

HOWELL TOWNSHIP BOARD

REGULAR MEETING

3525 Byron Road

Howell, MI 48855

January 8, 2024

6:30 pm

1. Call to Order
2. Roll Call: () Mike Coddington () Matthew Counts
 () Sue Daus () Jeff Smith
 () Jonathan Hohenstein () Harold Melton
 () Bob Wilson
3. Pledge of Allegiance
4. Call to the Board
5. Approval of the Minutes:
 - A. Regular Board Meeting December 11, 2023
 - B. Closed Session December 11, 2023
6. Correspondence
7. Call to the Public
8. Unfinished Business:
9. New Business:
 - A. LESA Collection Agreement
 - B. Howell Public Schools Collection Agreement
 - C. Shipping Containers – As requested by Michael Dietz
 - D. Request by Mason & Burkhart LLC to amend Heritage Square PUD, Parcel 4706-32-400-013, PC2023-13
 - E. Sewer and Water District #12
10. Call to the Public
11. Reports:
 - A. Supervisor B. Treasurer C. Clerk D. Zoning
 - E. Assessing F. Fire Authority G. MHOG H. Planning Commission
 - I. ZBA J. WWTP K. HAPRA L. Property Committee
 - M. Park & Recreation Committee
12. Disbursements:
 - Regular and Check Register
13. Adjournment

**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

3525 Byron Road Howell, MI 48855

December 11, 2023

6:30 P.M.

MEMBERS PRESENT:

Mike Coddington Supervisor

Jonathan Hohenstein Treasurer

Jeff Smith Trustee

Harold Melton Trustee

Bob Wilson Trustee

MEMBERS ABSENT:

Sue Daus Clerk

Matthew Counts Trustee

Also in Attendance:

Jacob Witte - Township Attorney

Tom Landa – Township Attorney

Eighteen people were in the audience.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

CALL TO THE BOARD:

No additions

APPROVAL OF THE AGENDA:

December 11, 2023

Motion by Melton, **Second** by Hohenstein, “**To accept the agenda.**” Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

November 13, 2023

REGULAR BOARD MEETING MINUTES

Motion by Hohenstein, **Second** by Melton, “**To accept the minutes from November 13th as presented.**”

Motion carried.

CLOSED SESSION MEETING MINUTES

Motion by Hohenstein, **Second** by Melton, “**To accept the closed session minutes as presented.**” Motion carried.

CORRESPONDENCE:

One addition was placed on the board table. No questions.

CALL TO THE PUBLIC:

None

NEW BUSINESS:

A. Special Use Permit Request, PC-2023-04

Howell-Mason, LLC. 4706-33-300-001, 4706-33-300-018

Todd Leekander gave an overview of Mugg and Bopps and the proposed site plan. Brent LaVanway from Boss Engineering gave an overview of the site plan. Greg Buchoveckey from Mannakin Smith gave an overview of the geological conditions in the area. Charlie Burns from Oscar W. Larson gave an overview of the proposed 20,000 gallon tank, piping and pumping system. Paul LeBlanc from PLB Planning gave an overview of the previous Planning Commission meeting and the Township's ordinances. Discussion followed. Clarification from Treasurer Hohenstein regarding the Planning Commission's action on the Special Use Permit request for a gas station in the NSC zoning district and that no action was taken by the Planning Commission on the Special Use Permit required for a drive-thru restaurant nor was the site plan itself sent to the Board for a decision.

Motion by Hohenstein, Second by Smith, "To accept the Planning Commission's recommendation and deny the application for a special use permit in the NSC zoning district based upon the following:

1. Section 16.11 (C-8) of the zoning ordinance prohibits the establishment of a gas service station within 300 feet of a wellhead protection area and the property is located in the MHOG wellhead protection area. 2. The proposed use violates section 16.06 (A) as an establishment of a gas station in the area would not be harmonious with the general objectives, purpose, and intent of the zoning ordinance, as the dispensing of gasoline can create noise, smoke, fumes, and odors – which can negatively impact persons and the general welfare of the surrounding area. 3. The proposed use violates section 16.06 (D) and (F) of the zoning ordinance, as the state has designated the area in which the gas station is located as a wellhead protection area. Because a wellhead protection area constitutes an area which supplies a public water supply as deemed by EGLE, placement of a gas station within that area has the potential to be hazardous to existing or future neighboring uses and have a substantial adverse impact to natural resources in the area, including wells and watersheds. 4. Permitting a gasoline station in the wellhead protection area does not conform to the Master Plan, which seeks to protect existing natural resources and preserve the quality of the Township's water resources. 5. Information contained in the Township Planner's Report. 6. Comments from the Public and, 7. Information provided by the Planning Commission as reflected in their minutes." Roll call vote: Hohenstein – yes, Melton – yes, Coddington – yes, Wilson – yes, Smith – yes. Motion carried 5-0.

Motion by Hohenstein, Second by Smith, "To deviate to agenda item 13. Closed session for Burkhart Road Associates v. Howell Township." Motion carried.

B. Griffith Realty – Contract Renewal

Treasurer Hohenstein discussed the current contract with Griffith Realty and his opinion of the quality of service being provided by Scott Griffith. **Motion by Smith, Second by Hohenstein, "To approve the listing extension agreement as presented to extend Griffith Realty as the Howell Township realtor, term ending no later than January 31st 2026. Motion carried.**

C. Property Sale – 8.08 Ac. Bowen Rd., 4706-22-300-047

Treasurer Hohenstein discussed the offer for the property. Discussion followed. **Motion** by Hohenstein, **Second** by Smith, **“To accept resolution 12.23.533 for sale of property 4706-22-300-047 as presented.”** Roll call vote: Wilson – yes, Hohenstein – yes, Melton – yes, Smith – yes, Coddington – yes. Motion carried 5-0.

PUBLIC HEARING:

Park and Recreation Master Plan

Motion by Hohenstein, **Second** by Smith, **“To open the public hearing for the Park and Recreation Master Plan.”** Roll call vote: Coddington – yes, Melton – yes, Smith – yes, Hohenstein – yes, Wilson – yes. Motion carried 5-0.

Treasurer Hohenstein discussed the Recreation Master Plan prepared by Carlisle and Wortman. Park and Recreation Committee member Martha Haglund discussed the survey results.

Motion by Hohenstein, **Second** by Melton, **“To close the public hearing.”** Motion carried.

Motion by Hohenstein, **Second** by Smith, **“To approve the Township Park and Recreation Master Plan as presented.”** Motion carried.

UNFINISHED BUSINESS:

A. Guardian Alarm

Treasurer Hohenstein discussed the revised quote from Guardian Alarm. Discussion followed. It was the consensus of the Board to take no action at this time.

CALