISSION ACTION**  
Date Received \_\_\_\_\_ Date of LCPC Meeting \_\_\_\_\_  
The Commission on the above meeting date took the following action:  
 Approval  Approval with conditions stated in attachment  Disapproval  No action-encourage further review  
 (Chair Signature)  (Director Signature)

**LOCAL JURISDICTION BOARD ACTION**  
Date of Meeting \_\_\_\_\_ The Howell 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.  
*Please sign and return one completed copy of this form to the Livingston County Planning Department.* \_\_\_\_\_ (Clerk)



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

**CASE NUMBER:  
Z-22-23**

<b>COUNTY CASE NUMBER:</b>	Z-22-23	<b>TOWNSHIP:</b>	Howell Township
<b>REPORT DATE:</b>	June 12, 2023	<b>SECTION NUMBER:</b>	Section 20
<b>STAFF ANALYSIS BY:</b>	Scott Barb	<b>TOTAL ACREAGE:</b>	25.8 Acres

<b>APPLICANT / OWNER:</b>	Jim Hewines
<b>LOCATION:</b>	South side of Grand River Avenue and West of Burkhart Road
<b>LAND USE:</b>	Currently vacant property

<b>CURRENT ZONING:</b>	<b>REQUESTED ZONING:</b>
<b>MFR - Multiple Family Residential</b>	<b>IFZ - Industrial Flex Zone</b>
<b>PERMITTED/SPECIAL USES (Not all inclusive):</b>	<b>PERMITTED/SPECIAL USES (Not all inclusive):</b>
<p><b>Permitted:</b></p> <p><b>MFR:</b> Multiple family dwelling structures including duplexes, townhouses, garden apartments, and others; Adult foster care small group homes.</p>	<p><b>Permitted:</b></p> <p><b>IFZ:</b> General office buildings; Educational and training facilities; Warehouses; Retail sales; Car dealerships; Product development; Testing laboratories; Service establishments; Tool &amp; die shops; Machine shops; Light assembly; Other similar uses.</p>
<p><b>Special:</b></p> <p><b>MFR:</b> Adult foster care large group homes; Childcare centers; Adult foster care congregate facilities with more than twenty (20) adults; Adult day care centers.</p>	<p><b>Special:</b></p> <p><b>IFZ:</b> Indoor/outdoor recreation facilities; Water parks; Commercial kennels; Veterinary clinics; Open air businesses; Storage of RV's; Metal products; Professional and scientific instruments and goods; Electrical machinery and components; Supplies for such uses.</p>
<b>Minimum Lot Areas: MFR: ½ acre; IFZ: 2 acres or 40,000 sq. ft with water and sewer.</b>	

<b>TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:</b>	<b>ESSENTIAL FACILITIES AND ACCESS:</b>
The proposed rezoning was <b>disapproved</b> at the May 23, 2023, public hearing. There were no major comments indicated in the draft meeting minutes of the May 23, 2023, public hearing on the proposed rezoning.	<b>Water:</b> Well
	<b>Sewer:</b> Septic
	<b>Access:</b> Property may be accessed via Grand River Avenue.



**EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:**

		Land Use:	Zoning:	Master Plan:
<b>Subject Site:</b>		Undeveloped	MFR Multiple Family Residential	Medium Density Residential
	<b>To the North:</b>	Single Family Residential	SFR Single Family Residential	Medium Density Residential
	<b>To the East:</b>	Residential	Agricultural Residential	Medium Density Residential
	<b>To the South:</b>	Industrial	Industrial Flex Zone	Industrial Flex/Medium Density Residential
	<b>To the West:</b>	Agricultural/NSC	AR/NSC/Single Family Residential	Medium Density Residential

**ENVIRONMENTAL CONDITIONS:**

<b>Soils / Topography:</b>	The site is composed of Miami and Conover loams with some Hillsdale sandy loams on site as well. These are areas of prime farmland, not highly erodible, and provide only slight septic limitations.
<b>Wetlands:</b>	The MIDEQ map tool illustrates minor wetlands on the far western edge of the site.
<b>Vegetation:</b>	The parcel is undeveloped and in its natural state.
<b>County Priority Natural Areas:</b>	The site is labeled as a Priority 3 natural area due to the significant amount of current woodland and the identified wetland areas on the western edge of the site.

**TOWNSHIP MASTER PLAN DESIGNATION:**

The draft Howell Township Future Land Use Map (2022) designates the subject parcel as **Medium Density Residential**. The Township Master Plan states the following regarding the Medium Density Residential future land use classification:

*‘These areas are intended to provide more dense housing in close proximity to developed areas. These areas would support multifamily developments that might include duplexes, single story attached condos, townhomes, or even low-density apartment complexes. These developments should have similar amenities to single family neighborhoods such as sidewalks, pedestrian scale lighting, and neighborhood scale parks. The intent of these areas is to have higher density development closer to more intense land uses so that residents have more direct access to retail, services and transportation’.*

The property is located along a highly transitional area of Grand River Avenue where land uses are tightly bound by a mix of residential, neighborhood service commercial, and more intense industrial to the east. The Township’s draft 2022 Master Plan has clearly aligned these uses appropriately by establishing sound patterns for the future growth and development of this area. While the subject site is located near the industrial flex area, the Township Master Plan has established a clear gradation of land uses within the Township that lend the most support for maintaining the subject site as medium density residential.

**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 proposing to rezone approximately 25.8 acres in Section 20 of the Township from Multiple Family Residential to the Industrial Flex Zone. The property is located on Grand River Avenue west of Burkhart in an area that lends itself to a variety of uses ranging from residential to industrial in nature.

Article 23 of the Howell Township Zoning Ordinance establishes the criteria and factors that are to be considered by the Planning Commission and Township Board when consideration is given to a potential rezoning of land. These four factors are the following:

1. **Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.** The Howell Township Master Plan designates the subject parcel as Medium Density Residential. A rezoning to Industrial Flex is not consistent with the master land use plan.
2. **Whether all the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.** Industrial flex zoning would include many low intensity uses such as light manufacturing, assembly, processing, distribution, larger format commercial uses, and research/technology. While the stated uses are less intense than regular industrial uses, we believe that the multiple family designation will allow for a much better gradation of land uses between the industrial and residential components within the Township. Rezoning the subject to property will incur unnecessary conflicts between medium density properties and the more intense industrial uses.
3. **Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning.** We do not foresee any adverse impacts that would necessarily result from a rezoning to IFZ.
4. **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.** Based upon the Howell Township Master Plan, we believe that the medium density residential zoning is the most appropriate for the subject parcel.

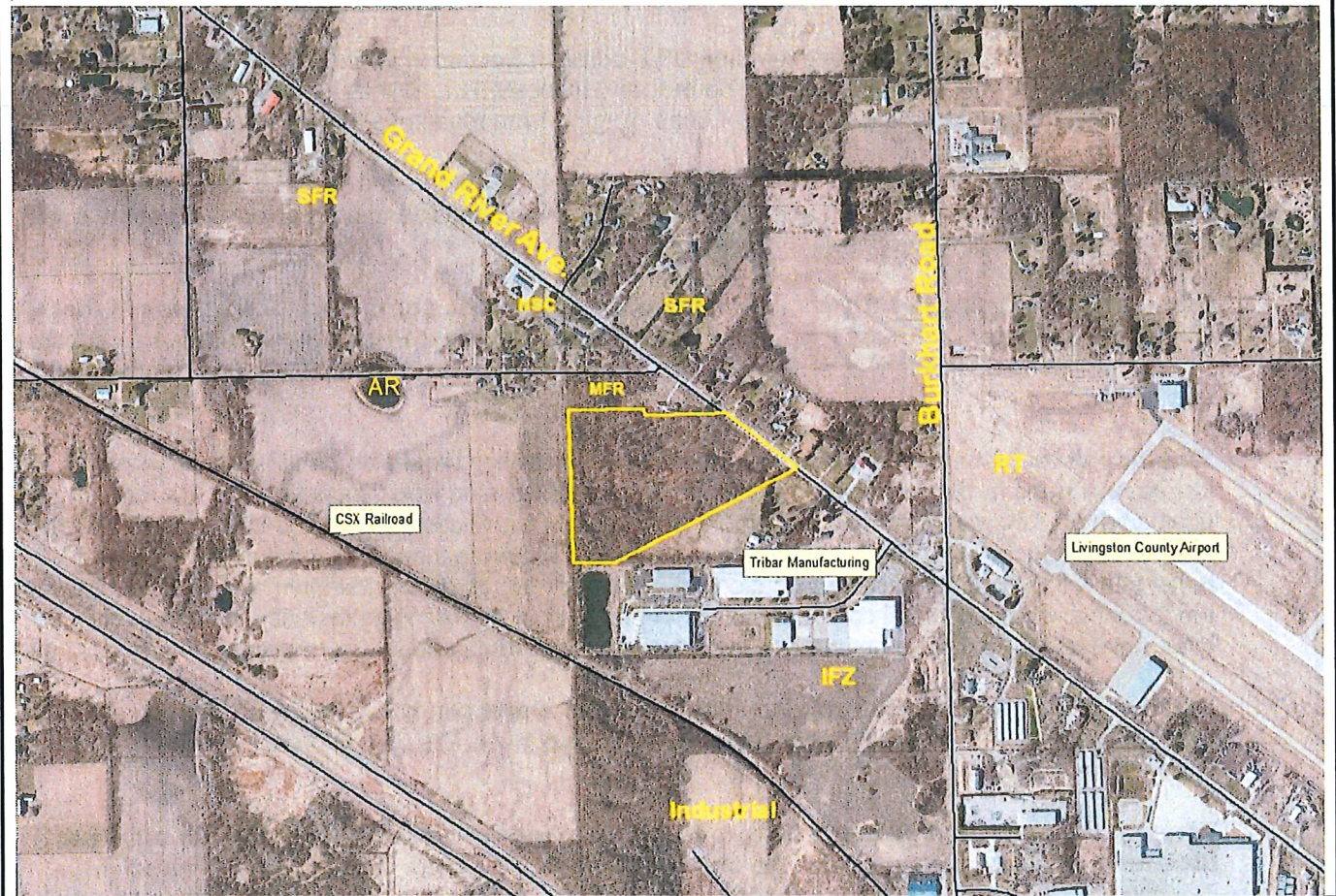
The subject parcel shares a southern boundary with properties that are part of the industrial flex zone and only 1 parcel separates the district from the site to the east. While a desire to rezone to the IFZ is understandable, the guiding principles within the Township Master Plan have established sound land use policies that should not be easily distracted from. The draft 2022 Howell Township Master Plan represents numerous land use policies that were evaluated by the Township Planning Commission to manage growth and development within the community. We would concur with the Township that in order to preserve these guiding principles, a rezoning to IFZ is not consistent with the goals and objectives of the Howell Township Master Plan.



**COUNTY PLANNING STAFF RECOMMENDATION:**

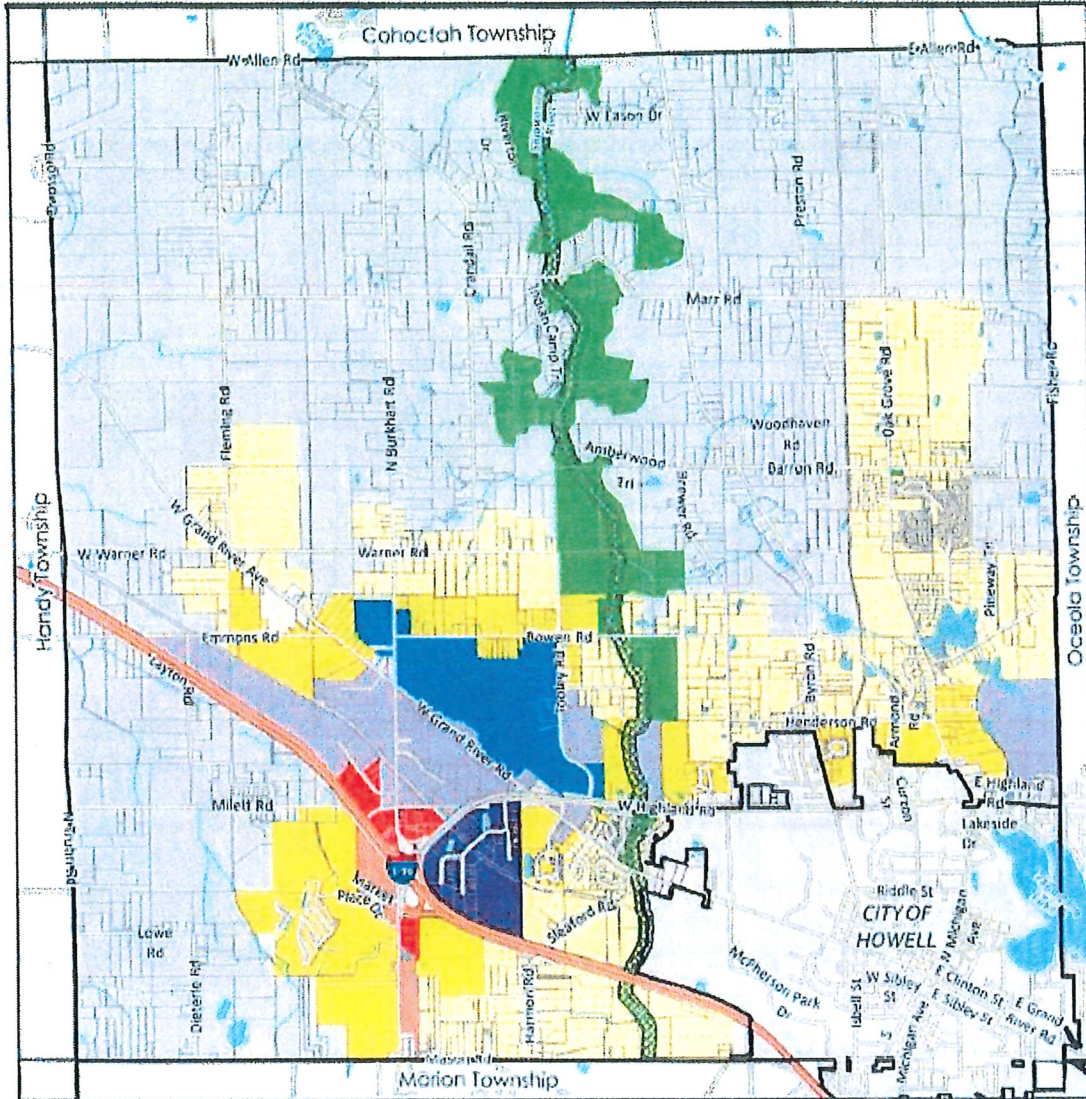
**DISAPPROVAL.** The proposed rezoning from MFR (Multiple Family Residential) to IFZ (Industrial Flex Zone) is not consistent with the overall policies of the draft 2022 Howell Township Master Plan.

**EXISTING LAND USE MAP WITH SURROUNDING ZONING**





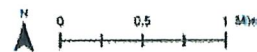
### FUTURE LAND USE MAP



- |                           |                                   |
|---------------------------|-----------------------------------|
| Agricultural Preservation | Residential - Medium Density      |
| Airport                   | Industrial Flex                   |
| Commercial - Local        | Industrial                        |
| Commercial - General      | Recreation and Preservation       |
| Commercial - Highway      | Shiawassee River 200 foot Overlay |
| Residential - Low Density |                                   |

## Future Land Use

Howell Township  
Livingston County, Michigan

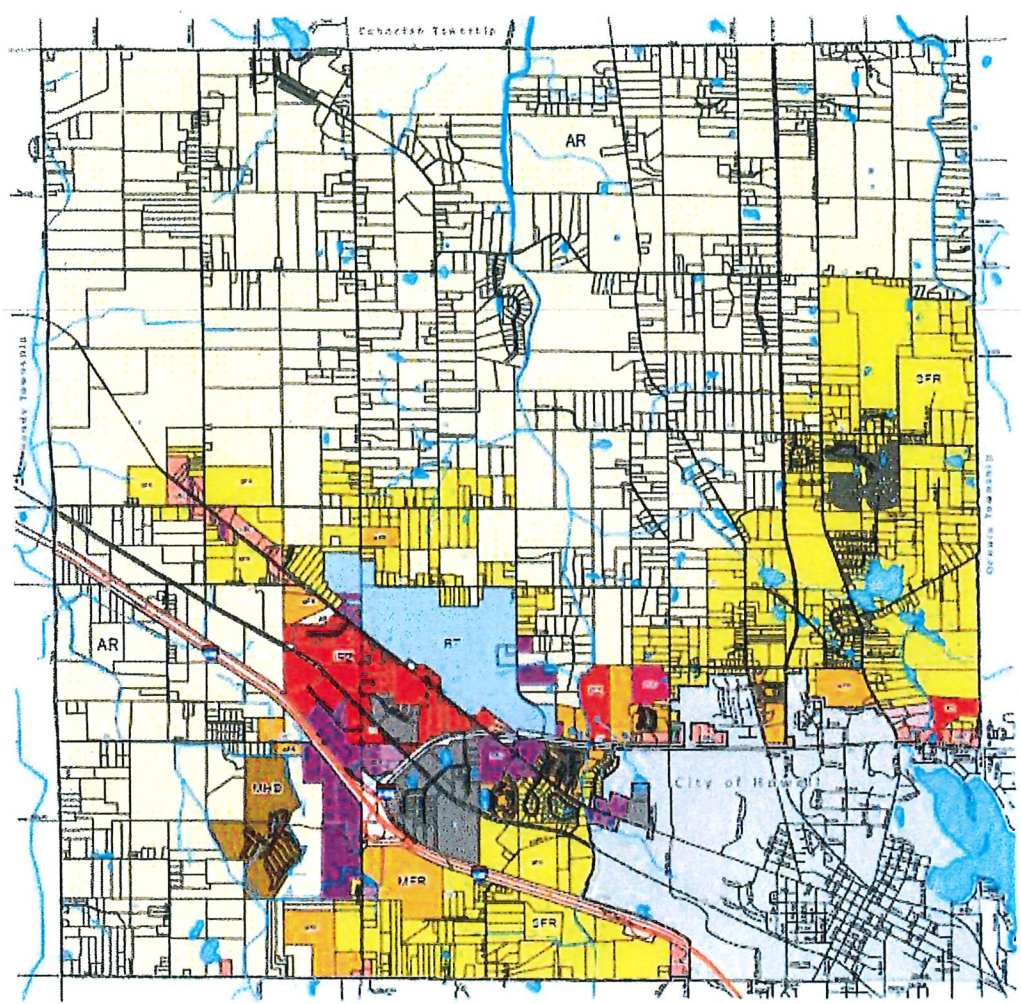


Data: Livingston County, State of Michigan  
Prepared by: Corliss/Wiersman Associates, Inc.  
Date: December 7, 2022





**TOWNSHIP ZONING MAP**



**Zoning Designation**

	Conditional Residential		NSC - Neighborhood Service Commercial
	PUD - Planned Unit Development		HSC - Highway Service Commercial
	AR - Agricultural Residential		RDC - Regional Service Commercial
	DFR - Single Family Residential		IFZ - Industrial Use Zone
	MFI - Multiple Family Residential		I - Industrial
	MFD - Manufactured Housing District		RT - Research & Technology
	OS - Office Service		

CERTIFICATE  
 This is hereby certified as a true and correct copy of the zoning map of the Township of Howell, Livingston County, Michigan.  
 Town Clerk: *Scott Barb*    Date: *6.12.23*  
 Council Chair: *Scott Barb*    Date: *6.12.23*

**ZONING DISTRICTS MAP**

Howell Township  
 Livingston County





**AERIAL VIEW OF SUBJECT PROPERTY**





# Livingston County Department of Planning

## LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, June 21, 2023 – 6:30 p.m.

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

*Please note that this is a hybrid meeting with County Planning Commissioners and staff meeting in-person. Audience participants are welcome to attend in-person or via Zoom by using the meeting link at the bottom of the agenda.*

### Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – June 21, 2023
5. Approval of Meeting Minutes – May 17, 2023
6. Call to the Public
7. Zoning Reviews
  - A. Z-20-23: Deerfield Township Rezoning – A-2 Small Farms 10 acres to A-3 Small Farms 5 acres in Section 32
  - B. Z-21-23: Green Oak Township Text Amendment – Article 9 Signs, Section 38-411 Signs
  - C. Z-22-23: Howell Township Rezoning – MFR Multiple Family Residential to IFZ Industrial Flex Zone in Section 20
  - D. Z-23-23: Oceola Township Rezoning – AR Agricultural Residential to M1 Industrial in Section 27
  - E. MP-01-23: Perry Township, Shiawassee County Draft 2023 Master Plan
8. Old Business
9. New Business
  - A. Annual Capital Improvements Plan 2024-2029 Presentation
10. Reports
11. Call to the Public
12. Adjournment

**Robert A. Stanford**  
AICP, PEM  
Principal Planner

**Scott Barb**  
AICP, PEM  
Principal Planner

### Department Information

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

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

•  
Web Site  
[co.livingston.mi.us](http://co.livingston.mi.us)

Via Zoom (on-line meetings):

<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

Via the Zoom app

Join a meeting, with meeting number: 399 700 0062

Enter the password: LCBOC (ensure there are no spaces before or after the password)

Meeting ID: 399 700 0062

Password: 886752

Meeting recordings may be made using a personal computer or laptop, after requesting ability



**DRAFT**  
**LIVINGSTON COUNTY PLANNING**  
**COMMISSION MEETING MINUTES**

**June 21, 2023**

**6:30 p.m.**

**Hybrid In-Person and Virtual Zoom Meeting**

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

<b>PLANNING COMMISSION</b>			
<b>COMMISSIONERS PRESENT:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <b>BILL ANDERSON</b>  <b>MATT IKLE</b>  <b>DENNIS BOWDOIN</b>  <b>MARGARET BURKHOLDER</b> </td> <td style="width: 50%; border: none;"> <b>JASON SCHROCK</b>  <b>PAUL FUNK</b> </td> </tr> </table>	<b>BILL ANDERSON</b> <b>MATT IKLE</b> <b>DENNIS BOWDOIN</b> <b>MARGARET BURKHOLDER</b>	<b>JASON SCHROCK</b> <b>PAUL FUNK</b>
<b>BILL ANDERSON</b> <b>MATT IKLE</b> <b>DENNIS BOWDOIN</b> <b>MARGARET BURKHOLDER</b>	<b>JASON SCHROCK</b> <b>PAUL FUNK</b>		
<b>COMMISSIONERS ABSENT:</b>	<b>BILL CALL</b>		
<b>STAFF PRESENT:</b>	<b>SCOTT BARB</b> <b>ROB STANFORD</b> <b>MARTHA HAGLUND</b>		
<b>OTHERS PRESENT:</b>	<b>BRUCE POWELLSON – MARION TOWNSHIP</b> <b>SARA PORTER – CONWAY TOWNSHIP</b> <b>MARK PENROSE – OCEOLA TOWNSHIP</b> <b>TIM BOAL - HOWELL TOWNSHIP</b>  <b>ZOOM ONLINE: KEN C., JOANN, KR, CATHERINE, CLINT BEACH</b>		

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Anderson at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL AND INTRODUCTION OF GUESTS:** None.
4. **APPROVAL OF AGENDA**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE AGENDA, DATED JUNE 21, 2023, SECONDED BY COMMISSIONER BOWDOIN.**

**All in favor, motion passed 6-0.**

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

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO APPROVE THE MINUTES, DATED MAY 17, 2023, SECONDED BY COMMISSIONER SCHROCK.**

**All in favor, motion passed 5-0-1.**

**Abstain: FUNK, He was not present 5/17/2023**



6. CALL TO THE PUBLIC: None.

7. ZONING REVIEWS:

A. Z-20-23 DEERFIELD TOWNSHIP: REZONING  
A-2 SMALL FARMS DISTRICT TO A-3 SMALL FARMS DISTRICT, SECTION 32.

**Current Zoning:** A-2 Small Farms District  
**Proposed Zoning:** A-3 Small Farms District  
**Section 32**

**Township Master Plan:** The Deerfield Township Future Land Use Map designates the subject parcel as an Agricultural/Rural Residential Area. The Township Master Plan states the following regarding the Agricultural/Rural Residential future land use classification:

*The Agricultural/Rural Residential Area includes approximately three-quarters of the Township. The area is comprised of mostly farmland and farming operations, along with scattered large lot residential properties typically ranging from 2 to 10 acres in area, along with open space areas including wetlands and woodlands. The intent of the Agriculture/Rural Residential Area is to provide opportunities for farming and encourage the preservation of farmland resources and the long-term viability of local farming, while also providing opportunities for rural residential home sites. Agriculture and single-family residential home sites are intended to be the primary use of the acreage in these areas.*

The primary differences between the current and proposed zoning designations is the required minimum area of lots in these 2 districts. It's the intent of the Deerfield Master Plan to manage growth limiting suburban development in some parts of the community. While we see no inherent conflicts with the proposed rezoning, the Township should note that allowing the rezoning would create additional densities in what is predominantly a general agricultural area intended for parcels much larger than what is being requested.

**Township Planning Commission Recommendation: Approval.** The proposed rezoning was approved at the May 18, 2023, public hearing. There were no major comments indicated in the draft meeting minutes of the April 20, 2023, public hearing on the proposed rezoning.

**Staff Recommendation: Approval.** The proposed rezoning from A-2 (Small Farms, 10 acre minimum) to A-3 (Small Farms, 5 acre minimum) is consistent with the Deerfield Township Master Plan and the Livingston County Master Plan.

**Commission Discussion:** Commissioner Burkholder asked for clarification as to how the parcel will be accessed. Commissioner Funk pointed out the importance of making sure that the site plan process with any future development associated with this proposal be in strict concurrence with the goals and objectives of the township Master Plan (tree cutting – preservation of natural resources, etc.). Commissioner Ikle agreed that future development should conform to the ideals of the Master Plan.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL BASED ON STAFF REPORT AND IT CONCURRING WITH TOWNSHIP MASTER PLAN. SECONDED BY COMMISSIONER IKLE.**  
**Motion passed: 6-0**

B. Z-21-23 GREEN OAK CHARTER TOWNSHIP: ZONING ORDINANCE TEXT AMENDMENT  
ARTICLE 9 SIGNS, SECTION 38-411 SIGNS

Green Oak Township Planning Commission is proposing to amend the Sign Ordinance to include a provision for the removal of illegal signs located in the right of way.



**Township Planning Commission Recommendation: Approval.** The Green Oak Charter Township Planning Commission recommended approval of the proposed amendments at their May 18, 2023, public hearing. No comments were made for or against the proposed amendment.

**Staff Recommendation: Approval.** The sign amendment to the Green Oak Charter Township Ordinance allows the removal of signs in the right-of-way. The amendment strengthens their sign ordinance standards.

**Commission Discussion:** None

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BOWDOIN.**

**Motion passed: 6-0**

C. **Z-22-23 HOWELL TOWNSHIP: REZONING**  
**MFR - MULTIPLE FAMILY RESIDENTIAL DISTRICT TO IFZ - INDUSTRIAL FLEX ZONE**  
**DISTRICT, SECTION 20.**

**Current Zoning: MFR - Multiple Family Residential District**  
**Proposed Zoning: IFZ - Industrial Flex Zone District**  
**Section 20**

**Township Master Plan:** The draft Howell Township Future Land Use Map (2022) designates the subject parcel as Medium Density Residential. The Township Master Plan states the following regarding the Medium Density Residential future land use classification:

*These areas are intended to provide more dense housing in close proximity to developed areas. These areas would support multifamily developments that might include duplexes, single story attached condos, townhomes, or even low-density apartment complexes. These developments should have similar amenities to single family neighborhoods such as sidewalks, pedestrian scale lighting, and neighborhood scale parks. The intent of these areas is to have higher density development closer to more intense land uses so that residents have more direct access to retail, services, and transportation.*

The property is located along a highly transitional area of Grand River Avenue where land uses are tightly bound by a mix of residential, neighborhood service commercial, and more intense industrial to the east. The Township's draft 2022 Master Plan has clearly aligned these uses appropriately by establishing sound patterns for the future growth and development of this area. While the subject site is located near the industrial flex area, the Township Master Plan has established a clear gradation of land uses within the Township that lend the most support for maintaining the subject site as medium density residential.

**Township Planning Commission Recommendation: Disapproval.** The proposed rezoning was disapproved at the May 23, 2023, public hearing. There were no major comments indicated in the draft meeting minutes of the May 23, 2023, public hearing on the proposed rezoning.

**Staff Recommendation: Disapproval.** The proposed rezoning from MFR (Multiple Family Residential) to IFZ (Industrial Flex Zone) is not consistent with the overall policies of the draft 2022 Howell Township Master Plan.

**Commission Discussion:** Commissioner Bowdoin stated that the old hotel in the immediate vicinity of this proposed rezoning has been converted to MFR – Multiple Family Residential, so the township is staying concurrent with its goals and objectives and Future Land Use plans. Commissioner Bowdoin asked about surrounding land uses to the East of the subject parcel.

**Public Comment:** None.



**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND DISAPPROVAL. SECONDED BY COMMISSIONER BOWDOIN.**

**Motion passed: 6-0**

**D. Z-23-23 OCEOLA TOWNSHIP: REZONING  
AR - AGRICULTURAL RESIDENTIAL DISTRICT TO M-1 INDUSTRIAL DISTRICT, SECTION 27.**

**Current Zoning: AR - Agricultural Residential District**

**Proposed Zoning: M-1 Industrial District**

**Section 27**

**Township Master Plan:** The Future Land Use plan and map of Oceola Township (2022) designates the site as General Industrial. The Township Master Plan further describes this area in the following manner (p. 83):

***GENERAL INDUSTRIAL***

*In anticipation of future population growth and the resulting demand such growth will place upon Township services, some additional nonresidential areas will be required. These nonresidential uses help to provide a diverse tax base in order to permit the Township to continue to provide quality services to its residents. However, the Township is not depending on industrial development to provide the foundation of its tax base. Consequently, the Future Land Use Map acknowledges existing industrial uses and provides for limited expansion adjacent to existing industrial areas but does not provide for large scale industrial growth.*

*The Industrial plan classification is intended to permit industrial uses that do not produce negative effects such as excessive noise, glare, odor, fumes, dust, or pollution. This category does not encourage any business that processes raw materials or needs a significant amount of outdoor storage. The area planned for the industrial land uses is located south of M-59, west of Argentine Road.*

*Furthermore, it is the intent of the Future Land Use Plan to encourage industrial uses that are environmentally friendly with no negative impacts. High technology and knowledge-based uses are desirable for their low environmental impact characteristics. High architectural standards shall apply to the design of both the site and the architecture with significant, attractive landscaping incorporated to buffer adjacent uses. A campus type setting for the industrial or technology uses is strongly encouraged.*

*Industrial land uses shall be located where there is adequate public access, sufficient separation from adjoining lower intensity uses, future availability of public water and sewer services, adequate utilities, and access to an adequate information technology infrastructure. Currently, the designated area along M-59 is included in the future infrastructure utility area but there is no public water or sewer available at this time.*

**Township Planning Commission Recommendation: Approval.** The Oceola Township Planning Commission recommended Approval of this Rezoning at its May 9, 2023, Public Hearing.

From the draft PC minutes supplied with this case from the township, there was one resident concerned that the applicant may purchase a lot on Twin Hills and combine it with the 8.7 parcel to give him access to Twin Hills. The township Planner and Attorney noted that those are site plan issues and not rezoning issues, that the Planning Commission cannot put conditions on rezoning and that the Planning Commission cannot deny rezoning because of possible site plan issues.

The Planning Commission Chair also stated that a letter was received in support of the rezoning application from a resident whose property borders the subject site on the west and south.

**Staff Recommendation: Approval.** The proposed rezoning from AR-Agricultural Residential to M-1 Industrial is appropriate at the given location.



**Commission Discussion:** Commissioner Funk spoke about the proposed rezoning and felt it is a reasonable use that abuts existing industrial development. Commissioner Ikle asked about the number of industrial zoning designations. Commissioner Schrock asked the owner, Mr. Penrose, if through the new development the natural boundaries on the property could be retained. Mr. Penrose stated that he is selling the property and does not know the actual specifics related to the site plan with the new owner. Commissioner Funk stated that he is aware that this parcel has been difficult to develop as residential, and he agrees that buffering is very necessary at this location. He also stated that the proposed use of the property (cabinetry) is a better alternative than something much larger in scale. All Commissioner were encouraged to hear that the new owner plans on reusing the existing structures on the property.

**Public Comment:** Mark Penrose, applicant and current property owner of the parcel, spoke and reiterated that he lives on the parcel currently, but will be selling it to a company that will be making cabinets on the parcel and possible warehousing.

**Commission Action:**

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

**Motion passed: 6-0**

**E. MP-01-23 PERRY TOWNSHIP, SHIAWASSEE COUNTY, DRAFT 2023 MASTER PLAN**

Livingston County Planning Department received correspondence from Perry Township Planning Commission requesting Livingston County Planning Commission review and comment on the proposed update to the 2023 Perry Township Master Plan. The Plan was received via USPS on May 11, 2023. This request is in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008).

County Planning Staff reviewed the 2023 Master Plan for compatibility with the Livingston County Comprehensive Plan and for potential impacts on Livingston County residents and communities.

**Township Planning Commission Recommendation:** Final Approval Pending.

**Staff Recommendation: Approval.** That the Livingston County Planning Commission concurs with staff's comments on the *Perry Township 2023 Master Plan* and submit the foregoing comments to the Perry Township Planning Commission.

**Commission Discussion:** Commissioner Funk inquired about how often adjacent counties send their master plans to county planning for review. Commissioner Bowdoin reiterated the benefit of sending master plan updates and proposals to adjacent communities for their input. Livingston County Planning Commission concurs with the staff report and send the comments to the Village of Perry Planning Commission for their review.

**Public Comment:** None.

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO CONCUR WITH STAFF REVIEW AND FORWARD THE COMMENTS ON THE 2023 PERRY TOWNSHIP MASTER PLAN TO THE PERRY TOWNSHIP PLANNING COMMISSION. SECONDED BY COMMISSIONER IKLE.**

**Motion passed: 6-0**

**8. OLD BUSINESS:** None.



**9. NEW BUSINESS:**

- A. ANNUAL CAPITAL IMPROVEMENTS PLAN 2024-2029 PRESENTATION:** Principal Planner Stanford briefly presented the highlights of the 2024-2029 County Capital Improvement Plan.

**Commission Discussion:** Commissioner Ikle discussed his experience working on the Review Committee and was impressed with the process. Commissioner Funk discussed sharing the CIP with other communities to collaborate on projects. Commissioner Burkholder questioned why the Livingston County Road Commission (LCRC) was not included. Principal Planner Stanford responded the LCRC has is funded by different mechanisms and a separate jurisdiction. Commissioner Schrock questioned the why broadband projects were not included. Principal Planner Stanford responded that many of those projects were targeted and funded by the American Rescue Plan Act (ARPA) or other telecommunication and broadband grants.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO APPROVE THE RESOLUTION TO ACCEPT AND TRANSMIT TO THE LIVINGSTON COUNTY BOARD OF COMMISSIONERS THE 2024-2029 LIVINGSTON COUNTY CAPITAL IMPROVEMENT PLAN, SECONDED BY COMMISSIONER BOWDOIN.**

**Motion passed: 6-0**

- 10. REPORTS:** Commissioner Bowdoin stated that Conway Township has revised their solar ordinance and will most likely be sent for review next month. It was mentioned that the Cohoctah Township revised solar ordinance will probably be reviewed in July as well.
- 11. CALL TO THE PUBLIC:** Sara Porter from Conway Township stated there are people online that cannot hear or speak due to technical difficulties.

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER SCHROCK TO ADJOURN THE MEETING AT 8:01 P.M., SECONDED BY COMMISSIONER BURKHOLDER.**

**Motion passed: 6-0**

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**HOWELL TOWNSHIP PLANNING COMMISSION**  
APPROVED MINUTES MAY 23, 2023, 6:30 P.M.  
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

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**MEMBERS PRESENT:**

Martha Haglund      Chairwoman  
Wayne Williams      Vice-Chair  
Matthew Counts      Board Rep  
Peter Manwiller      Secretary  
Denise Markham      Commissioner  
Mike Newstead      Commissioner

**MEMBERS ABSENT:**

Paul Pominville      Commissioner

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

**The meeting was called to order at 6:30 p.m. The roll was called.**

**APPROVAL OF AGENDA:** MOTION by Counts, second by Manwiller, **“TO AMEND THE MAY 23, 2023 PLANNING COMMISSION AGENDA, TO ADD MASTER PLAN REVIEW AND APPROVAL TO OTHER BUSINESS”** Motion carried.

**APPROVAL OF MINUTES:** MOTION by Counts, seconded by Newstead, **“TO APPROVE AS PRESENTED THE APRIL 25, 2023 PLANNING COMMISSION MINUTES.”** Motion carried.

**TOWNSHIP BOARD REPORT:** Synopsis was attached. Matt noted the Township Board ask that the Planning Commission to look at a draft well head protection from MHOG to be added to the Zoning Ordinance.

**ZONING BOARD OF APPEALS REPORT:** Martha reported that there were 2 variance request for accessory structures to be in front of the rear line of the house, and they were both granted.

**ZONING ADMINISTRATOR REPORT:** Monthly Permit list is attached. No questions

**TOWNSHIP PARKS REPORT:** Martha reported that the park committee is starting to work on the update for the Recreation Plan.

**NEW BUSINESS:**

- A. CPK Investments, 2212 grand Commerce Drive, Parcel 4706-20-401-018, 4706-20-401-010, and 4706-20-401-009. Request an extension of time for an approved Preliminary / Final site Plan.

Township Planer Paul Montagno reported that this had been approved in May of 2022, and that there were no changes to the site plan being requested. Based on the petitioners letter construction was not started due to the rising cost and the short supply of building materials at the time. There was a short discussion.

**MOTION** by Manwiller, second by Newstead **“TO EXTEAND FOR ONE YEAR THE APPROVED PRELIMINARY / FINAL SITE PLAN FOR CPK INVESTMENTS, 2212 GRAND COMMERCE DRIVE, PARCEL 4706-20-401-018, 4706-20-401-010, AND 4706-20-401-018.**

Roll was called, Newstead – Yes, Manwiller – Yes, Markham – Yes, Williams – Yes, Counts – Yes, Haglund – Yes. Motion carried.

B. Public Hearing: Jim Hewines, Requesting a rezoning from “MFR” Multiple Family Residential to “IFZ” Industrial Flex Zone. Parcel ID #4706-20-400-009, File # PC2023-02. 25.8 acres of vacant property on the south side of Grand River west of Burkhart Road.

**MOTION** by Williams, second by Manwiller “**TO OPEN THE PUBLIC HEARING**” Motion carried.

Township Planer Paul Montagno reported on his review of the petitioners request for rezoning, noting that the Future Land Use Map in the Master Plan that was just completed, has this are zoned for Residential - Medium Density. This would relate to Multiple Family Residential on the Zoning Map. Chair Woman Haglund open the meeting to the public. Mr. Chick, 4375 W. Grand River, Howell said that he was opposed to this site being rezoned, and it is not consistent with the master plan. Mr. Peterson, 4169 W. Grand River, Howell said that he did not have a problem with the rezoning, he would rather have an industrial building there then the multi-family residential.

**MOTION** by Manwiller second by Williams “**TO CLOSE THE PUBLIC HEARING**” Motion carried.

There was a discussion among the Board Members, the petitioner was not present to answer the member’s question

**MOTION** by Manwiller, second by Newstead “**TO RECOMMEND TO THE TOWNSHIP BOARD TO DENY THE REQUEST FROM JIM HEWINES TO REZONE FROM MFR MULTIPLE FAMILY RESIDENTIAL TO IFZ INDUSTRIAL FLEX ZONE, PARCEL ID 4607-20-400-009, FILE #PC2023-02. THE 25.8 ACRES OF VACANT PROPERTY ON THE SOUTH SIDE OF GRAND RIVER WEST OF BURKHART ROAD. BASED ON THE FINDINGS IN THE PLANERS REPORT.**”

Roll was called, Markhem– Yes, Williams – Yes, Counts – Yes, Manwiller – Yes, Haglund – Yes, Newstead – Yes. Motion carried.

**OTHER BUSINESS:** Resolution to approve the Master Plan.

**MOTION** by Manwiller, second by Williams, **TO ADOPT THE MASTER PLAN RESOLUTION.**

Roll was called, Newstead – Yes, Williams – Yes, Markham – Yes, Manwiller – Yes, Haglund – Yes, Counts– Yes. Motion carried.

Martha reported to the members that this was her last meeting. As she has taken a position with the LivingstoOn County Planning Department.

**CALL TO THE PUBLIC:** None.

**ADJOURNMENT:** **MOTION** by Manwiller, seconded by Newstead, “**TO ADJOURN.**” Motion carried. Adjourned at 7:07 P.M.

Approved: \_\_\_\_\_XXXXXXX\_\_\_\_\_

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

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

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

  
Peter Manwiller, Secretary

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**HOWELL TOWNSHIP PLANNING COMMISSION**  
**UNAPPROVED MINUTES JUNE 27, 2023, 6:30 P.M.**  
**3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)**

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**MEMBERS PRESENT:**

Wayne Williams      Vice-Chair  
Matthew Counts      Board Rep  
Peter Manwiller      Secretary  
Denise Markham      Commissioner  
Paul Pominville      Commissioner

**MEMBERS ABSENT:**

Mike Newstead      Commissioner

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

**The meeting was called to order at 6:30 p.m. The roll was called.**

**APPROVAL OF AGENDA: MOTION** by Manwiller, second by Counts, **“TO APPROVE THE MAY 23, 2023 PLANNING COMMISSION AGENDA”** Motion carried.

**APPROVAL OF MINUTES: MOTION** by Counts, seconded by Newstead, **“TO APPROVE AS PRESENTED THE APRIL 25, 2023 PLANNING COMMISSION MINUTES.”** Motion carried.

**TOWNSHIP BOARD REPORT:** Matt reported on the Operating Engineers request for sewer for their new building being built in Oceola Township, that they accepted Martha’s resignation, a discussion salary’s for township employee’s, also reported on the private road agreement that involved the Township owned property on Oak Grove just north of M-59.

**ZONING BOARD OF APPEALS REPORT:** Joe Daus reported that there was a request for accessory structures to be in front of the rear line of the house, and that the variance was granted. There was a discussion on possible changes to the ordinance do to the number of variance request that are granted for accessory structures in front of the rear line of the house.

**ZONING ADMINISTRATOR REPORT:** Monthly Permit list is attached. Joe Daus reported that the Livingston County Planning Commission disapproved of the rezoning request from MFR to IFZ for the property on Grand River.

**TOWNSHIP PARKS REPORT:** Joe Daus reported that the application for the Spark grant for park and trails was submitted.

**NEW BUSINESS:**

- A. Fernco, Lenco, Norco Dev. LTD, Pirate’s Cove Lambert Drive, Parcel 4706-29-200-023, Preliminary / Final site Plan.

Township Planer Paul Montagno reported that this project had already receive preliminary over a year ago, and reported on the final site plan and the changes that were made to the plan. The petitioner was not present. The members discussed the project.

**MOTION** by Manwiller, second by Pominville **“TO MAKE A RECOMDATION TO THE TOWNSHIP BOARD TO APPROVE THE SPECIAL USE PERMIT FOR FERNCO, LENCO, NORCO DEV. LTD, PIRATE’S COVE ON LAMBER DRIVE, PARCEL 4706-29-200-023”**

Roll was called, Markham – Yes, Pominville – Yes, Manwiller – Yes, Counts – Yes, Williams – Yes. Motion carried.

**MOTION** by Manwiller, second by Pominville **“TO APPROVE PRELIMINARY / FINAL SITE PLAN FOR FERNCO, LENCO, NORCO DEV. LTD, PIRATE’S COVE ON LAMBER DRIVE, PARCEL 4706-29-200-023 CONTINGENT ON ADMINASTRATIVE REVIEW BASED ON THE FIRE DEPARTMENTS REPORT, THE ENGINEER’S REPORT, THE PLANNERS REPORT, AND THAT ALL SIGNS BE REVIEWED FOR COMPLIANCE WITH THE SIGN ORDINANCE”**.

Roll was called, Pominville – Yes, Markham – Yes, Counts – Yes, Williams – Yes, Manwiller - Yes. Motion carried

**OTHER BUSINESS:** None.

**CALL TO THE PUBLIC:** None.

**ADJOURNMENT:** **MOTION** by Manwiller, seconded by Markham, **“TO ADJOURN.”** Motion carried. Adjourned at 7:12 P.M.

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

\_\_\_\_\_  
Peter Manwiller, Secretary

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

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

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

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





**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: 10/20/21  
Revised: 6/21/23

**Site Plan Review**  
**For**  
**Howell Township, Michigan**

<b>Applicant:</b>	Vanston / O'Brien
<b>Project Name:</b>	Pirate's Cove
<b>Plan Date:</b>	9/17/21
<b>Revision Date:</b>	5/25/23
<b>Location:</b>	4261 Lambert Drive
<b>Zoning:</b>	IFZ – Industrial Flex Zone
<b>Action Requested:</b>	Preliminary Site Plan Approval / Special Land Use Approval

**PROJECT AND SITE DESCRIPTION**

The applicant has applied for preliminary site plan approval and special land use approval for a mini-warehouse facility with outdoor recreational vehicle (RV) storage. The proposal is for ten storage buildings of varying sizes and a floor area totaling 168,828 square feet. Two of these buildings are proposed to be two stories high, one building is proposed to be three stories high, and the remainder are proposed to be one story high. The applicant has further indicated that the second floor of one of these 2-story buildings (Building A – Phase 1) would have 1,716 square feet of residential area.

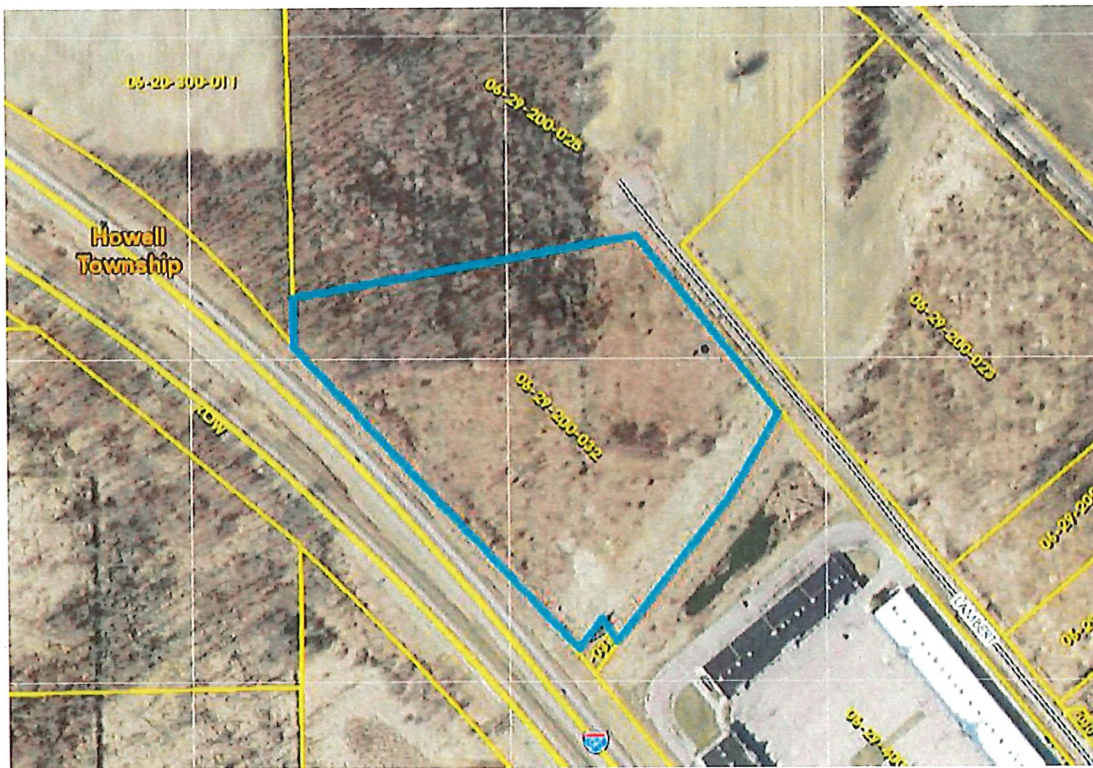
The proposal also includes approximately 180 RV parking spaces on proposed asphalt/gravel surfaces. There are two development phases indicated, with six (6) buildings built in Phase 1



and four (4) buildings built in Phase 2. The Phase of the gravel parking area is not indicated. Asphalt access drives are indicated throughout the property.

The 13.92-acre site is currently vacant and is located in the IF – Industrial Flex Zone zoning district. The existing conditions survey indicates that the site hosts a heavily wooded area on the northern portion. No wetlands are indicated. Mini Warehouse is listed as a permitted use in the IF district, and RV storage is listed as a special use in the district. The function of an RV storage facility is also similar in nature and intensity to a mini storage facility in that it is accessed infrequently by the individual clients who rent the storage space. A residence is a permitted accessory use in the Industrial Flex district according to Section 14.34 of the Zoning Ordinance.

### Aerial Image of Subject Site and Vicinity



**NEIGHBORING ZONING, LAND USE AND MASTER PLAN**

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

**Table 1 - Zoning, Land Use, and Master Plan Designations**

	North	East	South	South / West
<b>Zoning</b>	IFZ	RSC	I-94/AR	I-94/AR
<b>Land Use</b>	Open space/Crop field0064	Tanger Outlet	Highway/Open Space	Highway/Open Space
<b>Master Plan</b>	Innovation Zone	Regional Commercial	Agricultural Preservation	Innovation Zone

*Items to be Addressed: None.*

**AREA, WIDTH, HEIGHT, SETBACKS**

The following table summarizes the dimensional regulations for the site plan associated with the use.

**Table 2 -Dimensional Regulations**

	Required	Provided	Compliance
<b>Lot Area</b>	40,000 Square feet	13.92 Acres	Complies
<b>Lot Width</b>	120 Feet	521 Feet	Complies
<b>Front Setback</b>	35 Feet	35 Feet	Complies
<b>Side Setback</b>	10 – 25 Feet (10 ft. min with a combine total of 25 ft.)	10 Feet northwest side 25 feet east side	Complies
<b>Rear Setback</b>	10 Feet	10 Feet	Complies
<b>Lot Coverage</b>	75 % Max	67.8 %	Complies
<b>Building Height</b>	70 Feet Max	35 Feet	Complies

The applicant has provided a table on the cover sheet which indicates the proposed density, placement, and height.

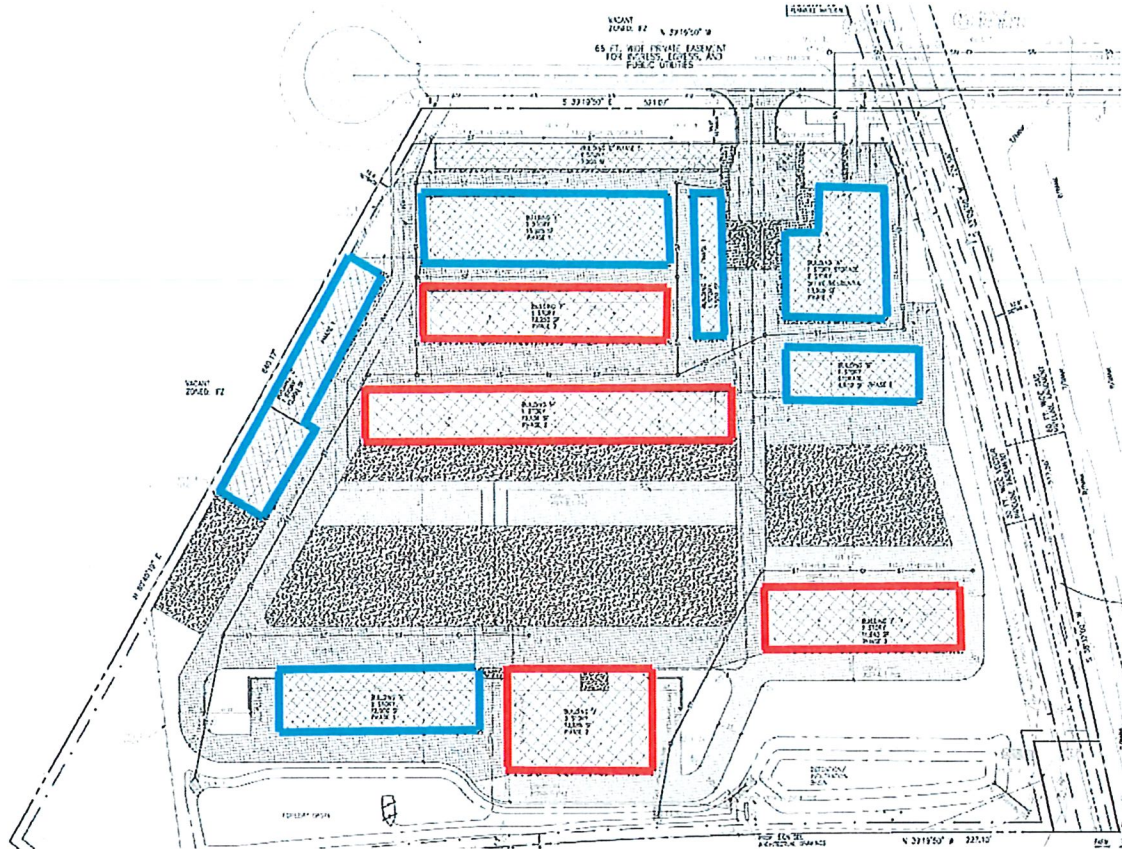
*Items to be Addressed: None*

**BUILDING LOCATION AND SITE ARRANGEMENT**

There are a variety of buildings, all with different shapes and sizes, shown on the plan. The buildings are arranged throughout the site, situated largely around the perimeter of the property. The RV storage area is located in the central site area. The buildings that are proposed in Phase 1 are indicated on Figure 1 in blue. The buildings that are proposed in Phase 2 are indicated in red.



Figure 1- Building Arrangement



The building arrangement allows for extensive drive aisles within the site interior and around the perimeter.

The phased construction dictates that the front buildings and one rear building are built before the larger interior buildings. During Phase 2 construction, care must be taken to ensure that customer access and construction access are safely coordinated. An access plan should be provided with construction drawings if customers are to be using the site during construction of phase 2.

**Items to be Addressed:** An access plan should be provided with construction drawings if customers are to be using the site during construction of phase 2.



**PARKING, LOADING**

For mini-storage, five (5) parking spaces shall be provided adjacent to the office. There is no parking requirement for RV storage. The applicant is providing 7 parking spaces including 1 barrier free space.

*Items to be Addressed: None.*

**SITE ACCESS AND CIRCULATION**

The site is accessed by a single entrance from Lambert Drive. There appears to be a gated entrance to the storage area. Within the storage area there are drive aisles between buildings and the gravel areas for RV storage area. The minimum width of the drive aisles appears to be at least 24 feet, which is appropriate for 2-way traffic. However, if customers park immediately in front of the storage unit doors, this could impede traffic.

A turning template should be provided to demonstrate that RVs and emergency vehicles can navigate the site.

*Items to be Addressed: The applicant shall provide a turning template on the plans.*

**LANDSCAPING**

A landscaping plan is provided on Sheet C-5. The following table provides the landscaping requirements from section 28.02 of the Zoning Ordinance and indicates how the applicant has or has not complied with the requirements.

**Table 3 – Landscape Calculations**

Area	Required	Provided	Compliance
General Site	1 tree / 3,000 sqft (undeveloped)	0 trees	<i>Does not comply</i>
Lambert Drive Frontage	1 deciduous or evergreen tree / 40 lineal ft = 475 ft / 40 = 12 trees	11 trees	<i>Does not comply</i>
	1 ornamental tree / 100 lineal ft = 475 ft / 100 = 5 trees	5 trees	Complies
	8 shrubs / 40 lineal ft = (475 ft / 40) x 8 = 95 shrubs	88 shrubs	<i>Does not comply</i>
I-96 Frontage not screened by detention pond landscaping	1 deciduous or evergreen tree / 40 lineal ft = 220 ft / 40 = 6 trees	0 trees	<i>Does not comply</i>

	1 ornamental tree / 100 lineal ft = 220 ft / 100 = 2 trees	0 trees	<i>Does not comply</i>
	8 shrubs / 40 lineal ft = (220 ft / 40) x 8 = 44 shrubs	0 shrubs	<i>Does not comply</i>
Water retention basins	1 deciduous or evergreen tree / 50 lineal ft = 1,150 ft / 50 = 23 trees	0 trees	<i>Does not comply</i>
	10 shrubs / 50 lineal ft = (1,150 ft / 50) x 10 = 230 shrubs	0 shrubs	<i>Does not comply</i>

The landscaping plan does not comply with the requirements, as indicated above. The site has 475 ft of road frontage along Lambert Avenue and approximately 1000 feet of frontage along I-96 that requires landscape screening per Section 28.03.A.(3) of the Zoning Ordinance. Additionally, the applicant is proposing two water detention basins on the west side of the property that runs alongside I-96. Landscaping around the detention ponds must comply with the requirements set forth in Section 28.02.i. of the Zoning Ordinance. Additionally the Ordinance requires that all undeveloped areas of a nonresidential site be landscaped in accordance with Section 28.02.A.2)

The applicant has only indicated landscape screening along Lambert Drive. The site is surrounded by security fence, the bulk of which is noted to be a cyclone fence with a note that says fence fabric on the fence detail. This type of fence is not permitted per Section 28.08.A.6. of the Zoning ordinance.

A small portion of the fence near the office/gate area is proposed to be spear top aluminum fence. According to Section 14.26.E. 3) spikes are not permitted on fences. The applicant must propose fencing that does not have spikes.

**Items to be Addressed:** 1) The applicant shall update the landscaping plan so that calculations comply with requirements set forth in Section 28.02 and 28.03. as noted in this report 2) The applicant shall propose fencing that does not have spikes. 3) Provide screen fencing that complies with Section 28.02.A.2).

**LIGHTING**

The applicant provided a photometric plan on Sheet C-6. The plan indicates that pole lights and building-mounted lights will be placed throughout the property including lights in the parking area, demonstrating compliance with Section 14.22. The photometric plan indicates that the illumination will be +0.0 along the property lines except for a roughly 230 ft stretch near the

site entrance along Lambert Drive. Here, the highest illumination is +0.9 footcandles. This light source should be further shielded to reduce the illumination beyond the site, as set forth in Section 18.03.

***Items to be Addressed:*** *The applicant shall demonstrate that the lights near the site entrance will be shielded to reduce the off-site illumination.*

## **SIGNS**

A sign is shown on the site plan in the southeast corner of the site. It is indicated that a sign detail is provided in the architectural drawings. There does not appear to be a detail in the architectural drawings. However, there are multiple wall signs depicted in the architectural drawing. Additionally, in the western detention pond there appears to be an object which is the shape of a ship, with what appears to be an electrical conduit run to it. This would appear to be an additional sign based on the sign definition in the Zoning Ordinance.

Any approval of the site plan shall not constitute approval of any sign. Signs require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

***Items to be Addressed:*** *Approval of the site plan does not constitute approval of any signs depicted on this plan. The applicant shall file a sign permit application with the Zoning Administrator prior to construction.*

## **FLOOR PLAN AND ELEVATIONS**

The applicant has included floor plans and elevations for all buildings.

Building A in the eastern corner of the site near the site entrance on Lambert Drive hosts the second-floor residence. The plan indicates a 2-bedroom residence, accessible from the first-floor office and reception area. As mentioned, residential uses are permitted principal or accessory uses in the Industrial Flex district.

***Items to be Addressed:*** *None*

## **TRASH ENCLOSURE**

The plan indicates a dumpster situated south of building C, near the site entrance. The area appears accessible to garbage trucks, but the site turning template should confirm this.

***Items to be Addressed:*** *The applicant shall indicate garbage truck access on turning template.*

## **SPECIAL USE**

For all Special Uses the Planning Commission must hold a public hearing on the special use application after appropriate notification has been issued based on Section 16.05.A. Following the public hearing the Planning Commission must review and consider the applicant's compliance with the requirements of the Zoning Ordinance and must forward to the Township Board their findings and recommendation for the Board to approve, approve with conditions, or deny the application for special use.

According to Section 16.06 of the Zoning Ordinance, the Township Board shall review the particular circumstances and facts of each proposed special use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a special use on the proposed site, lot, or parcel:

- A. *Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance in terms of their uses, activities, processes, materials, equipment and conditions of operation, that will be detrimental to any persons, property, or the general welfare of the surrounding area in which it is located due to excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The use of this site for outdoor RV storage is low intensity and should be harmonious with the intended uses in the district.

- B. *Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*

As noted in the report above, additional landscape screening is required.

- C. *Will be served adequately by essential public facilities and services; such as, highways, roads, water supply systems, wastewater disposal systems, police and fire protection, storm water drainage systems, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service.*

The proposed use should be adequately served by public services and facilities. Public utilities are in place for this area and the use is consistent with the planned capacity. The road providing access to the site is a paved public road.

- D. *Will not be hazardous or disturbing to existing or future neighboring uses.*

The site is located to the rear of the Tanger Outlet mall. It does not appear that this development will have any effect on the mall. The other neighboring properties are undeveloped. We believe that if the site is appropriately screened it will have no negative effect on any future neighboring uses.

- E. *Will not create excessive additional requirements at public cost for public facilities, utilities and services.*

The proposed use is not expected to create any additional public costs.

- F. *Will not have a substantial adverse impact upon the natural resources and environment of the lot or parcel upon which it is to be located and adjacent areas, including, but not limited to prime agricultural areas, forest and woodlot areas, lakes, rivers, streams, watersheds, water recharge areas, flood ways, and wildlife areas.*

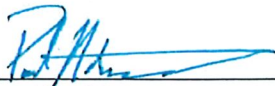
There is no indication of water features or wetlands on the site. A major area of the northwestern portion of the site is heavily wooded. This woodland is proposed to be removed for the development of the site.

**Items to be Addressed:** *The Planning Commission should review the proposed RV storage in terms of the findings from Section 16.06 of the Zoning Ordinance.*

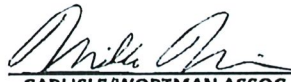
## RECOMMENDATIONS

We would recommend the following items be addressed by the applicant before the Planning Commission acts on the site plan and special use permit:

1. An access plan should be provided with construction drawings if customers are to be using the site during construction of phase 2.
2. Provide a turning template on the plans, indicating garbage truck and emergency vehicle access.
3. The applicant shall update the landscaping plan so that calculations comply with requirements set forth in Section 28.02 and 28.03. as noted in this report.
4. The applicant shall propose fencing that does not have spikes.
5. Provide screen fencing that complies with Section 28.02.A.2).
6. Demonstrate that the lights near the site entrance will be shielded to reduce the off-site illumination.
7. Approval of the site plan does not constitute approval of any signs depicted on this plan. The applicant shall file a sign permit application with the Zoning Administrator prior to construction.
8. The Planning Commission should review the proposed RV storage in terms of the findings from Section 16.06 of the Zoning Ordinance.



CARLISLE/WORTMAN ASSOC., INC  
Paul Montagno, AICP  
Principal



CARLISLE/WORTMAN ASSOC., INC.  
Michelle Marin  
Community Planner

#308-2103

cc: Joe Daus, Township Zoning Administrator

9D

June 21, 2023

Howell Township  
Attn: Howell Township Board  
3525 Byron RD  
Howell, Michigan 48855

Howell Township Board,

After careful consideration, I have made the decision to resign my position as Howell Township Clerk. Please accept this as a formal notice of my resignation from the position of Clerk at Howell Township, Effective August 4<sup>th</sup> my last day.

Sincerely,

A handwritten signature in cursive script that reads "Jean Graham". The signature is written in black ink and is positioned above the printed name.

Jean Graham



9E

## Howell Township Clerk

---

**From:** Bob Wilson <bobwilson44@hotmail.com>  
**Sent:** Thursday, June 29, 2023 4:22 PM  
**To:** Howell Township Supervisor; Howell Township Clerk; Matt Counts; Harold Melton (HAROLDMELTON2015@GMAIL.COM) <HAROLDMELTON2015@GMAIL.COM>; Howell Township Treasurer; j smith <smithassets.3317@gmail.com>; WHMI News  
**Cc:** jessicamathews29@gmail.com  
**Subject:** Pioneer Cemetary  
**Attachments:** drain pipe (1).jpg; drain pipe (2).jpg; drain pipe (3).jpg; drain pipe (4).jpg; drain pipe (5).jpg; drain pipe (6).jpg; drain pipe (7).jpg; drain pipe (8).jpg; grass condition (1).jpg; grass condition (2).jpg; grass condition (3).jpg; grass condition (4).jpg; grass condition (5).jpg; grass condition (6).jpg; grass condition (7).jpg; grass condition (8).jpg; grass condition (9).jpg; grass condition (10).jpg

This email is in regards to the drain project at Pioneer Cemetary and the seasonal contract for grass cutting.

This drain project was designed by your engineering firm and originally supposed to be below vault level to eliminate ground water, not surface water and to keep vaults from floating out of the ground.

This drain was supposed to be put in at some places 12' deep and below ground water levels exposed by a paid for engineering firm during testing water levels to eliminate water in graves.

Bids were taken that were not acceptable because everyone was bidding different things and had to be rebid to all be removing the dirt dug out and bids were taken again.

Bids were reviewed and voted on again where a majority of the board after Jean Graham made a motion to accept Bowman excavating bids simply because they do good work per Jean Graham despite the fact that they were not the lowest bid nor the best bid and voted 6-1 for nearly \$70,000 dollars. The Graham's and Bowman's just happen to be lifelong friends and neighbors.

I, Bob Wilson volunteered to oversee this job based on my experience in the field and try to get bids more equal and spent my own money to get prints and figure out what needed to be done to make bids fair because Jean sent prints out that could not be read by at least 2 of the contractors bidding the job. I contacted the engineering firm and they gladly sent me prints that were not shrunk to the point of being unreadable.

After the bid was accepted by Bowman, they clearly contacted Jean Graham and the engineering firm involved and I was left completely out of it and a decision made to change the way the job was to be done. Per Jean Graham at the last meeting informed the board that things have changed but Bowman was still going to be able to do this job for the \$70,000 but never said how it got changed.

After this I visited the Cemetary quite a few times to see what got changed because things were being kept secret only to find that the change was to not bury the drain pipe the 12' down like originally planned and the pipe was installed at less than 3' below surface level which means 2/3's less dirt to dig and remove and 2/3's less sand to bring in to fill with and less pipe because now the discharge does not go back to the rear of the property as it was supposed to be done on the original bid.

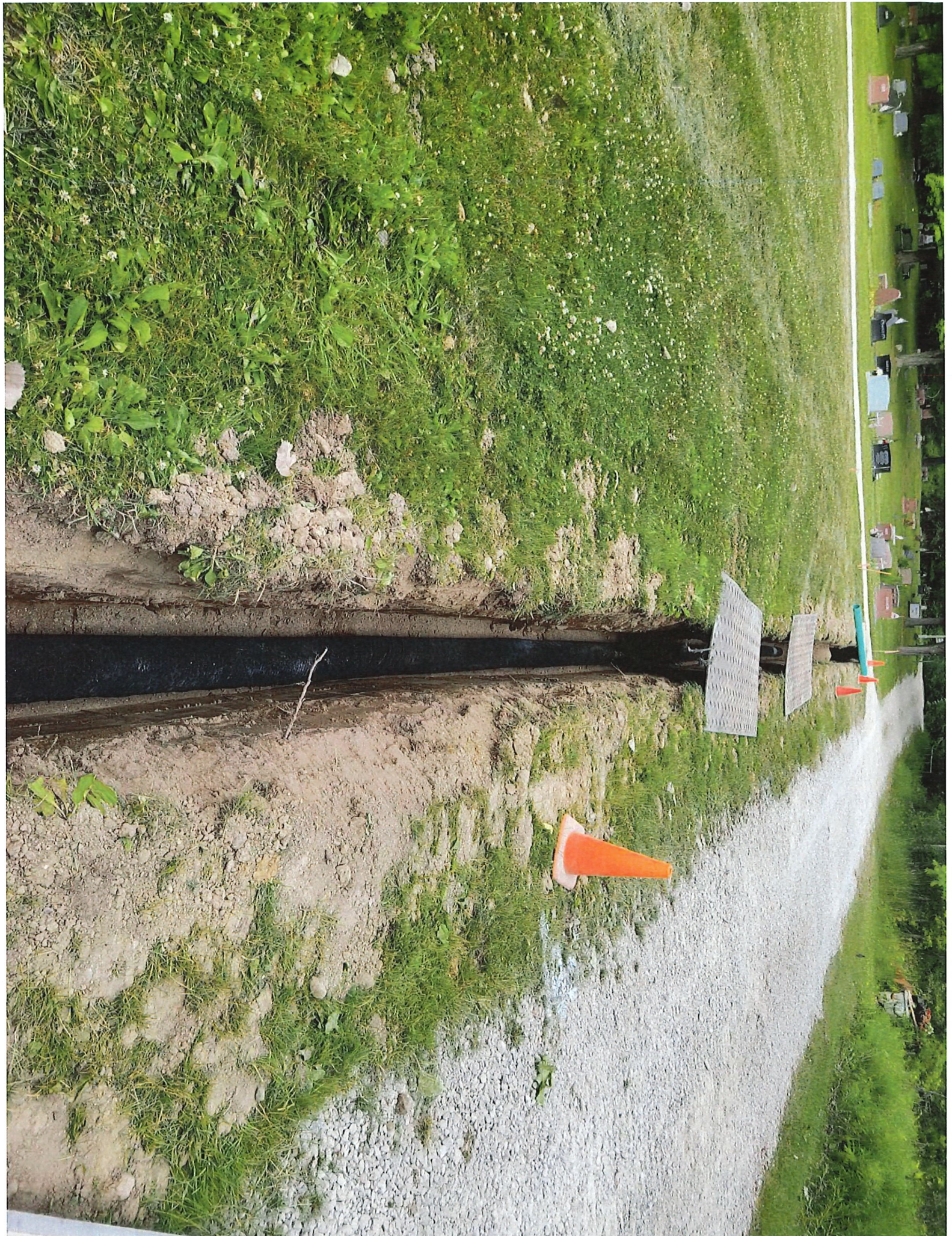
I have talked to a few of the other people that bid this project and asked them what they would charge for the job that was completed and everyone said somewhere around \$20k. This job should have been rebid after the change of plans because now there was a job being done that was 75% less work than the original bid. But it seems that the township is going to be paying Bowman excavating the entire amount of the original bid despite the fact that of it being 75% less work and materials.

This to me is just giving \$50,000 dollars to a friend of our tax dollars. I would like to see more bids taken on the NEW project specs and pay Bowman excavating the average of new bids taken instead of the \$70 because they are being overpaid for the work that they have done.





















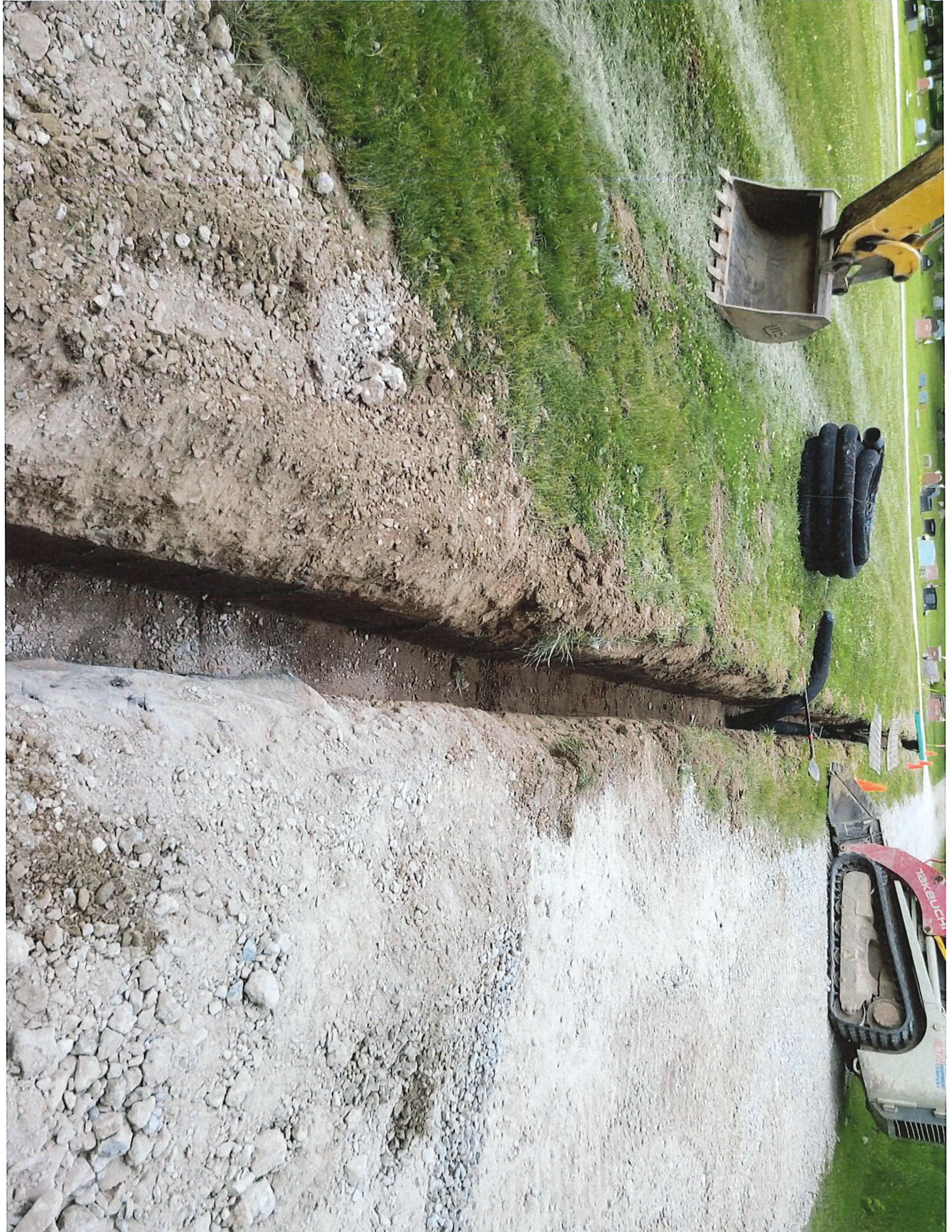














CHARLIE S.  
1935

TILTON



DOTTIE J.  
1937 - 2016



WILLIAM W.  
FEB. 21, 1932  
SEPT. 29, 2016  
LOVE FOREVER



MADELINE J.  
FEB. 16, 1932







July 6, 2023

Jonathan Hohenstein  
Howell Township Treasurer  
3525 Byron Road  
Howell, MI 48855

RE: Pioneer Cemetery – Drainage Improvements Project  
Howell Township

Mr. Hohenstein,

This letter is in response to recent questions asked by Township staff regarding the design and construction of the storm sewer system for drainage improvements at the Pioneer Cemetery.

At the request of the Township, Spicer performed a groundwater study in June of 2022 to evaluate the groundwater depths which could influence burial vaults with the potential of becoming buoyant. A technical memorandum was provided to the Township (see attached) with the findings and recommendations. On average, the ground water depths observed were 2.0 feet to 3.0 feet below the existing ground surface. Based on Spicer Groups findings and recommendations, the Township chose to construct a rectangular underdrain system which would outlet into the woods at the west side of the parcel.

The depth of the underdrain system was maximized to the extents possible to lower the groundwater table and allow for positive gravity flow / drainage to the outlet. For the design to be effective, the ground water level should be at least 5.0 feet below the ground surface. The design depths of the underdrain varied at different points of the system. These depths ranged from 7.0 feet (NE corner), 5.0 feet (SE corner), 3.0 feet (NW corner), to 2.5 feet (SW corner) below the ground surface. The depths along the NE and SE corner presented the greatest concern and are the deepest as this area will capture the majority of the groundwater flow moving across the cemetery site at the areas where the burial plotting has been or will be taking place in the future. The SE and NW corners are the shallowest due to the minimum elevations required to transport the groundwater flow captured to the outlet in the wooded area for discharge.

Bowman Excavating was awarded the construction of this project by the Township. Spicer met with Bowman Excavating on site in early June of 2023 to kickoff the project. During this time, Spicer completed field survey investigations to validate the design of the project. At this time, it was determined that the existing ground elevation along the outlet in the wooded area was approximately 1.0 foot higher than the aerial contours of the digital elevation model depicted on the project plan sheet. Due to this elevation difference, the proposed underdrain outlet piping was reduced in length by approximately 50 feet, as there was no advantage of installing the remaining piping as it would be essentially sitting on the top of the existing ground and an artificial berm would have had to be created to provide cover on top of the pipe.

Another element in the project that was modified was the cleanout assemblies installed along the corners of the rectangular system. The initial plan detail called out for non-perforated corrugated piping with a ADS Nyoplast cap. The Contractor chose to build a more rigid PVC cleanout assembly with standard



July 6, 2023

Page 2 of 2

PVC piping and wye fittings with a traditional PVC riser cap. The cleanout assembly of PVC material has more rigidity than corrugated material, and in our opinion, a superior product.

Bowman Excavating installed the underdrain piping network through the month of June. Spicer Group provided partial construction inspection oversight during this time and validated / verified constructed depths of the underdrain system met the design of the project.

Spicer Group visited the project site on 7/5/2023 to develop a list of deficiencies requiring corrections (IE also referred to as a "punchlist") which we will share with the Township and the Contractor once completed to finalize the project.

Sincerely,

A handwritten signature in black ink, appearing to read "John Bradley", with a large, stylized flourish at the end.

**John W. Bradley,**  
Project Manager

**SPICER GROUP, INC**  
1595 W. Lake Lansing Road  
Suite 200  
East Lansing, MI 48823  
St. Johns, MI 48879  
Cell: (517) 719-5503  
E-mail: [johnbradley@spicergroup.com](mailto:johnbradley@spicergroup.com)

GENERAL NOTES:  
THE WORK INCLUDED IN THESE PLANS INCLUDES INSTALLATION OF TRENCH UNDERDRAIN AND OUTLET, TO LOWER GROUNDWATER LEVELS WITHIN THE CEMETERY PROPERTY.

THIS PROJECT SHALL BE CONSTRUCTED AND PAID AS A LUMP SUM. ANY WORK NECESSARY TO FOR THE COMPLETION OF THE PROJECT, EVEN IF NOT EXPLICITLY SHOWN, SHALL BE INCLUDED IN THE LUMP SUM PRICE.

THE CONTRACTOR IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH PERMITTING. ALL COSTS SHALL BE INCLUDED IN THE COST OF THE BID.  
COORDINATE SITE ACCESS WITH OWNER. OWNER WILL OBTAIN APPROVAL FOR ACCESSING ADJACENT PROPERTIES, IF NECESSARY.  
GROUNDWATER LEVELS ARE SUBJECT TO CHANGE.

NO WORK SHALL BE PERFORMED BEFORE 7:00 AM ON AFTER 7:00 PM MONDAY THROUGH FRIDAY. NO WORK SHALL HAPPEN ON SATURDAYS, SUNDAYS OR HOLIDAYS UNLESS AUTHORIZED BY OWNER.

CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO START OF CONSTRUCTION. CONSTRUCTION STAKING AND INSPECTION.  
CONTRACTOR SHALL MAINTAIN PUBLIC ACCESS TO DECLARED DRIVEWAYS AT ALL TIMES THROUGHOUT THE PROJECT.  
CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHEEP PILES DAILY.

ALL EXCAVATED MATERIAL, NOT USED ON SITE SHALL BE REMOVED FROM SITE BY CONTRACTOR IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.  
CONTRACTOR MUST CLEARLY STATE THE BACKFILLING MATERIALS FOR THE UNDERDRAIN SYSTEM TO BE USED IN THE PROJECT IN THE CONTRACTORS SUBMITTAL OF WORK.

RESTORE LAWN AREAS WITHIN 12" OF NEW TOPSOIL GRADED TO MATCH ADJACENT GRADES. SEED, AND MULCH. SEED AT 20 LBS/1000' WITH A MIXTURE CONTAINING 50% KENTUCKY BLUE GRASS, 30% PERENNIAL PRAIRIE, AND 20% CREEPING BEEF TISSE.

RESTORE GRAVEL DRIVE AREAS WITH 4" INCHES OF COMPACTED #40.36 AGGREGATE. GRADED TO MATCH ADJACENT GRADES.  
RESTORE ASPHALT DRIVE AREAS WITH 1.5" INCHES OF #57 WASH OR 3.0" INCHES OF #57 WASH WITH A MIXTURE OF 60% PERENNIAL PRAIRIE AND 40% SPRING GRASS. USE MULCH BLANKET IN DITCH AREAS.

RESTORE INCIDENTAL DAMAGES TO THE PROJECT AS DIRECTED BY OWNER AND ENGINEER AT NO ADDITIONAL COST TO OWNER, INCLUDING BUT NOT LIMITED TO: ELEVATION CONTROL, DAMAGE TO ADJACENT PROPERTY, AND DAMAGE TO ADJACENT PROPERTY.

RESTORE INCIDENTAL DAMAGES TO THE PROJECT AS DIRECTED BY OWNER AND ENGINEER AT NO ADDITIONAL COST TO OWNER, INCLUDING BUT NOT LIMITED TO: ELEVATION CONTROL, DAMAGE TO ADJACENT PROPERTY, AND DAMAGE TO ADJACENT PROPERTY.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 174, 2013, THE CONTRACTOR SHALL CALL 1-800-462-7171 OR 811 A MINIMUM OF THREE (3) DAYS BEFORE ANY EXCAVATION, TRENCHING, DRILLING, OR WORK THAT MAY BE NEAR OR CROSS UNDERGROUND UTILITIES. UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS AND ALERT" SYSTEM.

USE RESPONSIBLE AND SUSTAINABLE PRACTICES.  
CONFORM TO ALL PERMITS AND REGULATIONS CONTROL ACT PART 91 OF ACT 451 OF 1994.

PROVIDER APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND OFF-SITE SEDIMENT MOVEMENT. MEASURES SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) BEST MANAGEMENT PRACTICES (BMP) MANUAL, AND POLICIES PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC PROPERTY IS AFFECTED.  
USE CARE WHEN REMOVING TEMPORARY MEASURES TO PREVENT EROSION OR SEDIMENTATION DURING DISMANTLING.

GROUNDWATER SEPARATION AND STORAGE TANKS ARE ANTICIPATED TO BE A FACTOR DURING CONSTRUCTION. WATER CONTROL AND DRAINAGE METHODS MAY BE NECESSARY. ALL WATER CONTROLS AND DRAINAGE METHODS MUST BE APPROVED BY THE CONTRACTOR AND THE ENGINEER AND MUST BE MAINTAINED IN THE PROJECT THROUGHOUT CONSTRUCTION AND MAINTENANCE.

USE FILTER BAGS WHEN DEMOLITION.  
MATERIALS  
PERMANENT UNDERDRAIN PIPE SHALL BE CONCRETE POLYETHYLENE PIPE MEETING THE REQUIREMENTS OF ASTM F1417 AND ALSO TO MEET PERFORMANCE REQUIREMENTS OF ALL STATE, COUNTY, AND FEDERAL REGULATIONS. SCOTCHBLEED UNDERDRAIN PIPE MUST BE A NON-WOVEN MATERIAL WITH A MASS OF AT LEAST 2.0 OZ/SQ. YD. HOLLOW BUILT STRUCTURE OF AT LEAST 180 LB/WT. AND AN APPROPRIATE OPENING SIZE AS PER THE SPECIFICATIONS.

CONCRETE UNDERDRAIN OUTLET PIPE AND CLEAN-OUT RISER PIPE SHALL BE NON-REINFORCED, CONCRETE POLYETHYLENE PIPE MEETING THE REQUIREMENTS OF ASTM F1417 AND ALSO TO MEET PERFORMANCE REQUIREMENTS OF ALL STATE, COUNTY, AND FEDERAL REGULATIONS. SCOTCHBLEED UNDERDRAIN PIPE MUST BE A NON-WOVEN MATERIAL WITH A MASS OF AT LEAST 2.0 OZ/SQ. YD. HOLLOW BUILT STRUCTURE OF AT LEAST 180 LB/WT. AND AN APPROPRIATE OPENING SIZE AS PER THE SPECIFICATIONS.

END SECTIONS SHALL BE STEEL OR CONCRETE WITH RODENT SCREENS. RODENT SCREENS MUST BE GALVANIZED HARDWARE CLOTH WITH A MESH SIZE OF 6.087 INCH AND OPENING SIZE OF 0.30 INCH OR LESS.

USE FITTINGS COMPATIBLE WITH THE PIPE BEING CONNECTED.  
ADJUSTMENTS SHALL MEET THE REQUIREMENTS OF THEIR RESPECTIVE MFG SPECIFICATIONS.

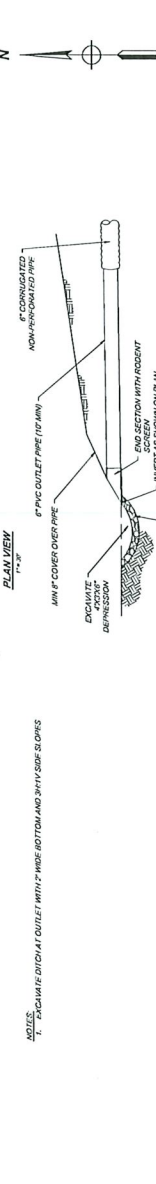
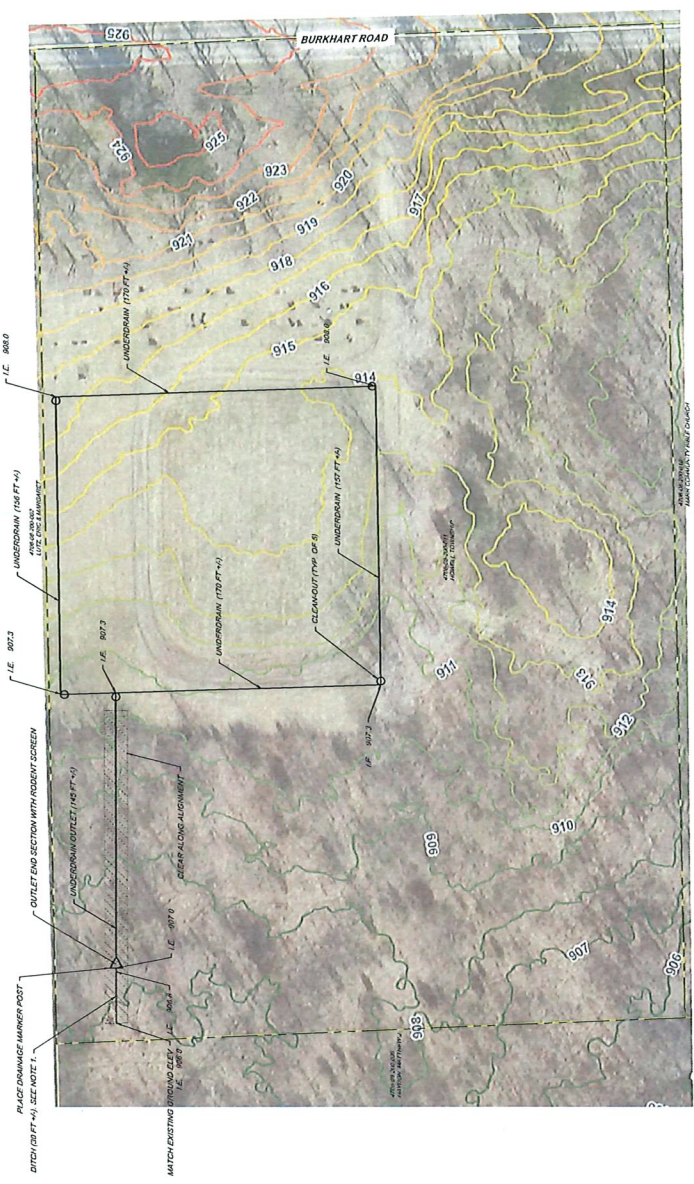
DRAINAGE MARKER POST SHALL BE A GALVANIZED STEEL POST WITH A WEIGHT OF AT LEAST 1.12 LB/FT AND A LENGTH OF 6 FEET.  
INSTALL 1/2" DIA. PIPES.  
CONFORM UNDERDRAIN ALIGNMENT WITH OWNER AND ENGINEER.

CONFORM UNDERDRAIN ALIGNMENT WITH OWNER AND ENGINEER.  
CONFORM TO THE APPROXIMATE LINE AND GRADE, OBTAIN (OWN) CLEARING FOR THE PIPE.

UNDERDRAIN FITTINGS WITH NON-WOVEN GEOTEXTILE AND SEAL TO ADJACENT PIPE WITH WATERPROOF TAP.  
UNDERDRAIN PIPE IS PLACED IN A STRAIGHT ALIGNMENT WITHOUT PUMPS AND DIPS.

PLACE BACKFILL IN COMPACTED LIFTS, AVOID CONTAMINATING UNDERDRAIN AND BACKFILL MATERIAL WITH FINE SOILS. THE UPPER 2 FEET SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR) IN LAWN AND TOWNSHIP AREAS.

INSURE CLEAN-OUTS ARE WELL SUPPORTED AND FLUSH WITH THE ADJACENT GROUND SURFACE.  
ENSURE THE INSTALLED UNDERDRAIN AND OUTLETS ARE FREE OF SILT, DEBRIS, AND OTHER DELETTERIOUS MATERIAL AT THE COMPLETION OF THE PROJECT.



NO.	DATE	CONTRACTOR'S NO.	REVISIONS	DATE
1				

PROJECT NO.		13245832922
PROJECT NAME		PIONEER CEMETERY DRAINAGE IMPROVEMENTS
CLIENT	HOWELL TOWNSHIP	
DESIGNED BY	EMU	
DRAWN BY	AMW	
CHECKED BY	AMW	
DATE	MARCH, 2023	
SCALE	AS SHOWN	
SHEET 1 OF 1		
JOB NO. JD-1890-01		

SECTION 8  
HOWELL TOWNSHIP  
7.3N-1E.  
LIVINGSTON COUNTY, MICHIGAN

PLACEMENT MARKER POST  
DITCH (20 FT-4), SEE NOTE 1.  
MATCH EXISTING GROUND SLOPE  
UNDERDRAIN/OUTLET (143 FT-4)  
UNDERDRAIN (157 FT-4)  
UNDERDRAIN (170 FT-4)  
UNDERDRAIN (158 FT-4)  
CLEANOUT (TOP OF 8\"/>



July 8, 2022

## GEOTECHNICAL MEMORANDUM

RE: Pioneer Cemetery  
Groundwater & Geotechnical Investigation

By: Nils Lindwall, P.E.  
Senior Project Manager | Geotechnical Engineer  
Spicer Group, Inc.

This memorandum summarizes Spicer Group's investigation of subsurface conditions at Howell Township's Pioneer Cemetery, located in Livingston County, Michigan. Pioneer Cemetery is located on North Burkhart Road, north of Marr Road, as shown on Figure 1.

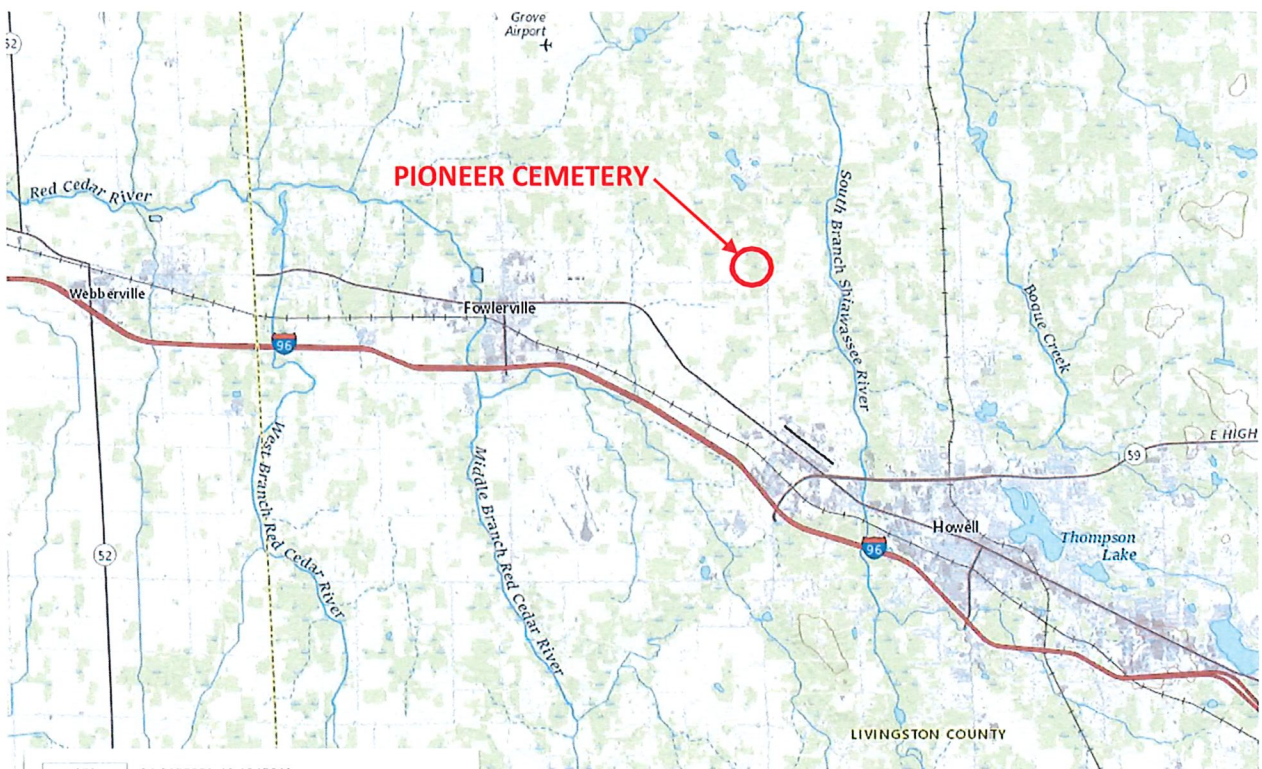


Figure 1 – Vicinity Map

### Project Overview:

The cemetery is located on an approximately 3½ -acre parcel. The northeastern quarter of the site is cleared and maintained as lawn and the remainder is wooded. The east half of the cleared area currently contains graves. A “P”-shaped roadway traverses the site. High groundwater has limited the use of the cemetery. The Township is considering options for mitigating the high groundwater or modifying the use of the site. The purpose of our work was to investigate subsurface conditions, monitor groundwater levels, and provide

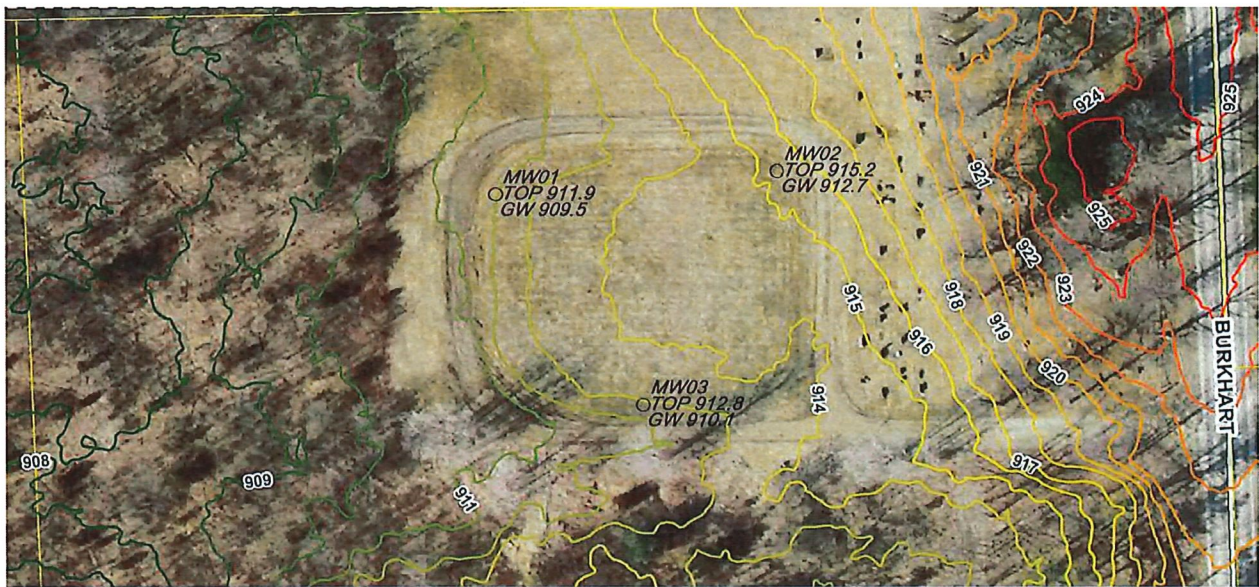


recommendations for mitigating the groundwater. Above-grade structures are a possibility, so information and recommendations for shallow foundation support are also desired.

**Investigation**

Spicer Group geotechnical personnel investigated subsurface conditions on the site on May 16, 2022 by drilling three borings. Borings were drilled using 2 ¾-inch hand auger equipment. During drilling, soil relative density and consistency were determined using the dynamic cone penetrometer test, which involves driving a 1.5-inch cone into the soil using a 15-lb hammer falling 20 inches. The number of blows required to drive the cone each of three successive 1.75-inch increments is recorded and is correlated to engineering properties. Soils were visually-manually classified and logged during drilling. At the completion of each boring, 1.5-inch PVC monitoring wells were installed full depth in each boring. The wells had a 5-ft screened interval and were backfilled with filter sand, except near the top, which was sealed with bentonite chips.

The resulting boring logs are attached, along with a legend and description of Spicer’s classification system.



**Figure 2 – Hand Auger and Monitoring Well Locations** (image from Livingstone County Drain Commissioner GIS)

After installation, groundwater levels were measured in the wells on three separate occasions to understand the variability in the groundwater table. Our observations are shown in the table below:

Date	MW01		MW02		MW03	
	GW Depth	GW Elev	GW Depth	GW Elev	GW Depth	GW Elev
6/6/2022	2.5	909.4	2.4	912.8	2.7	910.1
6/13/2022	2.0	909.9	2.4	912.8	2.4	910.4
6/20/2022	2.8	909.1	2.7	912.5	3.1	919.7
Average	2.4	909.5	2.5	912.7	2.7	910.1

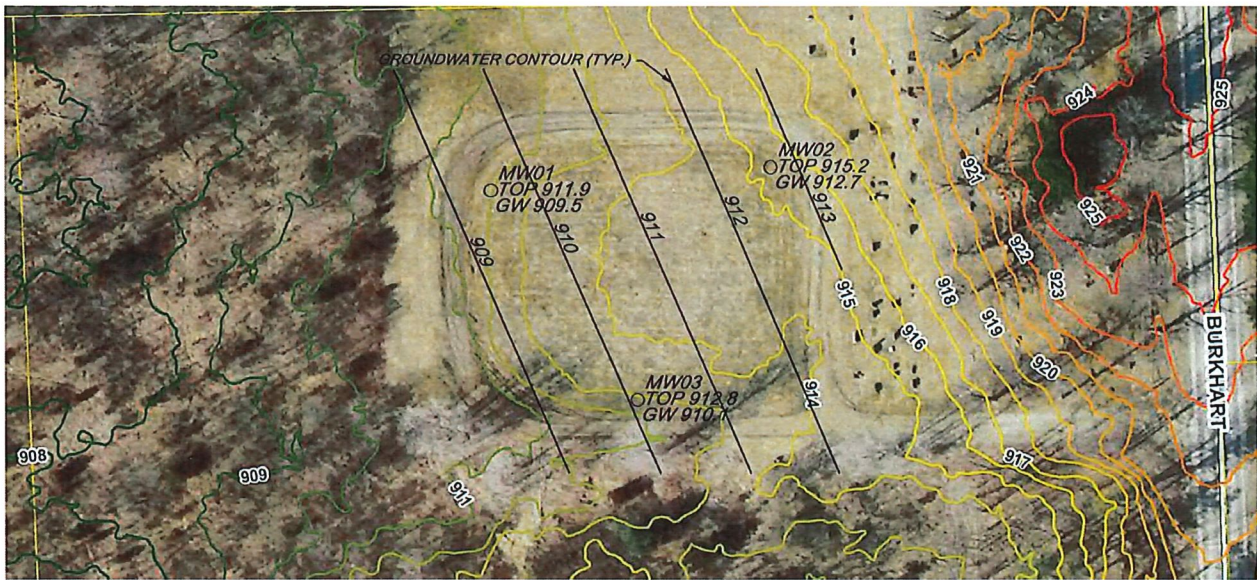


Note that groundwater levels will be influenced by weather and climate and likely vary seasonally.

**Analysis & Conclusions**

Soils encountered in the borings consisted of silty clay and clay with sandy and silty seams. The upper soils were generally medium stiff, but became very stiff to hard at a depth of about 4 to 4.5 feet. Groundwater was encountered at depths of 2 to 3.5 feet during drilling.

Interpolating between groundwater measurements from the monitoring wells, and assuming a planar groundwater surface, results in the idealized groundwater surface as shown in the following figure:



**Figure 3 – Groundwater Contours**

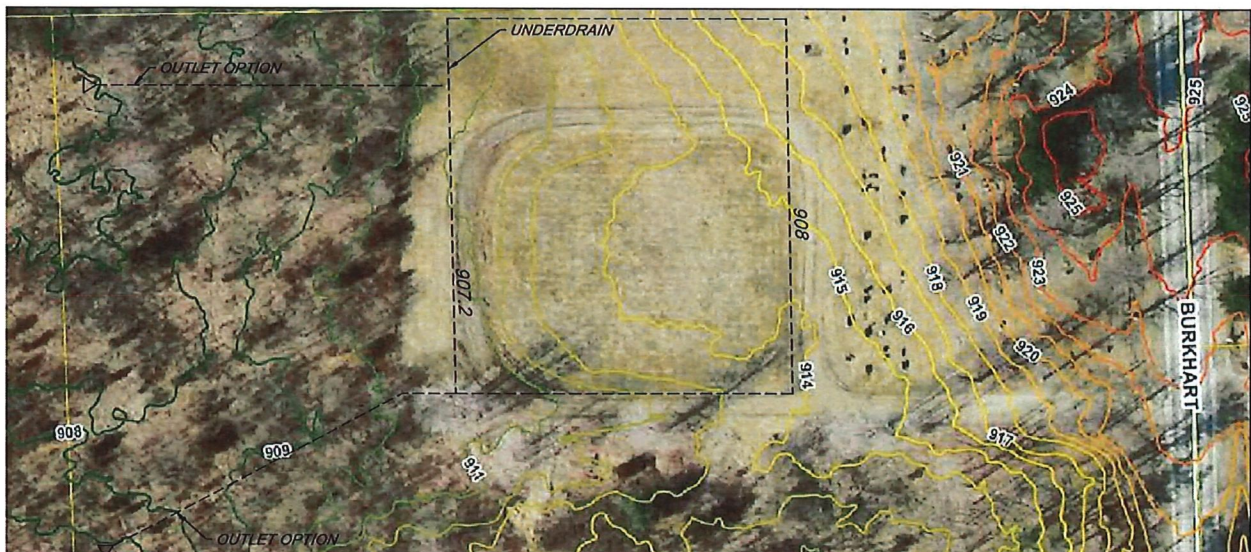
Groundwater appears to generally flow from east-northeast to south-southwest, and approximates the surface topography. We expect much of the groundwater flows through the sandy and silty seams that were encountered throughout our explorations. The groundwater table is generally about 2.5 feet below the existing ground surface. A hole excavated below this level will fill with water to about that level. We understand that graves are about 6 feet deep, which would result in about 3.5 feet of water depth. Concrete burial vaults will become buoyant in about 1 to 1.5 feet of water, depending upon the specific dimensions. We expect that groundwater levels must be at least 5 feet – and preferably 6 feet – below the ground surface to be able to utilize the site for standard burials.

We considered two potentially feasible mitigation alternatives: an underdrain system and site fill.

An underdrain system would consist of perforated pipe installed in a trench and backfilled with permeable aggregate. Pipe should be 6-inch diameter PVC. Excavation can either be performed with an excavator or a trencher. The permeable aggregate can either be clean sand (MDOT Class II AA) or coarse, uniform aggregate such as MDOT 34R. If sand is used, the pipe should incorporate a geotextile sock. If coarse aggregate is used geotextile blanket material should be placed between the aggregate and in-place soil. The drain would intercept and locally lower the groundwater table. We would recommend outletting to a low area on site. It appears that



the west portion of the site grades as low as elevation 906 to 907. The proposed underdrain option would entail installing trench drain in a rectangular pattern to elevation of 907.2 on the west side of the site and 908 on the east side, and outletting to elevation 907, as illustrated below. This should maintain groundwater levels within and immediate adjacent to the pipes at about 6 feet below the surface, allowing graves to be excavated in the middle of the area surrounded by the drain. We expect groundwater levels would take a matter of weeks to equalize to their new level. Once equalized, discharge will be approximately ½ gpm (this should be considered an order-of-magnitude estimate only). This option would require some clearing to access to the outlet location, as well as restoration of the driveway and lawn. Spoils from excavating the trench could either be hauled off-site or disposed in an acceptable location within the property. Clean-outs should be installed at all corners and significant changes in direction. Construction costs for this option are expected to be around \$30,000 to \$40,000.



**Figure 4 – Underdrain alternative**

The other option considered is adding fill to raise the ground surface further above groundwater levels. With the groundwater levels observed, this would require raising the grade about 3 to 4 feet above the current ground elevations. Careful consideration would be needed to ensure adequate surface water drainage and to maintain a pleasing, aesthetic match with adjacent areas and not disturb existing gravesites. About 3500 cyd of fill would be required. Construction costs would likely be \$125,000 to \$175,000. Note that the two alternatives could be combined to reduce both the depth of fill and depth (below existing grade) of trench drains.

If these options are not feasible, we understand that above-grade interment options (such as a columbarium or small mausoleum ) are being considered. The firm soils encountered on site should provide good bearing support for structures. Because the site soils will tend to be frost susceptible, footings should bear at least 42 inches below the finished ground surface. Alternatively, footings could bear on clean, coarse aggregate placed to below frost depth. With these considerations, foundation pressures of up to 2000 psf can be used for design. Settlement of a structure under these conditions will likely be about ¼-inch or less, which is a typically acceptable value.



July 8, 2022  
Page 5 of 5

Alternatively, the open area of the site, as well as the wooded portion of the property could be used as a scatter garden for cremated remains.

**Recommendations**

In our opinion, the underdrain option is the most cost-effective alternative and will maintain the site close to its current configuration. We would develop a simple bidding and construction package with drawings and specifications for the work. We do not anticipate that additional survey would be required, though the elevation of the proposed outlet location should be confirmed. Since the drain would not outlet into wetlands, no EGLE permit is necessary. Similarly, the project disturbance is not large enough to require an SESC permit. With the drain will discharging on Township property and the flow will being minor, authorization by the neighbor adjacent to the outlet is not required; however, we suggest notifying the neighbor to avoid future dispute.



## BORING LOG LEGEND AND SOIL CLASSIFICATION

### Relative Density/Consistency versus SPT N-value

Cohesionless Soils		Cohesive Soils		
Density	N (blows/foot)	Consistency	N (blows/foot)	Qu (tsf)
Very Loose	0 to 4	Very Soft	0 to 2	< 0.25
Loose	4 to 10	Soft	2 to 4	0.25 to 0.50
Medium Dense	10 to 30	Medium Stiff	4 to 8	0.50 to 1.0
Dense	30 to 50	Stiff	8 to 15	1.0 to 2.0
Very Dense	50 or more	Very Stiff	15 to 30	2.0 to 4.0
		Hard	30 or more	4.0 or more

### Soil Structure

Stratified	Alternating layers of varying material or color with layers at least ¼ inch thick
Laminated	Alternating layers of varying material or color with layers less than ¼ inch thick
Fractured	Breaks along definite planes of weakness with little resistance to fracturing
Slickensided	Fractured surfaces appear polished or glossy; sometimes striated
Blocky	Cohesive soil which can be broken into small, angular lumps which resist further breakdown
Friable	Cohesive or cemented soil which readily breaks down into individual particles
Cemented	Individual particles adhere to one another due to chemical mineral precipitate
Homogenous	Same color throughout; materials thoroughly mixed
Mottled	Intermixed, random combination of colors

Soils logged by Spicer Group are classified in general accordance with the Unified Soil Classification System (USCS) per ASTM D2487 and D2488 and as defined on this sheet.

### Sampling Method

SS	Split spoon, 2-in. O.D.
ST	Shelby tube, 2-inch unless noted otherwise
AU	Auger cuttings
GB	Grab sample
DP	Direct push, 1.5-inch unless noted otherwise
RC	Rock core, N-size, unless noted otherwise

### Transitions

————	Abrupt change in soil unit observed or anticipated
-----	Change in soil unit gradual or not observed

### Soil Stratification

Parting	Less than 1/16 inch thick
Seam	1/16 to 1/8 inch thick
Layer	1/2 to 12 inches thick
Lens	Discontinuous inclusion
Nodule	Particle-like agglomeration of material

### Unified Soil Classification System (ASTM D2487/2488)

MAJOR DIVISIONS		SYMBOLS		DESCRIPTIONS	
Coarse-Grained Soils	Gravel and gravelly soils	Gravel with <5% fines	GW	Well-graded gravel	
			GP	Poorly-graded gravel	
		More than 50% of coarse fraction retained on No. 4 sieve	Gravel with 5% to 15% fines	GW-GM	Well-graded gravel with silt
				GW-GC	Well-graded gravel with clay
				GP-GM	Poorly-graded gravel with silt
		GP-GC	Poorly-graded gravel with clay		
	More than 50% of material is retained on No. 200 sieve	Sand and sandy soils	Gravel with >15% fines	GM	Silty gravel
				GC	Clayey gravel
		More than 50% of coarse fraction passing No. 4 sieve	Sand with <5% fines	SW	Well-graded sand
				SP	Poorly-graded sand
Sand with 5% to 15% fines			SW-SM	Well-graded sand with silt	
	SW-SC	Well-graded sand with clay			
	SP-SM	Poorly-graded sand with silt			
	SP-SC	Poorly-graded sand with clay			
Fine-Grained Soils	Sils and clays	Sand with >15% fines	SM	Silty sand	
			SC	Clayey sand	
		Fine-grained soils with liquid limit <50	ML	Inorganic silt with low plasticity	
		CL	Lean inorganic clay with low plasticity		
		OL	Organic silt with low plasticity		
	More than 50% of material passes No. 200 sieve	Fine-grained soils with liquid limit >50		MH	Inorganic silt with high plasticity
			CH	Inorganic clay with high plasticity	
			OH	Organic silt or clay with high plasticity	
Highly Organic Soils			PT	Peat soils with high organic content	

### Structure Frequency

Scattered	Less than one occurrence per six inches
Numerous	More than one occurrence per six inches

### Component Definitions

Boulders	Greater than 12 inches (30 cm)
Cobbles	3 to 12 inches (75 mm to 30 cm)
Coarse Gravel	¾ to 3 inches (19 to 75 mm)
Fine Gravel	No. 4 sieve to ¾ inch (5 to 19 mm)
Coarse Sand	No. 10 to No. 4 sieve (2 to 5 mm)
Medium Sand	No. 40 to No. 10 sieve (0.4 to 2 mm)
Fine Sand	No. 200 to No. 40 sieve (0.075 to 0.4 mm)
Silt and Clay	Passing No. 200 sieve (< 0.075 mm)

### Component Proportions

Trace	Less than 5%
Few	5% to 25%
Some	25% to 50%
Mostly	Greater than 50%

### Moisture Content

Dry	Absence of moisture, dusty
Moist	Damp, but no visible water
Wet	Visible free water
Saturated	All pores filled with water





**LOG OF HAND  
AUGER BORINGS**

Client: Howell Township  
Project No: 132438SG2022

Project Name: Pioneer Cemetery Groundwater Investigation  
Project Location: Livingston County, Michigan

**HA01**

Location: NW corner of driveway loop  
Lat: 42.668822  
Surface: grass

Elev: 912 ft  
Long: -83.996158  
GW: 2.5 ft after drilling

By: JLH/NWL  
Date: 5/16/2022

Depth	Material Description	Sample	DCPT	Other
0	5 inches topsoil			
1	Brown, fine SILTY SAND (SM), few fine gravel - moist - loose			
2	Brown SILTY CLAY (CL-ML), trace fine sand and gravel - wet - medium stiff		4 8 7	
3	Brown CLAY (CL), trace coarse sand, numerous fine sandy silt layers - wet - medium stiff trace coarse gravel			
4	becomes very stiff, scattered silty sand seams		12 21 23	
5				
6				

Refusal on coarse gravel at 6.0 feet below ground surface. Well installed: screened 6 ft to 1 ft, filter sand 6 ft to 1 ft, 0.5-ft bentonite seal, plastic surface box.



**LOG OF HAND  
AUGER BORINGS**

Client: Howell Township  
Project No: 132438SG2022

Project Name: Pioneer Cemetery Groundwater Investigation  
Project Location: Livingston County, Michigan

<b>HA02</b>	Location: NE corner of driveway loop	Elev: 915.5 ft	By: JLH/NWL
	Lat: 42.66885	Long: -83.995681	Date: 5/16/2022
	Surface: grass	GW: 3.5 ft during drilling	

Depth	Material Description	Sample	DCPT	Other
0	12 inches loamy topsoil			
1	Brown, fine SANDY SILT (ML), trace fine gravel - moist - medium stiff			
2	Mottled brown SILTY CLAY (CL-ML), few fine to coarse sand - moist - medium stiff		5 5 3	
3	becomes brown (not mottled)			
4	numerous SANDY SILT and SILTY SAND seams, becomes wet becomes hard, numerous CLAY seams		22 34 42	
5				
6	trace fine to coarse gravel			
7				
8				
9				

Boring terminated at 9 feet below ground surface. Well installed: screened 9 ft to 4 ft, filter sand 9 ft to 2 feet, 1.5-ft bentonite seal, plastic surface box.





**LOG OF HAND  
AUGER BORINGS**

Client: Howell Township  
Project No: 132438SG2022

Project Name: Pioneer Cemetery Groundwater Investigation  
Project Location: Livingston County, Michigan

<b>HA03</b>	Location: S side of driveway loop	Elev: 913 ft	By: JLH/NWL
	Lat: 42.668558	Long: -83.99591	Date: 5/16/2022
	Surface: grass	GW: 2.0 ft during drilling	

Depth	Material Description	Sample	DCPT	Other
0	12 inches loamy topsoil			
1	Mottled brown SILTY CLAY (CL-ML), trace fine sand - moist - medium stiff			
2	becomes light brown, wet		8 7 8	
3	few fine to medium sand			
4	becomes hard			
5				
6	numerous fine SILTY SAND seams, trace fine gravel		12 30 38	
7	trace fine to coarse gravel			
8	few fine to coarse SAND			

Boring terminated at 8 feet below ground surface. Well installed: screened 8 ft to 3 ft, filter sand 8 ft to 1 ft, 0.5-ft bentonite seal, plastic surface box.

9F



Now we get to the lawn maintenance.

At some point years ago, someone has made a decision to separate the Cemetary grass cutting from the list of properties that the township takes care of and maintains. This job was given to with no other bids to a company named Complete outdoor services. This company seems to be owned by this person's mother and not the son and usually when I see this it's because the child may have a criminal record and I do wonder if Howell twp does background checks on their contractors. They even misspelled Cemetary on their quote (cemetary)

The township is paying this company a flat \$845 per month to cut this 1.5 acre parcel with no per cut prices and paying them for the entire month of April and November in the agreement and no grass was mowed in April and no one mows grass in November but this company still gets paid.

The grass at this Cemetary has not been cut in 3 weeks at this point and the buckhorns are nearly 3' tall and weeds and debris all over the place and does not seem to be taken care of the way a Cemetary should be. So in turn we are paying this company \$845 per cut this month.

There is nothing special about mowing a Cemetary and this one looks like crap right now and I personally believe that this Cemetary mowing needs to be put on Howell twp's grass cut list with all of the other properties being mowed by Sharpes lawn care and not be given to some one's friend for a lifetime with no competition or bids. This to me looks like some palm greasing to me.

I would also like to see some proof of this work being done with photos being sent to the twp every time the lawn got mowed.

I would also like to see background checks on the contractors as I had to provide them in the past to any government agency that I ever done work for.

Below you will find photos of the poorly maintained Cemetary and the drain pipe installed at about 2-3' instead of the original bid item















12D

# Code Enforcement List

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
370 N TRUHN RD <b>Complaint</b> CALLER COMPLAINED OF JUNK AND UN LICENSED VEHICLES	MUNSELL MATTHEW	4706-31-300-003	08/02/2022	PUBLIC/PHONE	OPEN - SECOND LETTER SEN
<p><b>Comments</b>            DID A SITE VISIT ON 8.3.2022 PICTURES ATTACHED. 4.17.2023 THERE ARE STILL SEVERAL VEHICLES AND JUNK IN THE YARD. 4.24.2023 MATT CALLED SAID WE WILL TALK WITH THE RENTER AND GET BACK WITH ME NEXT WEEK.            5.22.2023 DID A SITE VISIT, SOME CLEAN UP HAS BEEN COMPLETED THERE ARE STILL SEVERAL TRUCK ON THE SITE THAT DO NO APPEAR TO BE IN RUNNING CONDITION.</p>					
GOD'S PEACE DR - VACA <b>Complaint</b> JUNK, TRAILERS AND VEHICLES THAT CAN BE SEEN FROM HER PROPERTY.	TERVO STEVEN	4706-23-300-058	08/04/2022	PUBLIC/PHONE	OPEN - CITATION ISSUED
<p><b>Comments</b>            2.2.2023 NOTICE OF VIOLATION SENT.            2.13.2023 SENT E-MAIL TO SHERIFF'S OFFICE RE: SERVING CIVIL INFRACTION CITATION.            2.15.2023 DEPUTY SERVED THE CITATION WENT TO FILE IT WITH THE COURT. THE COURT REJECTED THE CITATION.            5.15.2023 VISTED THE SITE THINGS ARE BEING MOVED TO THE BACK OF THE SITE, IT IS DIFFICULT TO WHAT IS CURRENTLY ON THE SITE, THERE IS STILL 7 OR 8 SEMI TRAILERS SEVREAL VEHICLES.            5.17.2023 CITATION ISSUED.            6.26.2023 COURT DATE IS SCHEDULED FOR JULY 17, 2023.</p>					



# Code Enforcement List

07/03/2023

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5057 WARNER	HARTER EDWARD H	4706-19-200-005	03/14/2022	PUBLIC/EMAIL	OPEN - SECOND LETTER SEN
<b>Complant</b>	LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.				
<b>Comments</b>	4.17.2023 THERE IS MORE JUNK NOW THEN THERE WAS LAST MARCH OF 2022 OR JANUARY OF 2023. 5.25.2023 I SPOKE WITH MR. HARTER HE IS STARTING TO CLEAN THE SITE UP, HE SAID THAT IT WILL TAKE SOME TIME TO GET IT ALL CLEANED UP. I WILL BEE CHECKING ON HIS PROGRESS EVERY FEW WEEKS TO MAKE SURE HE IS MAKING PROGRESS. 6.29.2023 SOME PROGRESS HAS BEEN MADE. WILL CHECK BACK IN A COUPLE OF WEEKS.				
2945 BREWER	WILSON ROBERT K	4706-22-200-026	01/18/2023	PUBLIC/COMPL	OPEN - FIRST LETTER SENT
<b>Complant</b>	DUMPING OF TIRES AND TRASH ON THE COMPLAINANTS PROPERTY AND ALONG THE PROPERTY LINE. MULTIPLE VEHICLES SITTING OUT ALONG THE CREEK. TRAILER FULL OF GARBAGE. GARBAGE THROWN AROUND THE PROPERTY, SCRAP METAL AND CONSTRUCTION MATERIALS. ORIGINAL COMPLAINT FILED OCTOBER 25, 2022.				
<b>Comments</b>	3.30.2023 DID A SITE VIST. PHOTOS ATTACHED. 4.5.2023 SENT VIOLATION LETTER.				

# Code Enforcement List

07/03/2023

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
BREWER	GENTILCORE BRIAN R	4706-22-200-041	04/12/2023	PUBLIC/COMPL	OPEN - VERBAL WARNING
<b>Complant</b>	TIRES TIRE'S STACKED ON PROPERTY, TRASH BARRELS, 2 BRUSH PILES, SHOOTING BENCH, HUNTING BLIND LESS THEN 450 FT FROM DWELLING.				
<b>Comments</b>	5.2.23 SPOKE WITH MR GENTILCORE HE STATED THAT HE HAS DISPOSED OF THE TIRES THAT WERE NOT ON RIMS. HE IS WAITING UNTIL THE PROPERTY DRY'S UP TO REMOVE THE REMAINING TIRE THAT ARE STILL ON RIMS.				
5000 N BURKHART	ERICKSON JOHN F AN	4706-09-100-004	06/08/2023	PUBLIC/PHONE	OPEN - NOTICE ISSUED
<b>Complant</b>	MR. ERICKSON TURN ATTACHED GARAGE INTO LIVING AREA AND BUILD AN ACSSERORY STRUCTER WITH OUT A LAND USE PERMIT OR A BUILDING PERMIT.				
<b>Comments</b>	6.12.2023 VIOLATION NOTICE SENT.				



# Code Enforcement List

07/03/2023

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1345 CRESTWOOD Compliant JUNK CARS AND JUNK IN FRONT YARD	ROBERTS JACOB D	4706-27-401-002	06/07/2023	PUBLIC/ PHONE	OPEN - COMPLAINT RECEIVE
<b>Comments</b> 6.7.2023 COMPLETED A SITE VISIT THERE 7 CARS PARKED ON SITE AT LEAST ONE DID NOT HAVE A LICENSE PLATE. 6.8.2023 VIOLATION NOTICE SENT. 6.29.2023 THERE WERE NOT AS MANY VEHICLES ON SITE, CAR ARE STILL BEING STORED IN THE FRONT YARD.					

## Records: 7

Population: All Records  
Enforcement.Status Starts With OPEN

12E



## **Monthly Activity Report for June 2023 – Assessing Dept/Brent Kilpela**

### **MTT UPDATE:**

**Antolin Interiors USA, Inc. v Howell Township:** The Michigan Tax Tribunal Prehearing General Call has been moved to October 16, 2023 with valuation disclosure due by July 19, 2023. Opposing counsel has filed a motion requesting more time to make a decision on hiring an appraiser. The Tribunal granted the extension. Antolin Interiors has hired Allen & Associates to perform a full appraisal.

### **SMALL CLAIMS TRIBUNAL:**

**No appeals at this time.**

### **ASSESSING OFFICE:**

**ASSESSOR:** The field work with the oblique imagery continued in June. We are now through section 32 for the Residential and Agricultural Classes. The July Board of Review requires getting ready in June. Postings in the newspaper have to be prepared. We have contacted the board to ensure they will be present to process the petitions. This board meets for about an hour on July 18<sup>th</sup>. So far the docket includes veteran exemption applications, a charitable exemption application, and a personal property correction. After the July Board of Review is closed, the petitions are entered and the roll is adjusted. Revised tax bills are sent to the petitioners. This process repeats one additional time in December.

**OTHER:** Attended monthly Waste Water Treatment Plant meeting. The June meeting was held at the plant. The plant operator Matt took us on a tour. We were shown all of the improvements made and those that are still on the list. It does look remarkably better than when the new operator first took over. Also in June, I assisted with payroll while the Clerk was on vacation. I completed the first annual transfer for the General Fund payback. The first payback was over a million dollars or almost 25% of the balance owed. This is good first step in getting the General Fund paid back.

12J



Howell Township  
Wastewater Treatment Plant Meeting  
Meeting: June 21, 2023 10am

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

Please see the attached report for details on the plant operation.

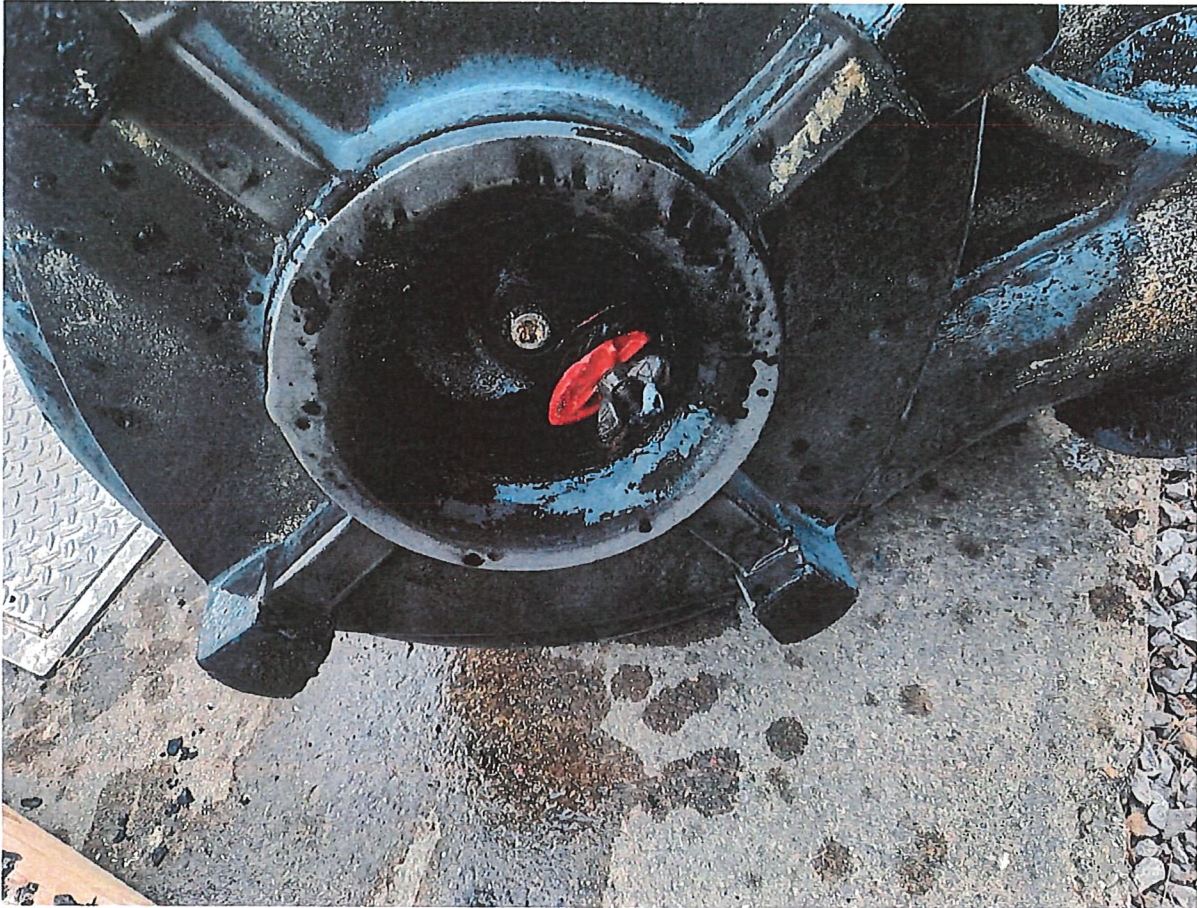
**Plant Tour:** The committee attended the meeting at the wastewater treatment plant and took a tour with Greg, James, and Matt the plant operator. The plant is in much better condition since MHOG has taken over operation. It is obvious that MHOG takes pride in their work and cares about the condition of the plant. Several of the approved projects have been completed, others are awaiting parts or scheduling.

**SCADA:** The first page of the operations report has a photograph of an item stuck in a pump. The operator noticed the difference of the pump run times and other anomalies shown in the SCADA system. The item that was caught in the pump could have done damage to the pump had it not been noticed. A 70-horsepower pump like this one costs over \$45,000. If the SCADA system had not been installed and monitored by the operators an incident like this could have been very costly.

Respectfully submitted,

Jonathan Hohenstein

# Howell Township Monthly Wastewater Operations Report



*June 2023*



## Howell Township Plant Operations

### Summary

Please find in this report details that describe the monthly operating characteristics and the performance of the wastewater treatment plant, as well as any other noteworthy items that occurred in May.

During the last month of operations, we treated **10.11MG** of wastewater with no permit violations.

All preventative maintenance was completed at the plant.

Ultra Tech has shipped the UV Module but we haven't received the unit yet. The shipping address was incorrect so we have been working with the shipping company to correct it.

We have started painting safety poles and cleaning up plant grounds. Restoration was also completed in the area where the ferric spill occurred in 2022.

### Process Summary

#### EQ Tank

- Operating North Tank
- 5 broken gate valves (repair spring 2023)

#### Influent Sampler

- Still waiting for New Meter

#### Headworks

- Nothing to Report

#### FeCl<sub>2</sub> Chemical Room

- Replaced PVC Ferric Fill Line

#### Aeration Basin

#### Junction Chamber

- Design new mixing chamber

### **RAS Building & Clarifier**

- Kennedy Dropped off Broken RAS Pump
- We Received WAS Valve and Actuator
  - Scheduling Installation Date

### **Sand Filters**

- Nothing to Report

### **Post Aeration**

- Nothing to Report

### **UV System**

- Module Has Shipped

### **Recycle Pump Station**

- Nothing to Report













## Howell Township Pump Stations

### Summary

Pump Stations were checked every week on Monday.

During Station checks the field operators noticed a problem with one of the pumps at PS 75. Using SCADA we were able to determine Pump 2 needed to be pulled and inspected. After pulling pump 2 they found a sewer plug in the pump. They removed the plug and the pump has been working fine ever since.

#### PS-70

- Manually Exercise Generator Weekly
- Power Outage on 6/8

#### PS-71

- No Issues

#### PS-72

- Kennedy has fixed Daily Report

#### PS-73

- Manually Exercise Generator Weekly

#### PS-74

- No issues

#### PS-75

- Pulled Pump #2 and Removed Sewer Plug

#### PS-76

- No Issues

#### PS-77

- No Issues

#### PS-78

- No Issues



Pump Station 75 SCADA Screen

### Station75

**CONTROL PANEL**

Fault Present

**KISM JR**

Comm Status  
**Normal**

**DIGITAL INPUTS**

- Phase Loss
- High Level Float
- Low Level Float
- Generator Running
- Pump 1 High Temp
- Pump 2 High Temp

KISM CONTROL

HOA	HOA
AUTO	AUTO
Next to Run	
INFO	INFO
In Auto (S.S.)	In Auto (S.S.)

Alarm S.P.	Start	Stop
Hi Alarm:	6.5 ft	6.3 ft
Lo Alarm:	1.9 ft	2.2 ft

Pump S.P.	Start	Stop
Lead Pump:	5.5 ft	2.5 ft
Lag Pump:	5.8 ft	2.5 ft

Runtime Last: \_\_\_\_\_

Runtime: 110.5 hrs

Starts: 3373

Last Inflow Volume: 0 gpm

Last Inflow: 0 gpm

Last Outflow: 0 gpm

Last Volume: 0 gal

Total Volume: 0 Kgal

STATION	BOTH	In Auto (S.S.)	In Auto (S.S.)
TOTAL		TOTAL	TOTAL
		2.1 mins	2.0 mins
		58.3 hrs	52.2 hrs
		1697	1676
	0 gpm	0 gpm	0 gpm
	0 gal	0 gal	0 gal
	0 Kgal	0 Kgal	0 Kgal

**OPERATOR**

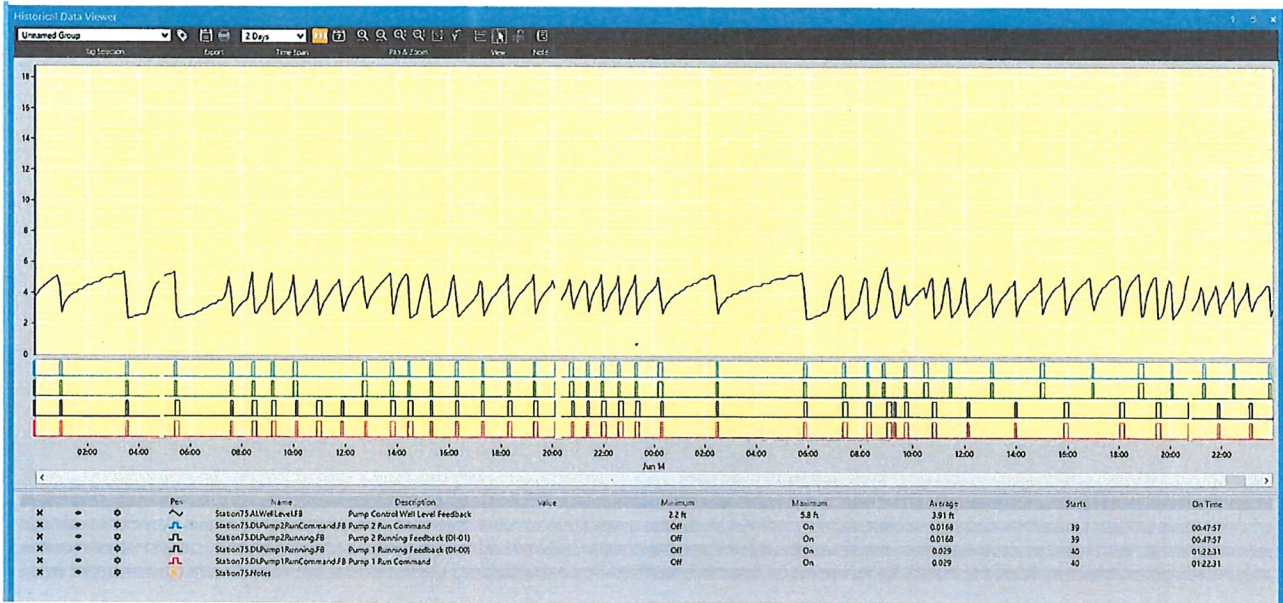
NOTES

(Click Here)

Alarm Banner:

There are no alarms that match the current filter

### Pump Station 75 Run Time Evaluation





Howell Township  
 Repair Project and Capital Improvement Plan Summary  
 Updated 06-19-23

Wastewater Plant Immediate Repairs & Capital Improvements						
No.	Project Description	Criticality	Aug. Original	Current	Status	Info.
1	Lining of Influent Channel Due to Corrosion, Causing Bypass of Screen (Need to Add Cost of Bypass Pumping Headworks)	High	\$17,250	see bleow	Approved - Need to Schedule	
2	Repair of Fine Screen	High	\$22,294	\$22,294	Complete	
3	UV Disinfection System Upgrade	High	\$59,275	\$33,280	Unit is with Pitt - Ohio	
4	New Air Compressor	High	\$30,568	\$30,568	Complete	
5	Upgrade of Kennedy SCADA	High	\$0	\$41,000	Complete	
Subtotal of Plant Immediate Upgrades			\$129,387	\$127,142		
Collection System Immediate Repairs and Capital Improvements						
C1	Rehabilitation of Pump Station 71 (Multiple Quotes)	High	\$103,188	\$94,060	100% Complete	
Subtotal of Collection System Immediate Upgrades			\$103,188	\$94,060		
Total of Plant and Collection System Immediate Repairs			\$232,575	\$221,202		
Contingencies of Installation, Parts, Etc.			\$46,515.00	\$35,000.00		
<b>Grand Total</b>			<b>\$279,090.00</b>	<b>\$256,201.50</b>		

Other Repairs In Progress						
No.	Project Description	Criticality	Aug. Original	Current	Status	Info.
1	SCADA System for Plant (DO Monitoring, Level Monitoring, Alarm Improvements, Trending)	High	\$175,000	\$92,455	Approved, UIS has signed agreement, they are ordering equipment	
2	Second Recycle Pump Station Pump	High	\$15,000	\$8,830	Complete	
3	Walker North Clarifier Upgrade and Coating	Moderate	\$100,000	\$450,000	Walker inspected, report to repair was high. Perform limited repairs	
4	Junction Chamber and Ferric Chloride Injection Improvements	Moderate	\$20,000	\$46,992	Approved, need to schedule with ART and McCallister	
5	Drainage from Scum Pit to Drain Line	Moderate	\$12,000	\$12,000	No Activity	
6	Painting of Doors, Posts, & Other Exposed Metal	Moderate	\$75,000	\$100,000	Doing internally what we can	
7	Repair Valves to EQ Tank	Moderate	\$50,000	\$50,000	On hold, not critical	
8	Transfer Switch at Lambert Drive Pump Station	Moderate	\$8,000	\$9,550	Ordered switch, waiting on arrival	
10	RAS Roof Repairs	Low	\$5,000	\$5,000	No Activity - not critical	
12	Plant Driveway Repairs (Crack Sealing)	Low	\$10,000	\$10,000	No Activity, not critical	
13	Blolac Maintenance Boat	Moderate		\$7,238	Complete	
14	Influent Flow Meter	High		\$8,797	Received Spool Piece, Sleeve, still waiting on Meter to Arrive to schedule work	
15	New Valve and Actuator for RAS Waste	High		\$9,804	Valve and Actuator received, working with CSM for installation	
16	Purchase Plus 1 Pumps for Station 70	High		\$18,000	Have until December when it expires	
17	Station 73 Flygt Pump	Low		\$39,985	Kennedy has pump for repair	
18	RAS / WAS Pump	High		\$29,995	Still waiting on Hesco to provide a quote	

- New Project
- Activity in Past Month
- Completed Project

12K



HAPRA Meeting - Tuesday, June 20, 2023

Discussion/Approval – Board Positions

Discussion/Approval – Cancellation of the regular July 18, 2023 meeting

Discussion/Approval – Set stockholder meeting for September 19, 2023 at 5pm

Updates: Melon Scramble, Melon Ball, Summer Teen Program, Open House Recap, Sponsorship and Marketing

**May 2023 HAPRA PARTICIPATION REPORTS**

6/1/2023

**PARTICIPATION TOTALS**

Row Labels	Count of Name
Brighton Township	351
City of Brighton	104
City of Howell	1812
Cohoctah Township	211
Conway Township	67
Deerfield Township	182
Genoa Township	1570
Green Oak Township	94
Hamburg Township	133
Handy Township/Fowlerville	294
Hartland Township	302
Howell Township	1402
Iosco Township	142
Marion Township	1675
Oceola Township	3103
Other Area	677
Pinckney Village	25
Putnam Township	61
Tyrone Township	45
Unadilla Township	23
(blank)	142
<b>Grand Total</b>	<b>12415</b>

**SPECIAL EVENTS**

Row Labels	Count of Name
Brighton Township	105
City of Brighton	24
City of Howell	463
Cohoctah Township	51
Conway Township	16
Deerfield Township	28
Genoa Township	353
Green Oak Township	25
Hamburg Township	42
Handy Township/Fowlerville	82
Hartland Township	55
Howell Township	356
Iosco Township	32
Marion Township	362
Oceola Township	588
Other Area	187
Pinckney Village	6
Putnam Township	22
Tyrone Township	12
Unadilla Township	5
(blank)	10
<b>Grand Total</b>	<b>2824</b>

**50&BEYOND + TRAVEL**

Row Labels	Count of Name
Brighton Township	12
City of Brighton	7
City of Howell	101
Cohoctah Township	6
Conway Township	1
Deerfield Township	12
Genoa Township	114
Green Oak Township	1
Hamburg Township	2
Handy Township/Fowlerville	3
Hartland Township	12
Howell Township	67
Iosco Township	2
Marion Township	90
Oceola Township	251
Other Area	27
Pinckney Village	2
Putnam Township	5
Tyrone Township	1
(blank)	1
<b>Grand Total</b>	<b>717</b>

**YOUTH SERVICES PROGRAMS**

Row Labels	Count of Name
Brighton Township	19
City of Brighton	2
City of Howell	154
Cohoctah Township	8
Conway Township	3
Deerfield Township	8
Genoa Township	97
Green Oak Township	5
Hamburg Township	5
Handy Township/Fowlerville	15
Hartland Township	10
Howell Township	101
Iosco Township	7
Marion Township	123
Oceola Township	173
Other Area	29
Putnam Township	4
Tyrone Township	2
Unadilla Township	2
(blank)	2
<b>Grand Total</b>	<b>769</b>



**SPORTS PROGRAMS**

Row Labels	Count of Name
Brighton Township	36
City of Brighton	11
City of Howell	340
Cohoctah Township	45
Conway Township	9
Deerfield Township	43
Genoa Township	366
Green Oak Township	9
Hamburg Township	7
Handy Township/Fowlerville	58
Hartland Township	43
Howell Township	347
Iosco Township	42
Marion Township	465
Oceola Township	725
Other Area	58
Pinckney Village	3
Putnam Township	9
Tyrone Township	8
Unadilla Township	1
(blank)	7
<b>Grand Total</b>	<b>2632</b>

**FITNESS MEMBERSHIPS & CLASSES**

Row Labels	Count of Name
Brighton Township	29
City of Brighton	6
City of Howell	235
Cohoctah Township	18
Conway Township	7
Deerfield Township	26
Genoa Township	246
Green Oak Township	2
Hamburg Township	8
Handy Township/Fowlerville	7
Hartland Township	42
Howell Township	126
Iosco Township	7
Marion Township	157
Oceola Township	748
Other Area	49
Putnam Township	2
Tyrone Township	4
Unadilla Township	1
(blank)	2
<b>Grand Total</b>	<b>1722</b>

**May 2023 HAPRA PARTICIPATION REPORTS**

6/1/2023

**Facility Usage by Location**

Row Labels	Count of User
Genoa Soccer Complex Field 1	3
Genoa Soccer Complex Field 2	13
Oceola Community Center Court 3	4
Oceola Community Center Main Meeting Room 1	19
Oceola Community Center Meeting Room 2	6
Oceola Community Center Meeting Room 3	4
<b>Grand Total</b>	<b>49</b>

**Oceola Community Center Drop-In**

City of Howell	102
Oceola Twp	105
Marion Twp	14
Genoa Twp	34
Howell Twp	19
Other	89
Unknown	0
<b>TOTAL</b>	<b>363</b>

**Facility Usage by Municipality**

Row Labels	Count of User
City of Brighton	13
City of Howell	6
Genoa Township	4
Marion Township	4
Oceola Township	14
Other Area	8
<b>Grand Total</b>	<b>49</b>

**Oceola Community Center Tours**

City of Howell	3
Oceola Twp	12
Marion Twp	3
Genoa Twp	1
Howell Twp	4
Other	5
Unknown	0
<b>TOTAL</b>	<b>28</b>

**Point of Sale Reports (reported as revenues)**

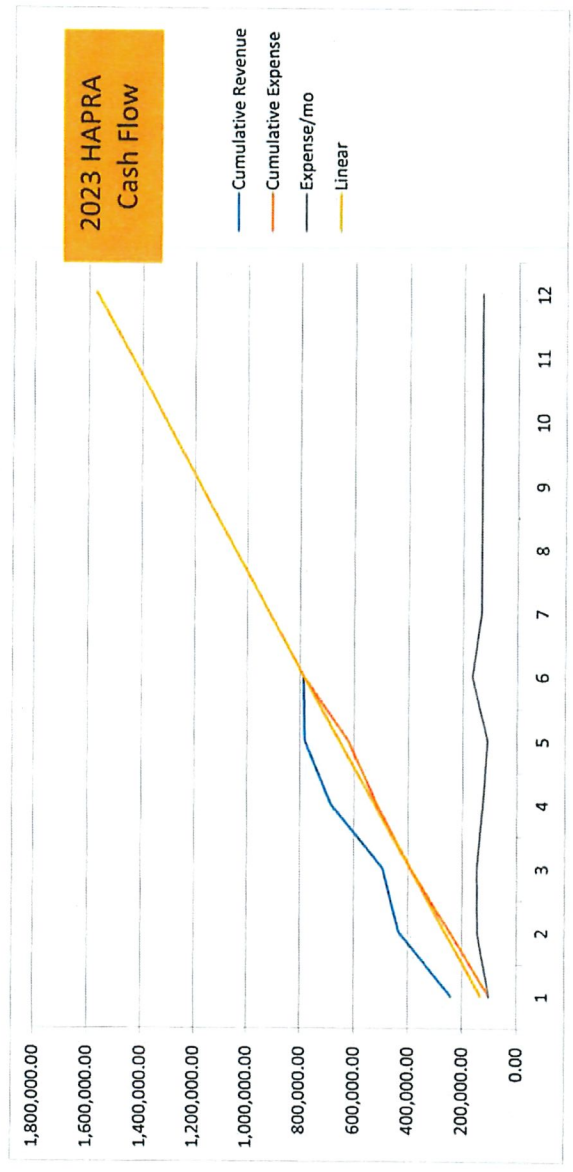
Row Labels	Sum of Total
POS Item: Community Center Drop-In Pass	2536
POS Item: Fitness Class/ Yoga Drop in	468
POS Item: Senior Fitness Class (NON- Senior membe	75
POS Item: Senior Fitness Class (Senior Center Member)	489
<b>Grand Total</b>	<b>3568</b>

Row Labels	Sum of Quantity	Sum of Cash	Sum of Credit/ Debit
Admin - Gymnasium Rental	221	1008	760
Sports - Drop-in Fees	96	424	344
Wellness - Program Fees Fitness	217	837	195
<b>Grand Total</b>	<b>534</b>	<b>2269</b>	<b>1299</b>



Month	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Budget
Cumulative Revenue	240,272.89	431,633.10	492,549.47	685,424.05	781,591.60	786,410.00	917,478.33	1,048,546.67	1,179,615.00	1,310,683.33	1,441,751.67	1,572,820.00	1,572,820.00
Cumulative Expense	99,944.64	243,567.26	390,398.99	514,486.04	622,158.31	786,410.00	917,478.33	1,048,546.67	1,179,615.00	1,310,683.33	1,441,751.67	1,572,820.00	1,572,820.00
Expense/mo	99,944.64	143,622.62	146,831.73	124,087.05	107,672.27	164,251.69	131,068.33	131,068.33	131,068.33	131,068.33	131,068.33	131,068.33	131,068.33
Linear	131,068.33	262,136.67	393,205.00	524,273.33	655,341.67	786,410.00	917,478.33	1,048,546.67	1,179,615.00	1,310,683.33	1,441,751.67	1,572,820.00	1,572,820.00
Cumulative Revenue %	15.28%	27.44%	31.32%	43.58%	49.69%	50.00%	58.33%	66.67%	75.00%	83.33%	91.67%	100.00%	100.00%
Cumulative Expense %	6.35%	15.49%	24.82%	32.71%	39.56%	50.00%	58.33%	66.67%	75.00%	83.33%	91.67%	100.00%	100.00%
Cumulative Surplus	140,328.25	188,065.84	102,150.48	170,938.01	159,433.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Months NOT yet reported so the financial numbers are theoretical based on annual budget



TOTAL PARTICIPATION BY MUNICIPALITY	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
City of Howell	1554	1655	1718	1743	1776	1812	1812
% change per month		6.50%	3.81%	1.46%	1.89%	2.03%	
Genoa Township	1358	1434	1496	1522	1542	1570	
% change per month		5.60%	4.32%	1.74%	1.31%	1.82%	
Howell Township	1195	1268	1340	1357	1374	1402	
% change per month		6.11%	5.68%	1.27%	1.25%	2.04%	
Marion Township	1438	1538	1611	1631	1648	1675	
% change per month		6.95%	4.75%	1.24%	1.04%	1.64%	
Oceola Township	2711	2870	2972	3027	3054	3103	
% change per month		5.86%	3.55%	1.85%	0.89%	1.60%	

12L



Howell Township  
Property Committee Meeting  
June 21, 2023 9 am

Attending: Jeff Smith, Jean Graham, Jonathan Hohenstein

**Oak Grove Road:**

Committee received the attached offer from Russell and Monique Springborn for \$250,000 plus the special assessments in the amount of \$356,388 will be paid off at closing. The Committee recommends accepting the offer as presented.

The Committee also intends to look at the asking price of all the remaining Township owned parcels and conduct a market study. If there is any recommendation to change the price it will be brought to the Board for approval.

Respectfully submitted,  
Jonathan Hohenstein

## LAND PURCHASE AGREEMENT

This LAND PURCHASE AGREEMENT (“Agreement”) is made June 22, 2023, by and between Russell Springborn & Monique Springborn (“Purchaser”) and Howell Township, of 3525 Byron Rd, Howell, MI 48855 (“Seller”) as follows:

### BACKGROUND

Seller desires to sell, and Purchaser desires to purchase vacant land located in Howell Township, Livingston County, Michigan (the “Land”), which Land is owned by Seller in fee simple.

### AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND CONDITIONS SET FORTH HEREIN THE PARTIES AGREE AS FOLLOWS:

1. Land. Seller agrees to sell and Purchaser agrees to purchase vacant Land located in Howell Township, Livingston County, State of Michigan, identified as Parcel ID Nos. 4706-25-200-046 and 4706-25-200-047 with easement to the West of properties, legally described on Exhibit “A” and on attached Survey.

2. Purchase Price. The Purchase Price shall be two-hundred fifty thousand Dollars (\$250,000.00), cash.

3. Deposit. Purchaser hereby tenders to Seller a good faith deposit in the amount of Ten Thousand Dollars (\$10,000.00) with Scott Griffith at Griffith Realty, 502 W. Grand River Ave., Brighton, Michigan 48116, to be credited to the Purchase Price at the time of Closing. This deposit is nonrefundable except as may otherwise be provided in this Agreement. An earnest money or escrow agreement consistent with this Agreement, to the extent required by Griffith Realty, shall be completed by both parties to effectuate this Agreement.

4. Payment of Property Taxes. Property taxes for the year of Closing shall be prorated as of the date of Closing on a calendar basis based upon the amount of such taxes if known at the time of Closing. Taxes will be treated as if they cover the calendar year in which they are first billed. Taxes first billed in years prior to year of Closing will be paid by Seller without proration. If any bill for taxes is not issued as of the date of Closing, the then current taxable value and tax rate and any administrative fee will be substituted.

5. Inspection Period. Purchaser shall have sixty (60) days following the execution date noted in this Agreement (“Inspection Period”) to conduct its due diligence. If Purchaser is not satisfied, in its discretion, that it has been or likely will be satisfied with the conditions required of this Agreement, Purchaser may terminate this Agreement by providing written notice to Seller, and upon such termination, Purchaser’s good faith deposit shall be returned. Upon commencement of the Inspection Period and throughout the term of this Agreement, Purchaser and its agents shall have the right to enter upon the Land to conduct the Examinations, which shall include soil borings, surveys, drilling and



all tests normally performed for the determination of the suitability of real estate and for the collecting of all information necessary thereto (except to the extent that any right to exercise Purchaser's termination ends as of the expiration of the Inspection Period). The Examinations are to be made at Purchaser's expense and Purchaser shall be liable for any damage (ordinary wear and tear excepted) caused to the Land during said Examinations. Further, Purchaser agrees to indemnify and hold harmless Seller from and against any damages or claims for injuries to any persons or to the Land that arise as a direct result of such Examinations, except to the extent such damages or claims are caused by or arise from preexisting conditions or Seller's, or its officers', directors', members', managers', principals', employees' or agents', negligence or intentional misconduct, which indemnity shall survive the Closing or any earlier termination of this Agreement. Purchaser shall provide Seller with evidence of insurance coverage, from Purchaser or any of its consultants entering the Land pursuant to this Section. If Purchaser terminates during the Inspection Period, Purchaser shall provide to Seller all reports and information obtained regarding the Land.

6. Closing Deadline; Schedule. The parties agree to schedule a closing at the earliest possible time, but in no event later than ninety (90) days following the date of this Agreement. Seller and Purchaser agree to use Bell Title Insurance Company, 6910 S. Cedar St., Suite 1, Lansing, Michigan 48911, as escrow agent and closing agent.

7. Seller's Closing Deliveries. At the Closing, Seller shall deliver to the Purchaser a Limited Warranty or Special Warranty Deed conveying to Purchaser only such title to the Land as is held by Seller, executed and acknowledged by Seller in recordable form.

8. Purchaser's Closing Deliveries. At Closing, Purchaser shall deliver to Seller the balance of the assessments plus closing costs in the form of cash in U.S. currency or certified funds, and execute a signed Closing Statement, township loan documents, transfer tax declarations and state and local law reports and forms, evidence satisfactory to establish Purchaser's authority to purchase the Land and other documents as are necessary and appropriate for the consummation of this transaction by Purchaser.

9. Closing Costs. Seller will pay for the following costs of the Closing, including (i) all transfer and/or conveyance taxes, if any, assessed in connection with the Closing, (ii) the premium for the Title Policy. Purchaser will pay for the following costs of Closing, if any (iii) any Closing fee charged by the title company in connection with this transaction, (iv) any special assessments (water, sewer or otherwise) that currently are due at the time this Agreement is executed, and (v) any and all other regular and customary costs and expenses related to the Land.

10. Title. Seller will at its own expense order a commitment for an owner's policy of title insurance (the "Title Policy") within ten (10) days of the date of this Agreement. If Purchaser is not satisfied with the title to Land as shown by the Title Policy, Purchaser may cancel this Agreement within thirty (30) days after the date of this Agreement, but not thereafter. Seller shall have no obligation to cure any alleged defects or objections to title to the Land.

11. Survey. Within ten (10) days of the date of this Agreement, Purchaser may order, at its own expense, a new ALTA survey (the "Survey") of the Land, showing the legal description of the Land, any boundary encroachments that may impact the Land, all easements affecting the Land and such other matters desired by Purchaser. If Purchaser is not satisfied with the Land as shown by the Survey, Purchaser may cancel this Agreement within thirty (30) days after the date of this Agreement, but not thereafter. Seller shall have no obligation to cure any alleged defects or objections shown by the Survey.

12. Environmental Matters. Within ten (10) days of the date of this Agreement, Purchaser may, at its own expense, conduct such environmental site evaluations of the Land as it deems appropriate including, without limitation, a Phase I and Phase II environmental site assessment and/or a Baseline Environmental Assessment (collectively, the "Site Investigation Reports"). If Purchaser is not satisfied with the Land as shown by the Site Investigation Reports, Purchaser may cancel this Agreement within thirty (30) days after the date of this Agreement, but not thereafter. Seller shall have no obligation to cure any alleged defects or objections shown by the Site Investigation Reports.

13. Representations of Seller. Seller hereby represents to Purchaser that to the best of Seller's knowledge, as of the date hereof and on the date of Closing, but without additional investigation by Seller:

A. Seller has the right, power and authority to enter into this Agreement and to sell the Land in accordance with the terms hereof, and Seller has granted no option or right of first refusal to any other person or entity to purchase the Land and has not entered into any contract to sell the Land as of the date of the Agreement. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Seller are and shall be duly authorized to sign the same on Seller's behalf and to bind Seller thereto.

B. Except as set forth in the Site Investigation Reports, Seller has not received any notice of, and has no knowledge of, existing violations on the Land or any portion thereof of any zoning, building, fire, health, pollution, environmental protection, hazardous or toxic substance or waste disposal law or ordinance.

C. Seller will convey the Land to Purchaser pursuant to the Limited Warranty or Special Warranty Deed subject to Purchaser payoff of the loan.

D. All prior due general real estate related property taxes and assessments shall have been paid when due.

E. There is no litigation, proceeding or investigation pending or, to and to Seller's officials' knowledge, threatened against or involving Seller or the Land, and Seller does not know or have reason to know of any grounds for any such litigation, proceeding or investigation, which could have an adverse impact on Purchaser or Purchaser's title to or use of the Land, either before or after Closing.



F. Seller is not a “foreign person” as that term is defined in section 1445 of the Internal Revenue Code of 1986, as amended.

G. Except as set forth in any reports obtained or provided and to Seller’s officials’ knowledge, the Land and Seller are in full compliance with all requirements of federal, state and local environmental, health or safety laws, regulations and administrative or judicial decrees, as amended (the “Environmental Laws”), limited only to within the time-frame from when the seller acquired the interest being conveyed and the closing of the Land to the Purchaser.

H. With the exception of the documents provided to the Purchaser and to Seller’s officials’ knowledge, there are no reports, studies, appraisals, engineering reports, correspondence, agreements with governmental authorities, wetland studies or reports, flood plain studies or reports and/or other written information related to the Land of which Seller is aware or that are in Seller’s possession or control.

14. Representations of Purchaser. Purchaser hereby represents to Seller, which representations and warranties shall survive Closing, that as of the date hereof, and on the date of Closing:

A. Purchaser has the full power and authority to execute, deliver and perform this Agreement and all of Purchaser’s obligations under this Agreement; and

B. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Purchaser are and shall be duly authorized to sign the same on Purchaser’s behalf and to bind Purchaser thereto.

C. Purchaser acknowledges that the Land was obtained by Seller through foreclosure sale and may dictate that title is transferred with a covenant or special warranty deed recognizing the same.

15. Default and Remedies.

A. Purchaser’s Default; Seller’s Remedy. If the Purchaser fails to close on the purchase of the Land, Seller may, as its sole and exclusive remedy terminate this Agreement by giving an appropriate Notice of Default as provided below. Upon termination, Seller may retain any deposit paid by Purchaser to Seller, except as otherwise provided in this Agreement.

B. Seller’s Default; Purchaser’s Remedies. In the event Seller fails to timely perform any material act, or provide any material document or information required to be provided by Seller, then Purchaser shall be entitled to (i) terminate this Agreement, and (ii) seek return of the deposit.

C. Notice of Default. In the event either party declares the other to be in default, such declaration shall be in writing, with an outline of the actions required to cure such default. The recipient of such notice of default shall have 30 days to cure the alleged default.

16. Sale and Assignment of Agreement. Purchaser may assign Agreement itself as Springborn Properties LLC or another to an entity in which they are the majority stakeholder. Apart from that, neither party may assign its rights or delegate its obligations under this Agreement without the consent of the other party, which consent may be withheld in such other party's sole discretion.

17. Right to Split Land. The Land may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The Seller grants to the Purchaser the right to make \_\_\_\_ division(s) under section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967. (If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the Seller; if all of the parent tract is conveyed, then all division rights are granted.) No number shall or will be inserted on the line before divisions and has been intentionally left blank.

18. Special Assessments. Purchaser acknowledges that there are Special Assessments for sewer and water against the Land that shall be paid in full at closing in the principal amount of \$356,388.00, exclusive interest. Parcel C includes 61 REUs. Parcel D includes 42 REUs.

19. Miscellaneous.

A. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

B. This Agreement shall be governed by and construed under the laws of the state of Michigan.

C. This Agreement supersedes all prior discussions and agreements between Seller and Purchaser with respect to the conveyance of the Land and all other matters contained herein and constitutes the sole and entire agreement between Seller and Purchaser with respect thereto. This Agreement may not be modified or amended unless such amendment is set forth in writing and signed by both Seller and Purchaser.

D. All notices, payments, demands or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served effective on the second (2nd) business day after being deposited in the United States mail, postpaid and registered or certified with return receipt requested; or when sent by private courier service for same-day delivery or one day after being sent by private courier service for next-day delivery. Notices shall be sent to the respective addresses set forth below:

To Seller:

Howell Township  
Attention: Jean Graham, Clerk  
3525 Byron Rd  
Howell, MI 48855



With a copy to:

Fahey Schultz Burzych Rhodes PLC  
Attn: Christopher S. Patterson  
4151 Okemos Road  
Okemos, MI 48864

To Purchaser:

Russell Springborn  
3535 High Hillcrest Dr  
Howell, MI 48843  
russ@springbornproperties.com

With a copy to:

Sam Gerardi  
9555 Main Street  
Whitmore Lake, MI 48189  
sam@gerardigroup.com

E. This Agreement shall inure to the benefit of and bind the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

F. Purchaser shall be responsible for any compensation owing to any broker or consultant that they created in connection with the transaction contemplated by this Agreement and agrees to indemnify and hold the Seller harmless against any and all liability, loss, cost, damage and expense (including, but not limited to, attorneys' fees and costs of litigation) that the Seller shall ever suffer or incur because of any claim by any such broker or consultant. These obligations will survive closing or termination of this Agreement.

H. Seller agrees to act in good faith to execute any documents reasonably requested by Purchaser for any approvals or consents in Seller's role as an owner of real estate, but this Agreement shall have no binding effect on any request for decisions, determinations, approvals, consent, governmental reviews, permits, or other governmental actions—whether an exercise of administrative or legislative authority—of any board, commission, committee, or public body of the Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date first above written.

**SELLER:** HOWELL TOWNSHIP

**PURCHASER:**

By: \_\_\_\_\_

By: Russell Springborn 06-22-2023

Print: \_\_\_\_\_

Print: Russell Springborn

Its: \_\_\_\_\_

By: Monique Springborn 06-22-2023

Print: Monique Springborn

## EXHIBIT A

### Legal Description of Land:

Parcels of land situated in Howell Township, Livingston County, Michigan legally described as follows:

#### **ID 4706-25-200-046**

A PARCEL OF LAND BEING IN THE NORTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF SECTION 25, TOWN 3 NORTH, RANGE 4 EAST, HOWELL TOWNSHIP, LIVINGSTON COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED BY DARRELL HUGHES, MICHIGAN REGISTERED LAND SURVEYOR NO. 19834, AS BEGINNING AT A POINT, SAID POINT BEING DISTANT THE FOLLOWING FOUR COURSES FROM THE WEST 1/4 CORNER OF SECTION 25: NORTH 00 DEGREES 03 MINUTES 35 SECONDS WEST 1329.05 FEET, ALONG THE WEST LINE OF SECTION 25; THENCE SOUTH 88 DEGREES 50 MINUTES 41 SECONDS EAST 1931.32 FEET, ALONG THE NORTH 1/8 LINE OF SECTION 25, TO THE CENTER LINE OF OAK GROVE ROAD; THENCE SOUTH 30 DEGREES 11 MINUTES 18 SECONDS EAST 37.30 FEET, ALONG THE CENTER LINE OF OAK GROVE ROAD; THENCE NORTH 83 DEGREES 10 MINUTES 32 SECONDS EAST 399.07 FEET, RECORDED AS 400.00 FEET, TO THE POINT OF BEGINNING; PROCEEDING THENCE, FROM SAID POINT OF BEGINNING, NORTH 30 DEGREES 18 MINUTES 46 SECONDS WEST 300.00 FEET; THENCE NORTH 83 DEGREES 10 MINUTES 32 SECONDS EAST 1245.20 FEET, TO THE CENTER LINE OF BOGUE CREEK; THENCE THE FOLLOWING THREE COURSES ALONG THE CENTER LINE OF BOGUE CREEK: SOUTH 33 DEGREES 29 MINUTES 04 SECONDS EAST 134.41 FEET; THENCE SOUTH 20 DEGREES 32 MINUTES 00 SECONDS EAST 305.06 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 21 SECONDS WEST 85.20 FEET; THENCE, LEAVING THE CENTER LINE OF BOGUE CREEK, NORTH 83 DEGREES 18 MINUTES 53 SECONDS EAST 17.56 FEET, TO THE EAST (RIGHT) BANK OF BOGUE CREEK AT A POINT WHICH IS 33 FEET SOUTH OF THE NORTH 1/8 LINE OF SECTION 25 (LIBER 104, PAGE 183, LIVINGSTON COUNTY RECORDS); THENCE THE FOLLOWING TWO COURSES, ALONG THE EAST BANK OF BOGUE CREEK: SOUTH 06 DEGREES 29 MINUTES 25 SECONDS EAST 86.61 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 03 SECONDS WEST 7.03 FEET; THENCE SOUTH 82 DEGREES 56 MINUTES 22 SECONDS WEST 782.75 FEET; THENCE NORTH 30 DEGREES 11 MINUTES 18 SECONDS WEST 351.32 FEET; THENCE SOUTH 83 DEGREES 10 MINUTES 32 SECONDS WEST 340.34 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.050 ACRES. PARCEL C SPLIT 4/27/09 FROM -042

#### **ID 4706-25-200-047**

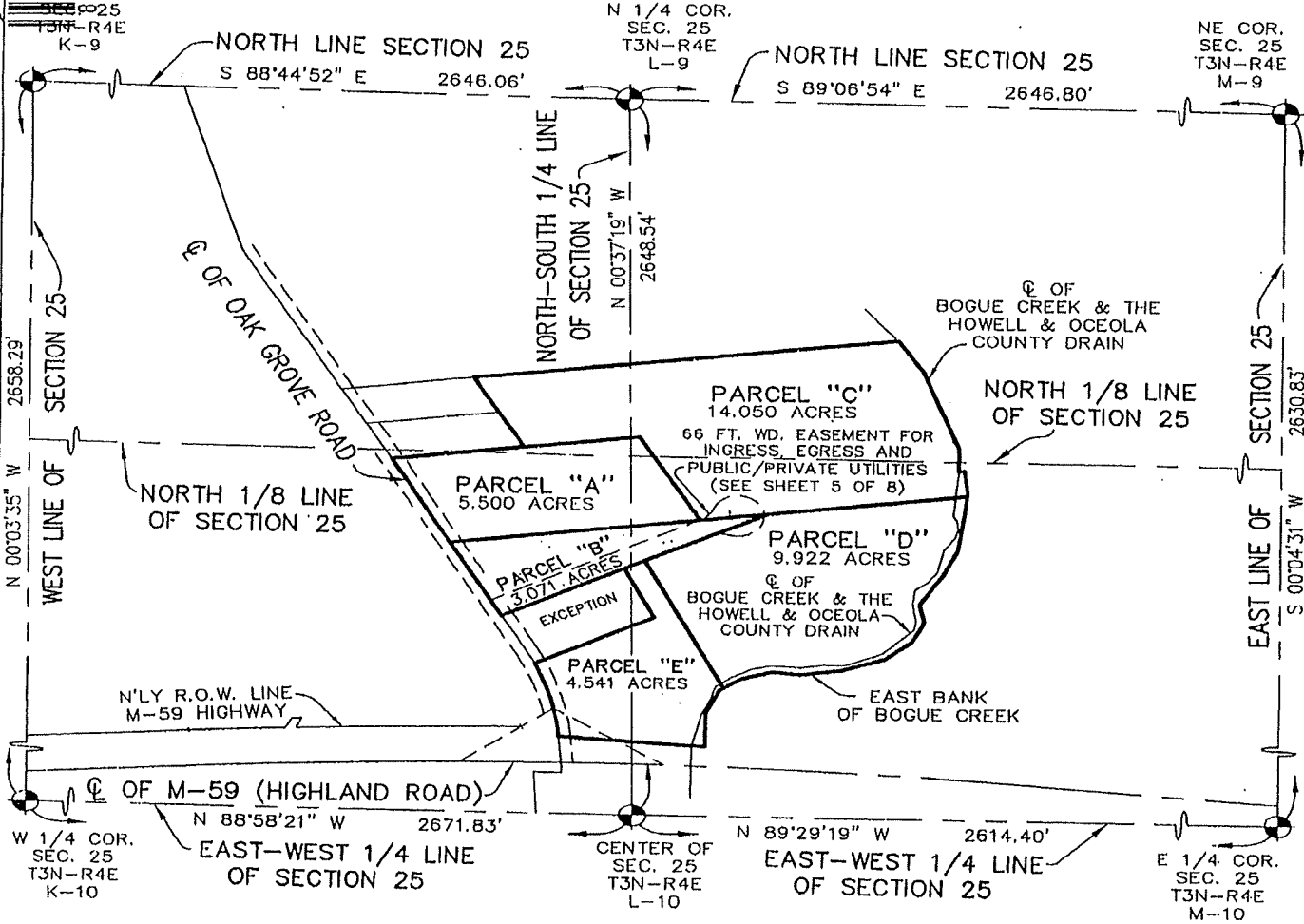
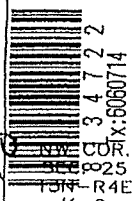
A PARCEL OF LAND BEING IN THE NORTHEAST 1/4 OF SECTION 25, TOWN 3 NORTH, RANGE 4 EAST, HOWELL TOWNSHIP, LIVINGSTON COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED BY DARRELL HUGHES, MICHIGAN REGISTERED LAND SURVEYOR NO. 19834, AS BEGINNING AT A POINT ON THE CENTER LINE OF OAK GROVE ROAD, SAID POINT BEING DISTANT THE FOLLOWING FOUR COURSES FROM THE WEST 1/4 CORNER OF SECTION 25: NORTH 00 DEGREES 03 MINUTES 35 SECONDS WEST 1329.05 FEET, ALONG THE WEST LINE OF SECTION 25; THENCE SOUTH 88 DEGREES 50 MINUTES 41 SECONDS EAST 1931.32 FEET, ALONG THE NORTH 1/8 LINE OF SECTION 25, TO THE CENTER LINE OF OAK GROVE ROAD; THENCE SOUTH 30 DEGREES 11 MINUTES 18 SECONDS EAST 391.93 FEET, ALONG THE CENTER LINE OF OAK GROVE ROAD; THENCE NORTH 82 DEGREES 56 MINUTES 22 SECONDS EAST 938.28 FEET, TO THE POINT OF BEGINNING; PROCEEDING THENCE, FROM SAID POINT OF BEGINNING, NORTH 82 DEGREES 56 MINUTES 22 SECONDS EAST 582.56 FEET; THENCE THE FOLLOWING THIRTEEN COURSES, ALONG THE EAST BANK OF BOGUE CREEK: THENCE SOUTH 07 DEGREES 25 MINUTES 03 SECONDS WEST 208.29 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 00 SECONDS WEST 98.92 FEET; THENCE SOUTH 32 DEGREES 12 MINUTES 28 SECONDS WEST 125.46 FEET; THENCE SOUTH 11 DEGREES 26 MINUTES 11 SECONDS EAST 64.91 FEET; THENCE SOUTH 21 DEGREES 20 MINUTES 31 SECONDS WEST 36.52 FEET; THENCE SOUTH 28 DEGREES 15 MINUTES 47 SECONDS WEST 43.39 FEET; THENCE SOUTH 50 DEGREES 36 MINUTES 01 SECONDS WEST 102.45 FEET; THENCE SOUTH 70 DEGREES 41 MINUTES 12 SECONDS WEST 130.46 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 15 SECONDS WEST 46.48 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 26 SECONDS WEST 78.24 FEET; THENCE NORTH 84 DEGREES 07 MINUTES 51 SECONDS WEST 79.70 FEET; THENCE SOUTH 74 DEGREES 24 MINUTES 43 SECONDS WEST 94.50 FEET; THENCE SOUTH 54 DEGREES 31 MINUTES 25 SECONDS WEST 61.57 FEET; THENCE, LEAVING THE EAST BANK OF BOGUE CREEK, NORTH 26 DEGREES 18 MINUTES 39 SECONDS WEST 520.28 FEET; THENCE NORTH 63 DEGREES 41 MINUTES 21 SECONDS EAST 398.85 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.922 ACRES. PARCEL D SPLIT 4/27/09 FROM -035

#### **CUL-DE-SAC EASEMENT**

Legal description as described in attached Survey.



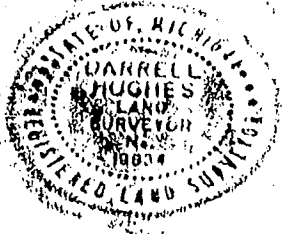
2013S-0007  
 RECORDED ON  
 03/20/2013 08:45:08 AM  
 SALLY REYNOLDS  
 REGISTER OF DEEDS  
 LIVINGSTON COUNTY, MI 48843  
 RECORDING: 37.00  
 REMON: 4.00  
 PAGES: 10



*Darrell Hughes*  
 REGISTERED LAND SURVEYOR No. 19834

I HEREBY CERTIFY that I have surveyed and mapped the land above platted and/or described on 10-25-06, and that all of the requirements of P.A. 132, 1970, as amended, have been complied with, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 in 10,000.

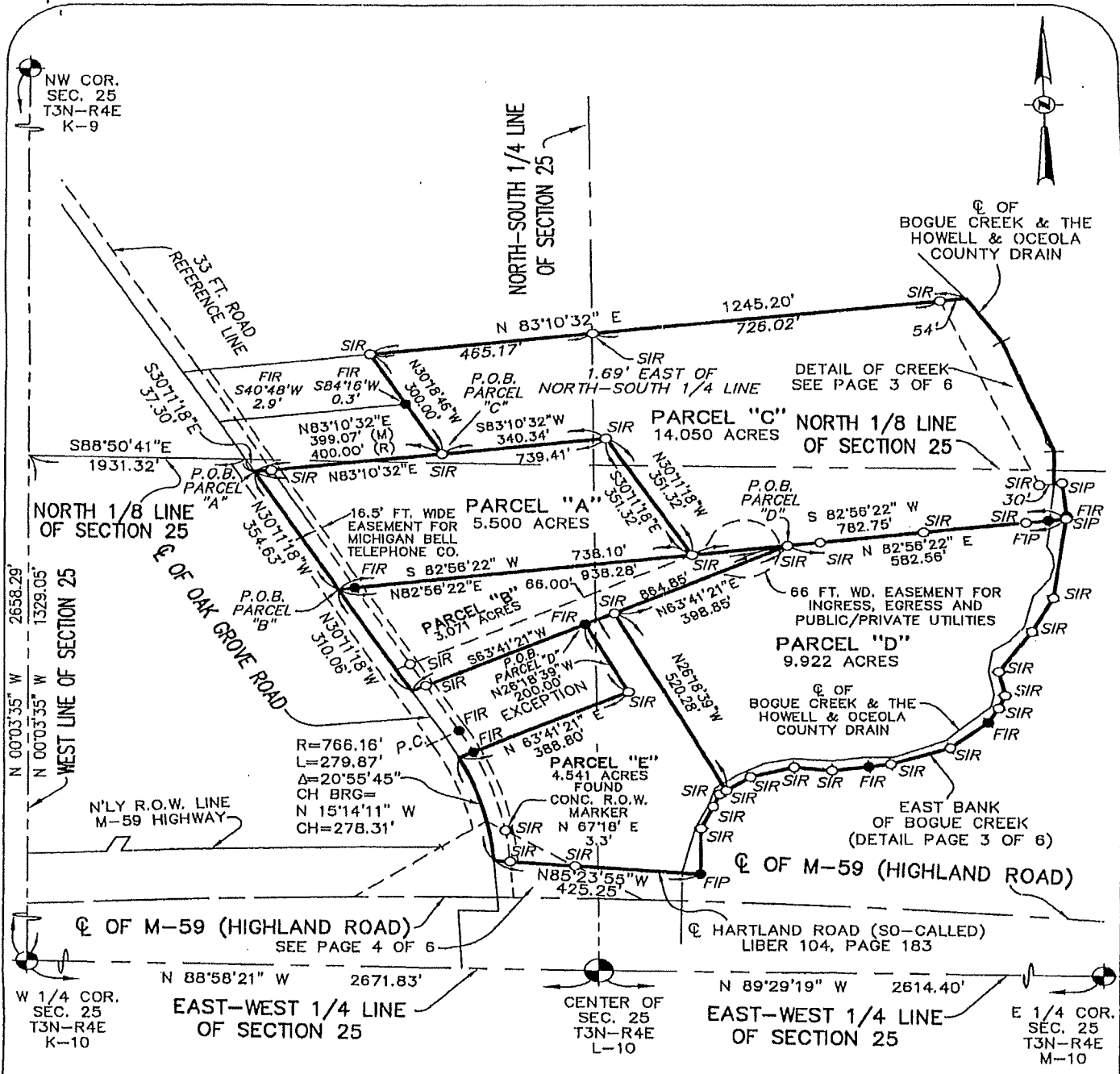
Copyright, © D. HUGHES & ASSOCIATES, Inc.



**HUGHES**  
 LAND SURVEYORS  
 DARRELL HUGHES & ASSOCIATES, Inc.  
 P.O. BOX 1039 - 638 SOUTH GRAND AVE.  
 FOWLerville, MICHIGAN 48836  
 (OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:  
**MILLS**  
 N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.  
 (M) - Measured Dist. (R) - Recorded Dist.  
 ● MON - Found Concrete Monument  
 ● FIR/P - Found Iron Rod/Pipe  
 ○ SIR - Set Iron Rod  
 ○ SPK - Set "PK" Nail  
 P.O.B./E. - Point of Beginning/Ending  
 ● - Soil Evaluation Dig  
 \* - Fence

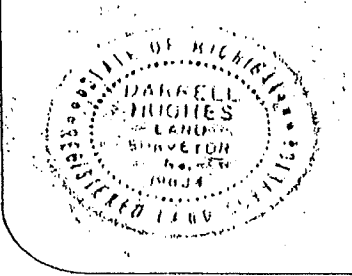
DATE: 01-13-09 DR. BY: MM CHK: DDH  
 SCALE: 1" = 500' SHEET: 1 of 10 FILE: 26142\_SV-R3.DWG JOB No. 26142R3



LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°18'39"E	162.34

*Darrell Hughes*  
 REGISTERED LAND SURVEYOR No. 19834

I HEREBY CERTIFY that I have surveyed and mapped the land above platted and/or described on 10-25-06, and that all of the requirements of P.A. 132, 1970, as amended, have been complied with, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 in 10,000.  
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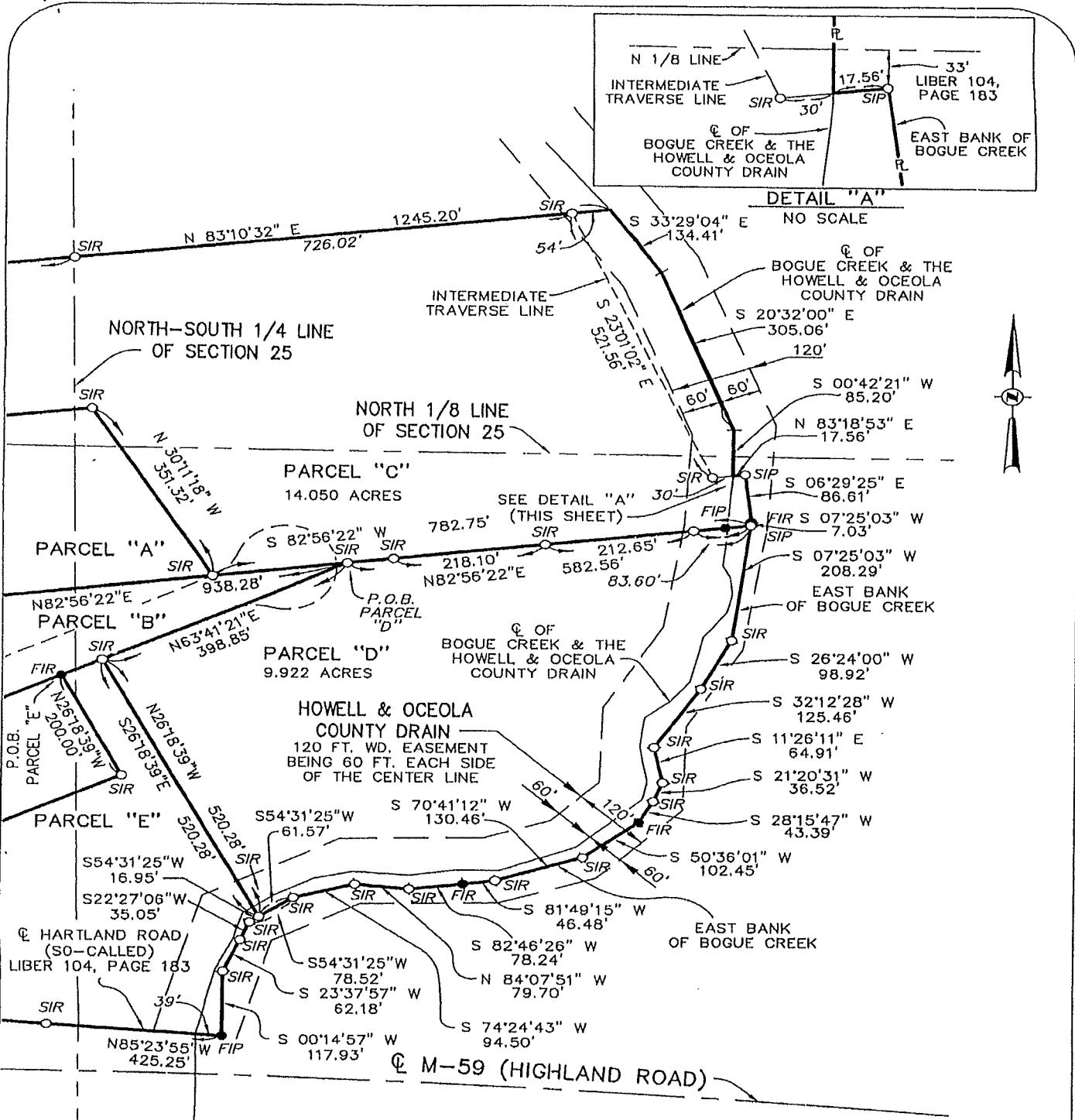
**HUGHES**  
**LAND SURVEYORS**

DARRELL HUGHES & ASSOCIATES, Inc.  
 P.O. BOX 1039 - 638 SOUTH GRAND AVE.  
 FOWLERVILLE, MICHIGAN 48836  
 (OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:  
**MILLS**  
 N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.  
 (M) - Measured Dist. (R) - Recorded Dist.  
 ● MON - Found Concrete Monument  
 ● FIR/P - Found Iron Rod/Pipe  
 ○ SIR - Set Iron Rod  
 ○ SPK - Set "PK" Nail  
 P.O.B./E. - Point of Beginning/Ending  
 ● - Soil Evaluation Dig  
 \* \* \* - Fence

DATE: 01-13-09 DR. BY: MM CHK: DDH  
 SCALE: 1" = 300' SHEET: 2 of 10 FILE: 26142\_SV1-R3.DWG JOB No. 26142R3





*Darrell Hughes*

REGISTERED LAND SURVEYOR No. 19834

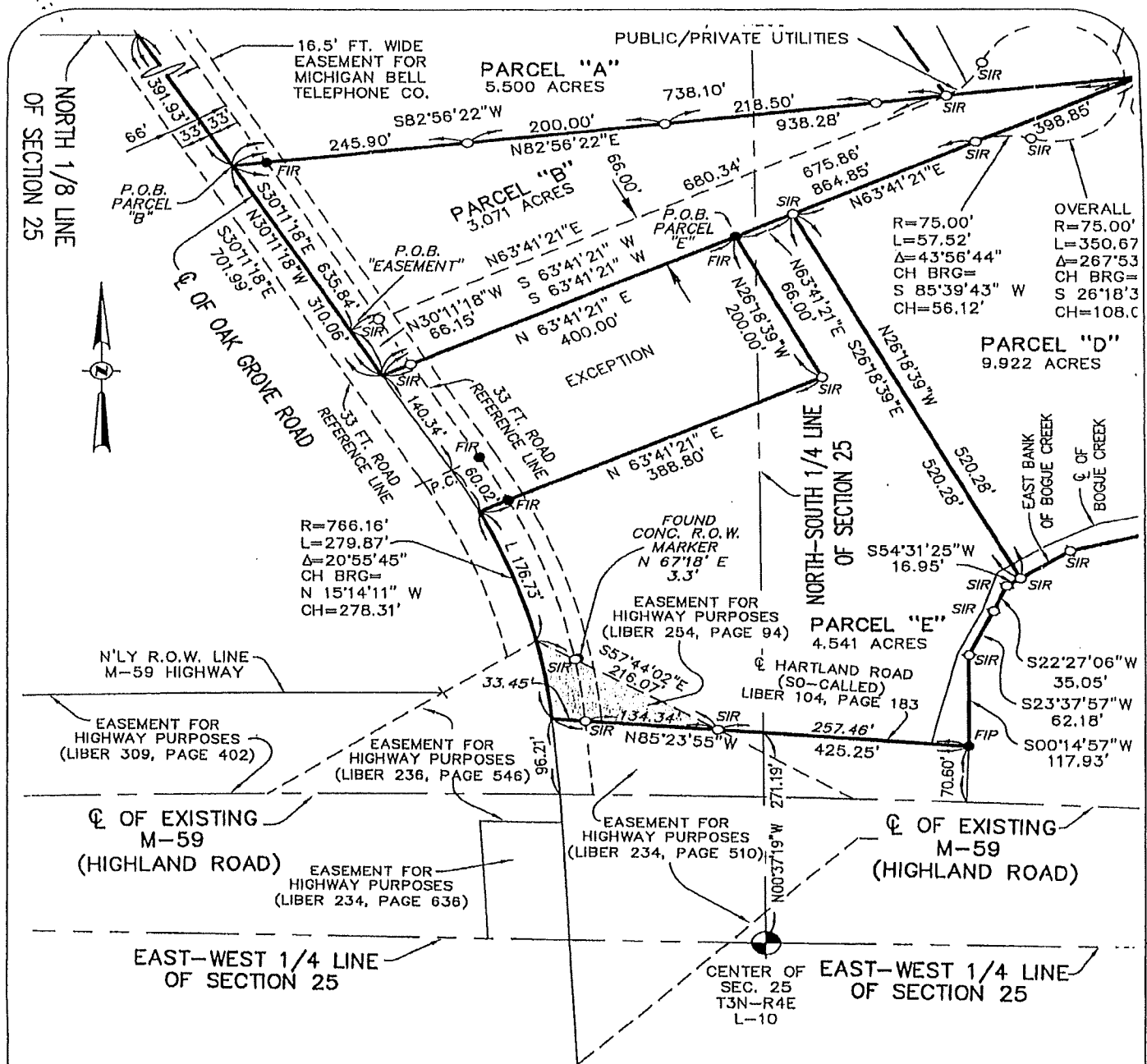
I HEREBY CERTIFY that I have surveyed and mapped the land above plotted and/or described on 10-25-06, and that all of the requirements of P.A. 132, 1970, as amended, have been complied with, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 in 10,000.



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 FOWLerville, MICHIGAN 48836  
 (OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:	<b>MILLS</b>
N 1/2 SEC. 25, T3N-R4E, HOWELL Twp.,	
(M) - Measured Dist. (R) - Recorded Dist.	
● MON - Found Concrete Monument	
● FIR/P - Found Iron Rod/Pipe	
○ SIR - Set Iron Rod	
○ SPK - Set "PK" Nail	
P.O.B./E. - Point of Beginning/Ending	
⊙ - Soil Evaluation Dig	
-x-x-x- - Fence	

DATE: 01-13-09 DR. BY: MM CHK: DDH  
 SCALE: 1" = 200' SHEET: 3 of 10 FILE: 26142\_SV2-R3.DWG JOB No. 26142R3



*Darrell Hughes*

REGISTERED LAND SURVEYOR No. 19834

I HEREBY CERTIFY that I have surveyed and mapped the land above platted and/or described on 10-25-06, and that all of the requirements of P.A. 132, 1970, as amended, have been complied with, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 in 10,000.

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# HUGHES LAND SURVEYORS

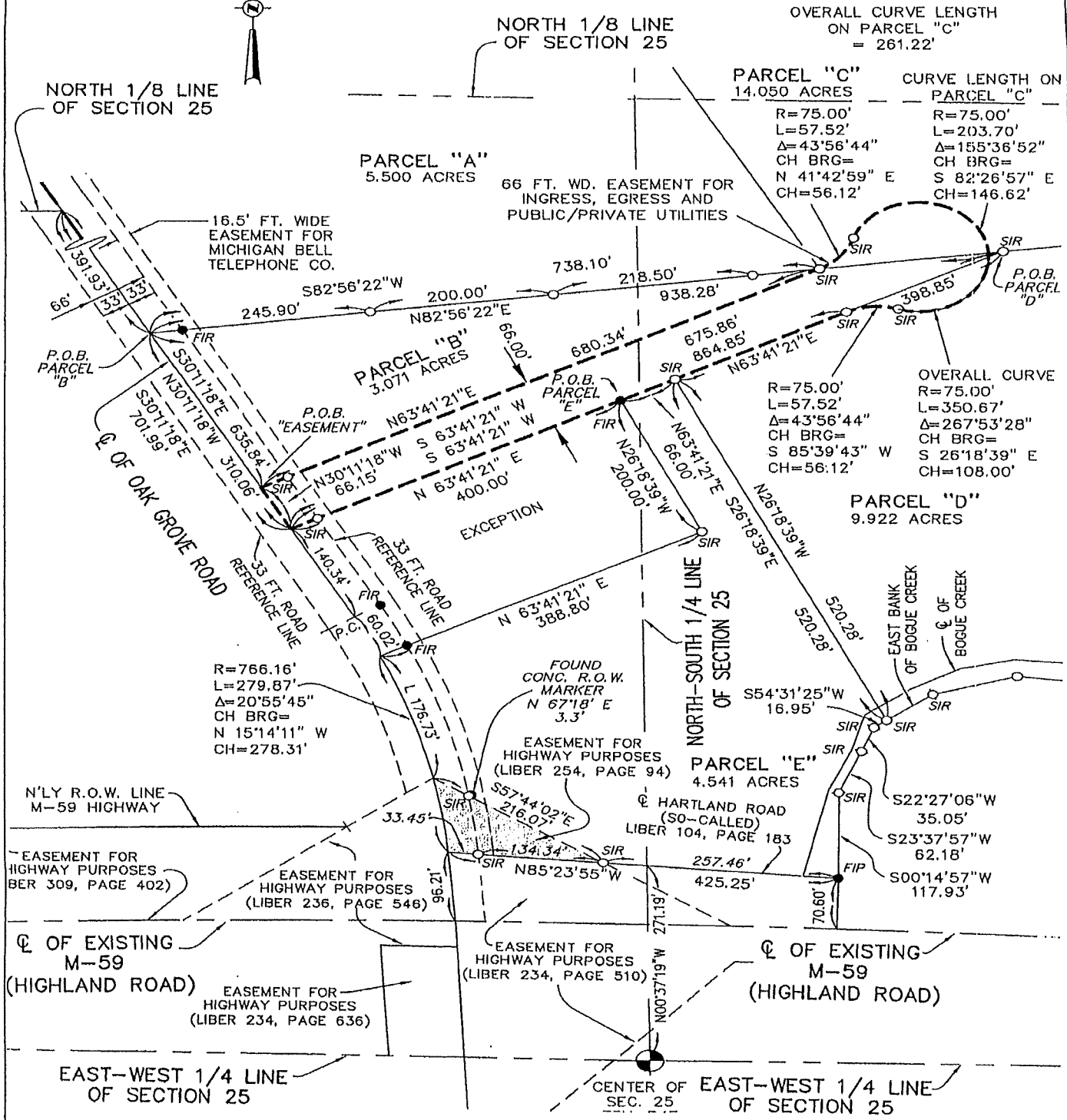
DARRELL HUGHES & ASSOCIATES, Inc.  
P.O. BOX 1039 - 638 SOUTH GRAND AVE.  
FOWLerville, MICHIGAN 48836  
(OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:  
**MILLS**  
N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.  
(M) - Measured Dist. (R) - Recorded Dist.  
● MON - Found Concrete Monument  
● FIR/P - Found Iron Rod/Pipe  
○ SIR - Set Iron Rod  
○ SPK - Set "PK" Nail  
P.O.B./E. - Point of Beginning/Ending  
● - Soil Evaluation Dlg  
- - - - - Fence

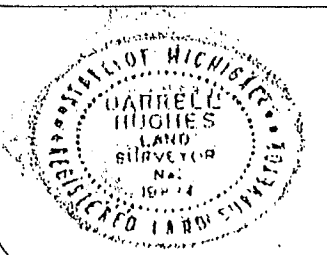
DATE: 01-13-09 DR. BY: MM CHK: DDH  
SCALE: 1" = 150' SHEET: 4 of 10 FILE: 26142\_SV3-R3-4.0W9 JOB No. 26142R3



# EASEMENT



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 FOWLerville, MICHIGAN 48836  
**(OFC) 517 223-3512 (FAX) 517 223-9987**

CLIENT: **MILLS**  
 N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.  
 (M) - Measured Dist. (R) - Recorded Dist.  
 ● MON - Found Concrete Monument  
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 ○ SPK - Set "PK" Nail  
 P.O.B./E. - Point of Beginning/Ending  
 ● - Soil Evaluation Dig  
 \* \* \* - Fence

DATE: 01-13-09 DR. BY: MM CHK: DDH  
 SCALE: 1" = 150' SHEET: 5 of 10 FILE: 26142\_SV3R3-5.DWG JOB No. 26142R3

**PARCEL "A"**

A parcel of land being in the Northeast 1/4 and in the Northwest 1/4 of Section 25, Town 3 North, Range 4 East, Howell Township, Livingston County, State of Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point on the center line of Oak Grove Road, said point being distant the following three courses from the West 1/4 corner of Section 25: North 00 degrees 03 minutes 35 seconds West 1329.05 feet, along the West line of Section 25; thence South 88 degrees 50 minutes 41 seconds East 1931.32 feet, along the North 1/8 line of Section 25, to the center line of Oak Grove Road; thence South 30 degrees 11 minutes 18 seconds East 37.30 feet, along the center line of Oak Grove Road, to the point of beginning; proceeding thence, from said point of beginning, North 83 degrees 10 minutes 32 seconds East 739.41 feet; thence South 30 degrees 11 minutes 18 seconds East 351.32 feet; thence South 82 degrees 56 minutes 22 seconds West 738.10 feet; thence North 30 degrees 11 minutes 18 seconds West 354.63 feet, along the center line of Oak Grove Road, to the point of beginning, containing 5.500 acres.

Parcel "A" is subject to the rights of the public over that part used for Oak Grove Road. This parcel is subject to a 16.5 feet wide easement for the Bell Telephone Company (Ameritech) being adjacent to, parallel with and lying easterly of the easterly line of Oak Grove Road, 66 feet wide. Also, this parcel is subject to any other easements or restrictions of record.

**PARCEL "E"**

A parcel of land being in the Northeast 1/4 and in the Northwest 1/4 of Section 25, Town 3 North, Range 4 East, Howell Township, Livingston County, State of Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point, said point being distant the following four courses from the West 1/4 corner of Section 25: North 00 degrees 03 minutes 35 seconds West 1329.05 feet, along the West line of Section 25; thence South 88 degrees 50 minutes 41 seconds East 1931.32 feet, along the North 1/8 line of Section 25, to the center line of Oak Grove Road; thence South 30 degrees 11 minutes 18 seconds East 701.99 feet, along the center line of Oak Grove Road; thence North 63 degrees 41 minutes 21 seconds East 400.00 feet, to the point of beginning; proceeding thence, from said point of beginning, North 63 degrees 41 minutes 21 seconds East 66.00 feet; thence South 26 degrees 18 minutes 39 seconds East 520.28 feet, to the East bank of Bougue Creek; thence, the following four courses, along the East bank of Bougue Creek: South 54 degrees 31 minutes 25 seconds West 16.95 feet; thence South 22 degrees 27 minutes 06 seconds West 35.05 feet; thence South 23 degrees 37 minutes 57 seconds East 62.18 feet; thence South 00 degrees 14 minutes 57 seconds West 117.93 feet, to the center line of Hartland Road (so-called in Liber 104, Page 183, Livingston County Records); thence North 85 degrees 23 minutes 55 seconds West 425.25 feet, along the center line of Hartland Road, to the center line of Oak Grove Road; thence, along the center line of Oak Grove Road, 279.87 feet along the arc of a 766.16 feet radius curve to the left, having a central angle of 20 degrees 55 minutes 45 seconds, whose chord measures 278.31 feet and bears North 15 degrees 14 minutes 11 seconds West; thence, leaving the center line of Oak Grove Road, North 63 degrees 41 minutes 21 seconds East 388.80 feet; thence North 26 degrees 18 minutes 39 seconds West 200.00 feet, to the point of beginning, containing 4.541 acres.

Parcel "E" is subject to the rights of the public over that part used for Oak Grove Road. The center line of Hartland Road, so-called, the parcel's southerly property line, is the North right of way line of M-59 (Highland Road). The center line of Bogue Creek is the center line of a 120 feet wide easement (60 feet on each side of the creek's center line) for the Howell & Occola County Drain, on file with the Livingston County Drain Commissioner. This parcel is subject to an easement for highway purposes (site distance) at its Southwesterly corner as recorded in Liber 254, Page 94, Livingston County Records. This parcel is subject to a 16.5 feet wide easement for the Bell Telephone Company (Ameritech) being adjacent to, parallel with and lying easterly of the easterly line of Oak Grove Road, 66 feet wide. This parcel is granted the use of a private, nonexclusive, 66 feet wide, ingress and egress easement lying northerly of and adjacent to its northerly line. Also, this parcel is subject to any other easements or restrictions of record.

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FOWLERVILLE, MICHIGAN 48836  
(OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:

**MILLS**

N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.  
(M) - Measured Dist. (R) - Recorded Dist.  
● MON - Found Concrete Monument  
● FIR/P - Found Iron Rod/Pipe  
○ SIR - Set Iron Rod  
○ SPIK - Set "PK" Nail  
P.O.B./E. - Point of Beginning/Ending  
● - Soil Evaluation Dig  
\* - \* - \* - Fence

SCALE: N/A      DATE: 01-13-09      DR. BY: MM      CHK: DDH  
SHEET: 6 of 10      FILE: 26142\_SV3R3.DWG      JOB No. 26142R3



**PARCEL "C"**

A parcel of land being in the Northeast 1/4 and in the Northwest 1/4 of Section 25, Town 3 North, Range 4 East, Howell Township, Livingston County, State of Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point, said point being distant the following four courses from the West 1/4 corner of Section 25: North 00 degrees 03 minutes 35 seconds West 1329.05 feet, along the West line of Section 25; thence South 88 degrees 50 minutes 41 seconds East 1931.32 feet, along the North 1/8 line of Section 25, to the center line of Oak Grove Road; thence South 30 degrees 11 minutes 18 seconds East 37.30 feet, along the center line of Oak Grove Road; thence North 83 degrees 10 minutes 32 seconds East 399.07 feet, recorded as 400.00 feet, to the point of beginning; proceeding thence, from said point of beginning, North 30 degrees 18 minutes 46 seconds West 300.00 feet; thence North 83 degrees 10 minutes 32 seconds East 1245.20 feet, to the center line of Bogue Creek; thence the following three courses along the center line of Bogue Creek: South 33 degrees 29 minutes 04 seconds East 134.41 feet; thence South 20 degrees 32 minutes 00 seconds East 305.06 feet; thence South 00 degrees 42 minutes 21 seconds West 85.20 feet; thence, leaving the center line of Bogue Creek, North 83 degrees 18 minutes 53 seconds East 17.56 feet, to the East (right) bank of Bogue Creek at a point which is 33 feet South of the North 1/8 line of Section 25 (Liber 104, Page 183, Livingston County Records); thence the following two courses, along the East bank of Bogue Creek: South 06 degrees 29 minutes 25 seconds East 86.61 feet; thence South 07 degrees 25 minutes 03 seconds West 7.03 feet; thence South 82 degrees 56 minutes 22 seconds West 782.75 feet; thence North 30 degrees 11 minutes 18 seconds West 351.32 feet; thence South 83 degrees 10 minutes 32 seconds West 340.34 feet, to the point of beginning, containing 14.050 acres.

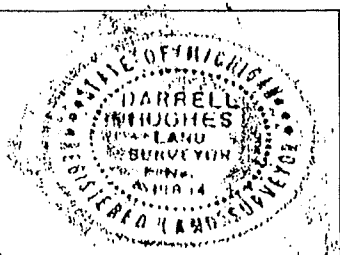
The center line of Bogue Creek is the center line of a 120 feet wide easement (60 feet on each side of the creek's center line) for the Howell & Oceola County Drain, on file with the Livingston County Drain Commissioner. This parcel is subject to and having the use of a private, 66 feet wide, nonexclusive, ingress, egress, public and private utility, storm water drainage and cul-de-sac easement, as described below. Also, this parcel is subject to any other easements or restrictions of record.

**PARCEL "B"**

A parcel of land in the Northwest 1/4 of Section 25, Town 3 North, Range 4 East, Howell Township, Livingston County, State of Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point on the center line of Oak Grove Road, said point being distant the following three courses from the West 1/4 corner of Section 25: North 00 degrees 03 minutes 35 seconds West 1329.05 feet, along the West line of Section 25; thence South 88 degrees 50 minutes 41 seconds East 1931.32 feet, along the North 1/8 line of Section 25, to the center line of Oak Grove Road; thence South 30 degrees 11 minutes 18 seconds East 391.93 feet, along the center line of Oak Grove Road, to the point of beginning; proceeding thence, from said point of beginning, North 82 degrees 56 minutes 22 seconds East 938.28 feet; thence South 63 degrees 41 minutes 1 seconds West 864.85 feet; thence North 30 degrees 11 minutes 18 seconds West 310.06 feet, along the center line of Oak Grove Road, to the point of beginning, containing 3.071 acres.

Parcel "B" is subject to the rights of the public over that part used for Oak Grove Road. This parcel is also subject to a 16.5 feet wide easement for the Bell Telephone Company (Ameritech) being adjacent to, parallel with and lying easterly of the easterly line of Oak Grove Road, 66 feet wide. This parcel is subject to and having the use of a private, 66 feet wide, nonexclusive, ingress, egress, public and private utility, storm water drainage and cul-de-sac easement, as described below. Also, this parcel is subject to any other easements or restrictions of record.

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**LAND SURVEYORS**

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FOWLerville, MICHIGAN 48836  
(OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:

**MILLS**

N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.

(M) - Measured Dist. (R) - Recorded Dist.

- MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- SPK - Set "PK" Nail
- P.O.B./E. - Point of Beginning/Ending
- ⊙ - Soil Evaluation Dig
- - - - - Fence

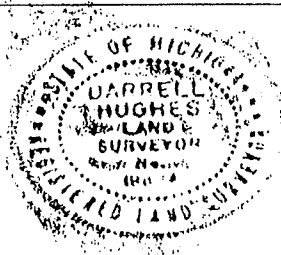
SCALE: N/A	SHEET: 7 of 10	DATE: 01-13-09	DR. BY: MM	CHK: DDH
FILE: 26142_SV3R3.DWG		JOB No. 26142R3		

**PARCEL "D"**

A parcel of land being in the Northeast 1/4 of Section 25, Town 3 North, Range 4 East, Howell Township, Livingston County, State of Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point on the center line of Oak Grove Road, said point being distant the following four courses from the West 1/4 corner of Section 25: North 00 degrees 03 minutes 35 seconds West 1329.05 feet, along the West line of Section 25; thence South 88 degrees 50 minutes 41 seconds East 1931.32 feet, along the North 1/8 line of Section 25, to the center line of Oak Grove Road; thence South 30 degrees 11 minutes 18 seconds East 391.93 feet, along the center line of Oak Grove Road; thence North 82 degrees 56 minutes 22 seconds East 938.28 feet, to the point of beginning; proceeding thence, from said point of beginning, North 82 degrees 56 minutes 22 seconds East 582.56 feet; thence the following thirteen courses, along the East bank of Bogue Creek: thence South 07 degrees 25 minutes 03 seconds West 208.29 feet; thence South 26 degrees 24 minutes 00 seconds West 98.92 feet; thence South 32 degrees 12 minutes 28 seconds West 125.46 feet; thence South 11 degrees 26 minutes 11 seconds East 64.91 feet; thence South 21 degrees 20 minutes 31 seconds West 36.52 feet; thence South 28 degrees 15 minutes 47 seconds West 43.39 feet; thence South 50 degrees 36 minutes 01 seconds West 102.45 feet; thence South 70 degrees 41 minutes 12 seconds West 130.46 feet; thence South 81 degrees 49 minutes 15 seconds West 46.48 feet; thence South 82 degrees 46 minutes 26 seconds West 78.24 feet; thence North 84 degrees 07 minutes 51 seconds West 79.70 feet; thence South 74 degrees 24 minutes 43 seconds West 94.50 feet; thence South 54 degrees 31 minutes 25 seconds West 61.57 feet; thence, leaving the East bank of Bogue Creek, North 26 degrees 18 minutes 39 seconds West 520.28 feet; thence North 63 degrees 41 minutes 21 seconds East 398.85 feet, to the point of beginning, containing 9.922 acres.

The center line of Bogue Creek is the center line of a 120 feet wide easement (60 feet on each side of the creek's center line) for the Howell & Oceola County Drain, on file with the Livingston County Drain Commissioner. This parcel is subject to and having the use of a private, 66 feet wide, nonexclusive, ingress, egress, public and private utility, storm water drainage and cul-de-sac easement, as described below. Also, this parcel is subject to any other easements or restrictions of record.

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**LAND SURVEYORS**

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(OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:  
**MILLS**  
N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.  
(M) - Measured Dist, (R) - Recorded Dist.  
⊙ MON - Found Concrete Monument  
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○ SPK - Set "PK" Nail  
P.O.B./E. - Point of Beginning/Ending  
⊙ - Soil Evaluation Dig  
\*-\*-\* - Fence

DATE: 01-13-09 DR. BY: MM CHK: DDH  
SCALE: N/A SHEET: 8 of 10 FILE : 26142\_SV3R3.DWG JOB No. 26142R3





**CUL-DE-SAC EASEMENT**

An area of land for a private, 66 feet wide, nonexclusive, ingress, egress, public and private utility, storm water drainage and cul-de-sac easement being in the Northwest 1/4 of Section 25 and the Northeast 1/4 of Section 25, Town 3 North, Range 4 East, Howell Township, Livingston County, State of Michigan, said easement being more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point on the center line of Oak Grove Road, 66 feet wide, said point being distant the following three courses from the West 1/4 corner of Section 25: North 00 degrees 03 minutes 35 seconds West 1329.05 feet, along the West line of Section 25; thence South 88 degrees 50 minutes 41 seconds East 1931.32 feet, along the North 1/8 line of Section 25, to the center line of Oak Grove Road; thence South 30 degrees 11 minutes 18 seconds East 635.84 feet, along the center line of Oak Grove Road, to the point of beginning; proceeding thence, from said point of beginning, North 63 degrees 41 minutes 21 seconds East 680.34 feet, to a point of curve; thence 57.52 feet, along the arc of a 75.00 feet radius curve to the left, having a central angle of 43 degrees 56 minutes 44 seconds, whose chord measures 56.12 feet and bears North 41 degrees 42 minutes 59 seconds East, to a point of reverse curve for said arc; thence 350.67 feet, along the arc of a 75.00 feet radius curve to the right, having a central angle of 267 degrees 53 minutes 28 seconds, whose chord measures 108.00 feet and bears South 26 degrees 18 minutes 39 seconds East, to a point of reverse curve for said arc; thence 57.52 feet, along the arc of a 75.00 feet radius curve to the left, having a central angle of 43 degrees 56 minutes 44 seconds, whose chord measures 56.12 feet and bears South 85 degrees 39 minutes 43 seconds West, to a point of tangency for said arc; thence South 63 degrees 41 minutes 21 seconds West 675.86 feet; thence North 30 degrees 11 minutes 18 seconds West 66.15 feet, along the center line of Oak Grove Road, to the point of beginning.

The above-described cul-de-sac easement is located over, under and across a part of Parcel "B", a part of Parcel "C" and a part of Parcel "D". Said easement is nonexclusive and is for the use of Parcel "B", Parcel "C", Parcel "D" and Parcel "E".

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	 <p><b>HUGHES</b> <b>LAND SURVEYORS</b></p> <p>DARRELL HUGHES &amp; ASSOCIATES, Inc. P.O. BOX 1039 - 638 SOUTH GRAND AVE. FOWLERVILLE, MICHIGAN 48836 (OFC) 517 223-3512 (FAX) 517 223-9987</p>	CLIENT:		
		<p><b>MILLS</b></p> <p>N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.</p> <p>(M) - Measured Dist. (R) - Recorded Dist.          ● MON - Found Concrete Monument          ● FIR/P - Found Iron Rod/Pipe          ○ SIR - Set Iron Rod          ○ SPK - Set "PK" Nail          P.O.B./E. - Point of Beginning/Ending          ● - Soil Evaluation Dig          *-*-* - Fence</p>		
SCALE: N/A	SHEET: 9 of 10	DATE: 01-13-09	DR. BY: MM	CHK: DDH
FILE : 26142_SV3R3.DWG		JOB No. 26142R3		

**BEARING REFERENCE**

Certified Land Survey Number 5053, as recorded in Liber 1609, Pages 262-266, Livingston County Records.

**PARCEL IDENTIFICATION NUMBERS**

47-06-25-200-035 and 47-06-25-200-042

**NORTHWEST CORNER OF SECTION 25, T3N, R4E, K-09**

Found 1-1/4" pipe with brass cap, stamped "Livingston Co. Monumentation Corner, P. S. 14762", in position as recorded in LCRC # 538M, Livingston County Records.

**WEST 1/4 CORNER OF SECTION 25, T3N, R4E, K-10**

Found 1-1/4" pipe with brass cap, stamped "Livingston Co. Monumentation Corner, P. S. 14762", in position as recorded in LCRC # 536M, Livingston County Records.

**NORTH 1/4 CORNER OF SECTION 25, T3N, R4E, L-09**

Found 1-1/4" pipe with brass cap, stamped "Livingston Co. Monumentation Corner, P. S. 14762", in position as recorded in LCRC # 534M, Livingston County Records.

**CENTER OF SECTION 25, T3N, R4E, L-10**

Found 1/2" rod set flush with the asphalt parking area westerly of "Jonna's Country Store".  
059 degrees 45.61 feet to Southwest corner of store West of entrance doors.  
217 degrees 271.62 feet set nail/tag w/s utility pole.  
260 degrees 173.39 feet found railroad spike n/s utility pole.  
315 degrees 202.53 feet found railroad spike s/s utility light pole.

**NORTHEAST CORNER OF SECTION 25, T3N, R4E, M-09**

Found 1-1/4" pipe with brass cap, in creek, stamped "Livingston Co. Monumentation Corner, P. S. 14762", in position as recorded in LCRC # 531M, Livingston County Records.

**EAST 1/4 CORNER OF SECTION 25, T3N, R4E, M-10**

Found 1-1/4" pipe with brass cap, in creek, stamped "Livingston Co. Monumentation Corner, P. S. 14762", in position as recorded in LCRC # 532M, Livingston County Records.

Howell Township  
3525 Byron Rd.  
Howell, MI 48855

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CLIENT:	<b>MILLS</b>
N 1/2 SEC. 25, T3N-R4E, HOWELL TWP.	
(M) - Measured Dist. (R) - Recorded Dist.	
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P.O.B./E. - Point of Beginning/Ending	
● - Soil Evaluation Dig	
*-*-* - Fence	

SCALE: N/A      DATE: 01-13-09      DR. BY: MM      CHK: DDH  
SHEET: 10 of 10      FILE : 26142\_SV3R3.DWG      JOB No. 26142R3



**HOWELL TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
RESOLUTION TO AUTHORIZE SALE OF PROPERTY  
RESOLUTION NO. 07.23.527**

At a regular meeting of the Howell Township Board, held at the Township Hall on the 10<sup>th</sup> day of July, 2023, at 6:30 p.m.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_:

**WHEREAS**, the Township Board wishes to sell the property located in Howell Township, identified as Parcel ID No. 4706-25-200-046 & 4706-25-200-047 (“the Property”); and

**WHEREAS**, the Township Board finds the Property is no longer needed for public use by the Township; and

**WHEREAS**, the sale of the Property is determined to be in the best interests of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Board of Howell Township, Livingston County, Michigan, as follows:

1. The Township Board approves the sale of the Property to Russell Springborn & Monique Springborn 3535 High Hillcrest Dr., Howell, MI 48843 for the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00).

2. The Township Board authorizes and directs the Township Supervisor, the Township Clerk or the Township Treasurer to execute such documents as are necessary to effectuate the sale of the Property.

3. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas:

Nays:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN            )  
  ) ss  
COUNTY OF LIVINGSTON       )

I, the undersigned, the duly qualified and acting Clerk for the Howell Township, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Howell Township Board at a meeting held on the 10th day of July, 2023, and further certify that the above Resolution was adopted at said meeting.

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Jean Graham, Township Clerk  
Howell Township



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**Howell Township**  
**Invoice and Check Registers**  
**As of 6/30/2023**



User: BRENT KILPELA  
 DB: Howell Twp  
 Vendor Description  
 Inv Num  
 Inv Ref#  
 GL Distribution

Inv Num	Inv Ref#	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlnized Post Date
94471448	22021	ENVIRONMENTAL SYSTEMS RESEARCH INS. ARCGIS SUBSCRIPTIONS (3) 592-000-123.00	04/18/2023 BRENT KILPELA PREPAID EXPENSES	05/18/2023	1,650.00	0.00	Paid	Y 04/26/2023
5/22/2023	22089	LIVINGSTON COUNTY TREASURER MOBILE HOME FEES 701-000-239.00	05/22/2023 BRENT KILPELA TRUST MOBILE HOME TAX PAYABLE	05/22/2023	762.50	0.00	Paid	Y 05/22/2023
28495	22098	NETWORK SERVICES GROUP, LLC WEB HOSTING RENEWAL 7/1/23 - 6/30/ 101-000-123.00	05/16/2023 BRENT KILPELA GEN FUND PREPAID EXPENSES	06/16/2023	400.00	0.00	Paid	Y 06/01/2023
5/23/2023	22099	BENEFIT PLAN SERVICES 2022 PLAN RESTATEMENT & 457B SETUP 101-265-722.00	05/23/2023 BRENT KILPELA RETIREMENT	06/23/2023	2,000.00	0.00	Paid	Y 05/30/2023
CS100303	22100	CHLORIDE SOLUTIONS, LLC DUST CONTROL 204-000-802.00	05/20/2023 BRENT KILPELA ROAD CHLORIDE EXPENSE	06/19/2023	3,530.10	0.00	Paid	Y 05/30/2023
BMHOG23-0006	22101	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0006 - PMHOG23-008	06/12/2023	496.00	0.00	Paid	Y 06/05/2023
BMHOG23-0007	22102	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0007 - PMHOG23-009	06/12/2023	496.00	0.00	Paid	Y 06/05/2023
BMHOG23-0008	22103	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0008 - PMHOG23-010	06/12/2023	496.00	0.00	Paid	Y 06/05/2023
BMHOG23-0009	22104	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0009 - PMHOG23-011	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0010	22105	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0010 - PMHOG23-012	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023

Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
BMHOG23-0011							
22106	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0011 - PMHOG23-013	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0012							
22107	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0012 - PMHOG23-014	06/12/2023	4,814.00	0.00	Paid	Y 06/05/2023
BMHOG23-0013							
22108	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0013 - PMHOG23-015	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0014							
22109	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0014 - PMHOG23-016	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0015							
22110	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0015 - PMHOG23-017	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0016							
22111	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0016 - PMHOG23-018	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0017							
22112	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0017 - PMHOG23-019	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0018							
22113	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0018 - PMHOG23-020	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0019							
22114	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0019 - PMHOG23-021	06/12/2023	2,576.00	0.00	Paid	Y 06/05/2023
BMHOG23-0020							
22115	GCT METER FUND BD Bond Refund 701-000-210.00	06/05/2023 BRENT KILPELA BMHOG23-0020 - PMHOG23-022	06/12/2023	496.00	0.00	Paid	Y 06/05/2023

INVOICE REGISTER REPORT FOR HOWELL TOWNSHIP

User: BRENT KILPELA  
 DB: Howell Twp

Inv Num	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
200174343713							
22116	DTE ENERGY STREETLIGHTS 101-268-920.00	05/31/2023 BRENT KILPELA TWP AT LARGE STREETLIGHT EXPENSE	07/10/2023	574.92	0.00	Paid	Y 06/06/2023
11482							
22117	FAHEY SCHULTZ BURZYCH RHODES PLC GENERAL 101-268-801.01	06/01/2023 BRENT KILPELA TWP AT LARGE LEGAL EXPENSE	07/01/2023	3,821.50	0.00	Paid	Y 06/06/2023
11453							
22118	FAHEY SCHULTZ BURZYCH RHODES PLC PERSONNEL ISSUES 101-265-801.01	06/01/2023 BRENT KILPELA TWP HALL LEGAL EXPENSE	07/01/2023	484.00	0.00	Paid	Y 06/06/2023
11454							
22119	FAHEY SCHULTZ BURZYCH RHODES PLC ZONING 101-701-801.01	06/01/2023 BRENT KILPELA PLANNING LEGAL EXPENSE	07/01/2023	85.00	0.00	Paid	Y 06/06/2023
11457							
22120	FAHEY SCHULTZ BURZYCH RHODES PLC BURKHART ROAD ASSOCIATES (22-292-A 101-268-801.01	06/01/2023 BRENT KILPELA TWP AT LARGE LEGAL EXPENSE	07/01/2023	11,735.50	0.00	Paid	Y 06/06/2023
12087							
22121	FAHEY SCHULTZ BURZYCH RHODES PLC OAKLAND TACTICAL SUPPLY LITIGATION 101-268-801.01	06/05/2023 BRENT KILPELA TWP AT LARGE LEGAL EXPENSE	07/05/2023	44,087.50	0.00	Paid	Y 06/06/2023
11451							
22122	FAHEY SCHULTZ BURZYCH RHODES PLC RAINBOW 101-268-801.01	06/01/2023 BRENT KILPELA TWP AT LARGE LEGAL EXPENSE	07/01/2023	1,848.00	0.00	Paid	Y 06/06/2023
5/22/2023							
22123	COMCAST JUNE 2023 101-265-850.00	05/22/2023 BRENT KILPELA TWP HALL TELEPHONE EXPENSE	06/12/2023	437.59	0.00	Paid	Y 06/06/2023
147763							
22124	BS&A SOFTWARE HONEYWELL LINEAR IMAGING SCANNER 101-265-728.00	05/24/2023 BRENT KILPELA TWP HALL COMPUTER SUPPORT EXPENSE	06/24/2023	250.00	0.00	Paid	Y 06/06/2023
44655							
22125	MICHIGAN TWP ASSOC ANNUAL DUES 7/1/23 - 6/30/24 101-000-123.00	06/01/2023 BRENT KILPELA GEN FUND PREPAID EXPENSES	07/01/2023	7,537.54	0.00	Paid	Y 06/06/2023



INVOICE REGISTER REPORT FOR HOWELL TOWNSHIP

06/29/2023 03:18 PM  
 User: BRENT KILPELA  
 DB: Howell Twp

Inv Num	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
001535623033	MUTUAL OF OMAHA INSURANCE COMPANY	05/18/2023 BRENT KILPELA	06/01/2023	191.63	0.00	Paid	Y 06/06/2023
22126	JUNE 2023 101-265-721.00	TWP HALL LIFE INSURANCE EXPENSE		191.63			
201363938454	CONSUMERS ENERGY	05/23/2023 BRENT KILPELA	06/16/2023	243.39	0.00	Paid	Y 06/06/2023
22127	TWP HALL MAY 2023 101-265-922.00	TWP HALL NATURAL GAS EXPENSE		243.39			
5903	PERFECT MAINTENANCE	05/30/2023 BRENT KILPELA	06/15/2023	195.00	0.00	Paid	Y 06/06/2023
22128	JUNE CLEANING 101-265-775.00	TWP HALL OFFICE CLEANING EXPENSE		195.00			
CS100318	CHLORIDE SOLUTIONS, LLC	05/31/2023 BRENT KILPELA	06/30/2023	914.78	0.00	Paid	Y 06/06/2023
22129	DUST CONTROL 204-000-802.00	ROAD CHLORIDE EXPENSE		914.78			
3317500646	PITNEY BOWES GLOBAL FINANCIAL SERV.	05/30/2023 BRENT KILPELA	06/29/2023	403.98	0.00	Paid	Y 06/06/2023
22130	QRTLY RENTAL 3/30 - 6/29/23 101-265-930.01	TWP HALL OFFICE EQUIPMENT & REPAIR		403.98			
S105051346.001	ETNA SUPPLY	04/21/2023 BRENT KILPELA	06/21/2023	594.00	0.00	Paid	Y 06/06/2023
22131	REPAIR PARTS 285-000-853.00	ARPA FUND SEWER EXPENSE		594.00			
S1505051346.002	ETNA SUPPLY	05/01/2023 BRENT KILPELA	07/01/2023	1,123.00	0.00	Paid	Y 06/06/2023
22132	REPAIR PARTS 285-000-853.00	ARPA FUND SEWER EXPENSE		1,123.00			
11082018-558	GENOA TOWNSHIP DPW	06/01/2023 BRENT KILPELA	07/01/2023	26,720.25	0.00	Paid	Y 06/06/2023
22133	JUNE 2023 592-538-801.00	WWTP CONTRACTED SERVICES EXPENSE		26,720.25			
5/30/2023	GENOA TOWNSHIP DPW	05/30/2023 BRENT KILPELA	06/30/2023	298.18	0.00	Paid	Y 06/06/2023
22134	MISC PURCHASES 592-538-956.00	WWTP MISCELLANEOUS EXPENSE		298.18			
142780	BYRUM ACE HARDWARE	05/31/2023 BRENT KILPELA	06/30/2023	63.14	0.00	Paid	Y 06/06/2023
22135	PAINT, FASTENERS 592-538-956.00	WWTP MISCELLANEOUS EXPENSE		63.14			

Inv Num	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
5/19/2023 22136	AT&T JUNE 2023 592-538-850.00	05/19/2023 BRENT KILPELA WWTP TELEPHONE EXPENSE	06/10/2023	284.59	0.00	Paid	Y 06/06/2023
206347137021 22137	CONSUMERS ENERGY 391 N BURKHART MAY 2023 592-538-922.00	05/23/2023 BRENT KILPELA WWTP NATURAL GAS EXPENSE	06/15/2023	24.60	0.00	Paid	Y 06/06/2023
5/23/2023 22138	CONSUMERS ENERGY 1222 PACKARD MAY 2023 592-538-922.00	05/23/2023 BRENT KILPELA WWTP NATURAL GAS EXPENSE	06/15/2023	411.21	0.00	Paid	Y 06/06/2023
206969750476 22139	CONSUMERS ENERGY 2571 OAKGROVE MAY 2023 592-538-922.00	05/24/2023 BRENT KILPELA WWTP NATURAL GAS EXPENSE	06/16/2023	123.03	0.00	Paid	Y 06/06/2023
6/1/2023 22140	LIVINGSTON COUNTY TREASURER DOG LICENSES 701-000-238.00	06/01/2023 BRENT KILPELA TRUST DUE TO COUNTY DOG LICENSE	06/07/2023	111.00	0.00	Paid	Y 06/06/2023
25542929 22141	GRANGER WASTE SERVICES JUNE 2023 101-265-775.00	05/31/2023 BRENT KILPELA TWP HALL OFFICE CLEANING EXPENSE	06/25/2023	23.91	0.00	Paid	Y 06/07/2023
CS100336 22142	CHLORIDE SOLUTIONS, LLC DUST CONTROL 204-000-802.00	06/02/2023 BRENT KILPELA ROAD CHLORIDE EXPENSE	07/02/2023	4,724.85	0.00	Paid	Y 06/07/2023
3356 22143	JTM CLEANING & CONTRACTING LLC WWTP CLEANING 592-538-956.00	05/25/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	06/07/2023	680.00	0.00	Paid	Y 06/07/2023
0237-002021956 22144	REPUBLIC SERVICES JUNE 2023 592-538-801.02	05/31/2023 BRENT KILPELA WWTP STATION CLEANING EXPENSE	06/20/2023	110.27	0.00	Paid	Y 06/07/2023
6/1/2023 22145	DTE ENERGY 2571 OAK GROVE JUNE 2023 592-538-920.00	06/01/2023 BRENT KILPELA WWTP ELECTRICITY EXPENSE	06/26/2023	599.29	0.00	Paid	Y 06/08/2023

INVOICE REGISTER REPORT FOR HOWELL TOWNSHIP

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 DB: Howell Twp

Inv Num	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
3475	COMPLETE OUTDOOR SERVICES, INC.	06/04/2023	06/19/2023	845.00	0.00	Paid	Y
22146	CEMETERY MAINT (2 OF 8) 101-276-931.00	BRENT KILPELA GROUNDS CARE & MAINT.		845.00			06/08/2023
6/7/2023	LIVINGSTON COUNTY TREASURER	06/07/2023	07/07/2023	17.61	0.00	Paid	Y
22147	PRE CHARGEBACK 101-247-964.00	BRENT KILPELA BOARD OF REVIEW REFUNDS & CHARGEBACKS		17.61			06/12/2023
OE-65904-1	SMART BUSINESS SOURCE, LLC	06/08/2023	07/08/2023	241.65	0.00	Paid	Y
22148	CFOLD TOWELS, TISSUE PAPER 101-265-727.00	BRENT KILPELA TWP HALL KITCHEN/BATH SUPPLIES EXPENSE		241.65			06/12/2023
0005656099	LIVINGSTON DAILY PRESS & ARGUS	05/31/2023	06/20/2023	170.00	0.00	Paid	Y
22149	MAY PUBLICATIONS 101-268-882.00 101-101-900.00	BRENT KILPELA TWP AT LARGE SPRING CLEAN UP EXPENSE TWP BOARD PRINT & PUBL EXPENSE		50.00 120.00			06/12/2023
66518	MICRO WORKS COMPUTING, INC	05/31/2023	06/20/2023	1,596.00	0.00	Paid	Y
22150	OUTDOOR CAMERAS 101-265-930.00	BRENT KILPELA TWP HALL GROUNDS EQUIP REPAIR EXPENSE		1,596.00			06/12/2023
66517	MICRO WORKS COMPUTING, INC	05/31/2023	06/20/2023	280.00	0.00	Paid	Y
22151	SETUP SECURITY EMAIL 101-265-728.01	BRENT KILPELA TWP HALL IT SUPPORT EXPENSE		280.00			06/12/2023
30086996	ABSOPURE	05/31/2023	06/30/2023	12.00	0.00	Paid	Y
22152	JUNE COOLER RENTAL 101-265-727.00	BRENT KILPELA TWP HALL KITCHEN/BATH SUPPLIES EXPENSE		12.00			06/12/2023
88836426	ABSOPURE	05/09/2023	06/20/2023	36.75	0.00	Paid	Y
22153	4 BOTTLES OF WATER 101-265-727.00	BRENT KILPELA TWP HALL KITCHEN/BATH SUPPLIES EXPENSE		36.75			06/12/2023
2169523	CARLISLE WORTMAN ASSOC, INC.	06/12/2023	07/12/2023	865.00	0.00	Paid	Y
22154	GENERAL CONSULTATION 101-701-801.00	BRENT KILPELA PLANNING CONTRACTED PLANNER EXPENSE		865.00			06/12/2023
2169524	CARLISLE WORTMAN ASSOC, INC.	06/12/2023	07/12/2023	482.50	0.00	Paid	Y
22155	HEWINES REZONING 101-701-801.00	BRENT KILPELA PLANNING CONTRACTED PLANNER EXPENSE		482.50			06/12/2023



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Inv Num	Vendor Description	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
49188							
22156	NORTHWEST PIPE AND SUPPLY, INC FITTINGS, PVC 592-538-956.00	05/17/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	06/20/2023	167.52	0.00	Paid	Y 06/12/2023
49220							
22157	NORTHWEST PIPE AND SUPPLY, INC PVC 592-538-956.00	05/19/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	06/20/2023	23.18	0.00	Paid	Y 06/12/2023
49315							
22158	NORTHWEST PIPE AND SUPPLY, INC FLANGE GASKETS 592-538-956.00	05/24/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	06/24/2023	7.80	0.00	Paid	Y 06/12/2023
143142							
22159	BYRUM ACE HARDWARE PAINT & SUPPLIES 592-538-956.00	06/02/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	07/02/2023	38.93	0.00	Paid	Y 06/12/2023
144160							
22160	BYRUM ACE HARDWARE FASTENERS 592-538-956.00	06/07/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	07/07/2023	14.28	0.00	Paid	Y 06/12/2023
144172							
22161	BYRUM ACE HARDWARE FASTENERS 592-538-956.00	06/07/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	07/07/2023	4.14	0.00	Paid	Y 06/12/2023
144183							
22162	BYRUM ACE HARDWARE STAPLE GUN 592-538-956.00	06/07/2023 BRENT KILPELA WWTP MISCELLANEOUS EXPENSE	07/07/2023	16.99	0.00	Paid	Y 06/12/2023
06/02/2023							
22163	DTE ENERGY 1009 N BURKHART JUNE 2023 592-538-920.00	06/02/2023 BRENT KILPELA WWTP ELECTRICITY EXPENSE	06/27/2023	120.63	0.00	Paid	Y 06/12/2023
6/2/2023							
22164	DTE ENERGY 391 N BURKHART JUNE 2023 592-538-920.00	06/02/2023 BRENT KILPELA WWTP ELECTRICITY EXPENSE	06/27/2023	131.99	0.00	Paid	Y 06/12/2023
6/20/2023							
22165	ECONO PRINT 2023 SUMMER TAX BILL POSTAGE 101-000-123.00	06/20/2023 BRENT KILPELA GEN FUND PREPAID EXPENSES	06/20/2023	1,807.16	0.00	Paid	Y 06/20/2023

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CS100340							
22166	CHLORIDE SOLUTIONS, LLC DUST CONTROL 204-000-802.00	06/09/2023 BRENT KILPELA	07/09/2023	25,182.25	0.00	Paid	Y 06/15/2023
4158555531							
22167	CINTAS CORPORATION BLUE MATS 101-265-775.00	06/14/2023 BRENT KILPELA	07/01/2023	90.43	0.00	Paid	Y 06/15/2023
22731917							
22168	TWP HALL OFFICE CLEANING EXPENSE			90.43			
IN-8381							
22169	GUARDIAN ALARM ALARM MONITORING 7/1/23 - 12/31/23 101-000-123.00	06/15/2023 BRENT KILPELA	07/01/2023	857.40	0.00	Paid	Y 06/15/2023
22169	GEN FUND PREPAID EXPENSES			857.40			
06153							
22170	SMART BUSINESS SOURCE, LLC DATE STAMPERS (2) 101-265-727.01	06/15/2023 BRENT KILPELA	07/15/2023	173.90	0.00	Paid	Y 06/15/2023
22170	TWP HALL OFFICE SUPPLIES EXPENSE			173.90			
6/17/2023							
22171	FIRE PROTECTION PLUS, INC FIRE EXTINGUISHER INSPECTION 101-265-930.00	06/15/2023 BRENT KILPELA	07/15/2023	250.00	0.00	Paid	Y 06/15/2023
22171	TWP HALL GROUNDS EQUIP REPAIR EXPENSE			250.00			
6/15/2023							
22172	GENOA TOWNSHIP DPW VACTOR TRUCK USAGE, LINE & MANHOLE 592-538-801.01 592-538-801.03 592-538-801.04	06/20/2023 BRENT KILPELA	06/20/2023	34,428.00	0.00	Paid	Y 06/20/2023
22172	WWTP VACTOR TRUCK EXPENSE WWTP MANHOLE CLEANING EXPENSE WWTP SEWER LINE CLEANING EXPENSE			11,476.00 11,476.00 11,476.00			
227711							
22173	HOWELL TOWNSHIP WWTP WATER USAGE 592-538-956.00	06/15/2023 BRENT KILPELA	07/17/2023	300.00	0.00	Paid	Y 06/20/2023
22173	WWTP MISCELLANEOUS EXPENSE			300.00			
0623-130397							
22174	PRINTING SYSTEMS UTILITY BILL STOCK 592-537-726.00	06/19/2023 BRENT KILPELA	06/20/2023	487.27	0.00	Paid	Y 06/20/2023
22174	UTILITY BILLING POSTAGE EXPENSE			487.27			
145197							
22175	BRIGHTON ANALYTICAL ANIONS 592-538-729.00	06/13/2023 BRENT KILPELA	06/20/2023	27.00	0.00	Paid	Y 06/20/2023
22175	WWTP CHEMICALS EXPENSE			27.00			
22175	BYRUM ACE HARDWARE PAINT ROLLERS 592-538-956.00	06/13/2023 BRENT KILPELA	07/15/2023	12.58	0.00	Paid	Y 06/20/2023
22175	WWTP MISCELLANEOUS EXPENSE			12.58			

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Inv Num	Vendor	Description	GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
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BSP20-0006	SCHAFFER CONSTRUCTION, INC	BD Bond Refund		06/20/2023 BRENT KILPELA	06/27/2023	10,738.00	0.00	Paid	Y 06/20/2023
22176	101-000-203.00		BSP20-0006			10,738.00			

66570	MICRO WORKS COMPUTING, INC	INSTALL 4 RING CAMERAS		06/12/2023 BRENT KILPELA	07/02/2023	524.00	0.00	Paid	Y 06/20/2023
22177	101-265-930.00		TWP HALL GROUNDS EQUIP		REPAIR EXPENSE	524.00			

28116	CREATURE CONTROL	GROUND HOG SERVICE CALL		06/12/2023 BRENT KILPELA	06/20/2023	318.00	0.00	Paid	Y 06/20/2023
22178	101-265-930.00		TWP HALL GROUNDS EQUIP		REPAIR EXPENSE	318.00			

66559	MICRO WORKS COMPUTING, INC	BS&A CLOUD DATA CONNECTION		06/12/2023 BRENT KILPELA	07/02/2023	80.00	0.00	Paid	Y 06/20/2023
22179	101-265-728.01		TWP HALL IT SUPPORT EXPENSE			80.00			

6/12/2023	DTE ENERGY	JUNE 2023		06/12/2023 BRENT KILPELA	07/05/2023	485.58	0.00	Paid	Y 06/20/2023
22180	101-265-920.00		TWP HALL ELECTRICITY EXPENSE			485.58			

6/15/2023	DTE ENERGY	271 E HIGHLAND JUNE 2023		06/15/2023 BRENT KILPELA	07/07/2023	39.05	0.00	Paid	Y 06/20/2023
22181	592-538-920.00		WWTP ELECTRICITY EXPENSE			39.05			

6/12/2023	DTE ENERGY	2559 W GRAND RIVER JUNE 2023		06/12/2023 BRENT KILPELA	07/05/2023	227.41	0.00	Paid	Y 06/20/2023
22182	592-538-920.00		WWTP ELECTRICITY EXPENSE			227.41			

6/12/2023	DTE ENERGY	1216 PACKARD JUNE 2023		06/12/2023 BRENT KILPELA	07/05/2023	28.84	0.00	Paid	Y 06/20/2023
22183	592-538-920.00		WWTP ELECTRICITY EXPENSE			28.84			

6/12/2023	DTE ENERGY	1222 PACKARD JUNE 2023		06/12/2023 BRENT KILPELA	07/05/2023	4,211.16	0.00	Paid	Y 06/20/2023
22184	592-538-920.00		WWTP ELECTRICITY EXPENSE			4,211.16			

6/12/2023	DTE ENERGY	1034 AUSTIN CT JUNE 2023		06/12/2023 BRENT KILPELA	07/05/2023	255.13	0.00	Paid	Y 06/20/2023
22185	592-538-920.00		WWTP ELECTRICITY EXPENSE			255.13			



INVOICE REGISTER REPORT FOR HOWELL TOWNSHIP

06/29/2023 03:18 PM  
 User: BRENT KILPELA  
 DB: Howell Twp

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

6/12/2023	DTE ENERGY	06/12/2023	07/05/2023	462.51	0.00	Paid	Y 06/20/2023
22186	1575 N BURKHART JUNE 2023	BRENT KILPELA					
	592-538-920.00	WWTP ELECTRICITY EXPENSE		462.51			

6/12/2023	DTE ENERGY	06/12/2023	07/05/2023	213.53	0.00	Paid	Y 06/20/2023
22187	2700 TOOLEY JUNE 2023	BRENT KILPELA					
	592-538-920.00	WWTP ELECTRICITY EXPENSE		213.53			

6/12/2023	DTE ENERGY	06/12/2023	07/05/2023	135.74	0.00	Paid	Y 06/20/2023
22188	3888 OAKGROVE JUNE 2023	BRENT KILPELA					
	592-538-920.00	WWTP ELECTRICITY EXPENSE		135.74			

# of Invoices:	93	# Due:	0	Totals:	0.00	0.00
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00

Net of Invoices and Credit Memos:

236,009.16  
 C Amounts w/ Pn Check Register  
 BK

--- TOTALS BY FUND ---

101 - GENERAL FUND	94,190.44
204 - ROAD FUND	34,351.98
285 - AMERICAN RESCUE PLAN ACT (A)	1,717.00
592 - SWR/WTR	72,318.24
701 - TRUST & AGENCY	33,431.50

--- TOTALS BY DEPT/ACTIVITY ---

000 - OTHER	92,490.58
101 - TOWNSHIP BOARD	120.00
247 - BOARD OF REVIEW	17.61
265 - TOWNSHIP HALL	8,317.81
268 - TOWNSHIP AT LARGE	62,117.42
276 - CEMETERY	845.00
537 - CHARGES FOR SERVICES	487.27
538 - WWTP	70,180.97
701 - PLANNING	1,432.50

Check Date	Bank	Check	Vendor Name	Amount
<b>Bank GEN GENERAL FUND CHECKING</b>				
06/07/2023	GEN	101001775 (E)	CONSUMERS ENERGY	243.39
06/07/2023	GEN	18450	BENEFIT PLAN SERVICES	2,000.00
06/07/2023	GEN	18451	BS&A SOFTWARE	250.00
06/07/2023	GEN	18452	COMCAST	437.59
06/07/2023	GEN	18453	DTE ENERGY	574.92
06/07/2023	GEN	18454	FAHEY SCHULTZ BURZYCH RHODES PLC	62,061.50
06/07/2023	GEN	18455	GRANGER WASTE SERVICES	23.91
06/07/2023	GEN	18456	CHLORIDE SOLUTIONS, LLC	9,169.73
06/07/2023	GEN	18457	MICHIGAN TWP ASSOC	7,537.54
06/07/2023	GEN	18458	MUTUAL OF OMAHA INSURANCE COMPANY	191.63
06/07/2023	GEN	18459	NETWORK SERVICES GROUP, LLC	400.00
06/07/2023	GEN	18460	PERFECT MAINTENANCE	195.00
06/07/2023	GEN	18461	PITNEY BOWES GLOBAL FINANCIAL SERV.	403.98
06/20/2023	GEN	101001776 (E)	DTE ENERGY	485.58
06/20/2023	GEN	18462	ABSOPURE	48.75
06/20/2023	GEN	18463	CARLISLE WORTMAN ASSOC, INC.	1,347.50
06/20/2023	GEN	18464	CINTAS CORPORATION	90.43
06/20/2023	GEN	18465	COMPLETE OUTDOOR SERVICES, INC.	845.00
06/20/2023	GEN	18466	CREATURE CONTROL	318.00
06/20/2023	GEN	18467	ECONO PRINT	1,807.16
06/20/2023	GEN	18468	FIRE PROTECTION PLUS, INC	250.00
06/20/2023	GEN	18469	GUARDIAN ALARM	857.40
06/20/2023	GEN	18470	LIVINGSTON DAILY PRESS & ARGUS	170.00
06/20/2023	GEN	18471	CHLORIDE SOLUTIONS, LLC	25,182.25
06/20/2023	GEN	18472	MICRO WORKS COMPUTING, INC	2,480.00
06/20/2023	GEN	18473	SCHAFFER CONSTRUCTION, INC	10,738.00
06/20/2023	GEN	18474	SMART BUSINESS SOURCE, LLC	415.55
06/20/2023	GEN	18475	LIVINGSTON COUNTY TREASURER	17.61

**GEN TOTALS:**

Total of 28 Checks:	128,542.42
Less 0 Void Checks:	0.00
<b>Total of 28 Disbursements:</b>	<b>128,542.42</b>

**Bank T&A TRUST & AGENCY CHECKING**

06/07/2023	T&A	3582	GCT METER FUND	32,558.00
06/07/2023	T&A	3583	LIVINGSTON COUNTY TREASURER	762.50
06/07/2023	T&A	3584	LIVINGSTON COUNTY TREASURER	111.00

**T&A TOTALS:**

Total of 3 Checks:	33,431.50
Less 0 Void Checks:	0.00
<b>Total of 3 Disbursements:</b>	<b>33,431.50</b>

**Bank UTYCK UTILITY CHECKING**

06/07/2023	UTYCK	3063	BYRUM ACE HARDWARE	63.14
06/07/2023	UTYCK	3064	ENVIRONMENTAL SYSTEMS RESEARCH INS.	1,650.00
06/07/2023	UTYCK	3065	ETNA SUPPLY	1,717.00
06/07/2023	UTYCK	3066	GENOA TOWNSHIP DPW	27,018.43
06/07/2023	UTYCK	3067	JTM CLEANING & CONTRACTING LLC	680.00
06/07/2023	UTYCK	3068	REPUBLIC SERVICES	110.27
06/07/2023	UTYCK	590003799 (E)	AT&T	284.59
06/07/2023	UTYCK	590003800 (E)	CONSUMERS ENERGY	24.60
06/07/2023	UTYCK	590003801 (E)	CONSUMERS ENERGY	411.21
06/07/2023	UTYCK	590003802 (E)	CONSUMERS ENERGY	123.03
06/22/2023	UTYCK	3069	BYRUM ACE HARDWARE	86.92
06/22/2023	UTYCK	3070	BRIGHTON ANALYTICAL	27.00
06/22/2023	UTYCK	3071	GENOA TOWNSHIP DPW	34,428.00
06/22/2023	UTYCK	3072	HOWELL TOWNSHIP	300.00
06/22/2023	UTYCK	3073	NORTHWEST PIPE AND SUPPLY, INC	198.50
06/22/2023	UTYCK	3074	PRINTING SYSTEMS	487.27
06/22/2023	UTYCK	590003803 (E)	DTE ENERGY	599.29
06/22/2023	UTYCK	590003804 (E)	DTE ENERGY	120.63
06/22/2023	UTYCK	590003805 (E)	DTE ENERGY	131.99
06/22/2023	UTYCK	590003806 (E)	DTE ENERGY	39.05
06/22/2023	UTYCK	590003807 (E)	DTE ENERGY	227.41
06/22/2023	UTYCK	590003808 (E)	DTE ENERGY	28.84
06/22/2023	UTYCK	590003809 (E)	DTE ENERGY	4,211.16
06/22/2023	UTYCK	590003810 (E)	DTE ENERGY	255.13
06/22/2023	UTYCK	590003811 (E)	DTE ENERGY	462.51
06/22/2023	UTYCK	590003812 (E)	DTE ENERGY	213.53
06/22/2023	UTYCK	590003813 (E)	DTE ENERGY	135.74

Check Date	Bank	Check	Vendor Name	Amount
UTYCK TOTALS:				
Total of 27 Checks:				74,035.24
Less 0 Void Checks:				0.00
Total of 27 Disbursements:				<u>74,035.24</u>

REPORT TOTALS:				
Total of 58 Checks:				236,009.16
Less 0 Void Checks:				0.00
Total of 58 Disbursements:				<u>236,009.16</u>

*Agrees with Invoice Register BK*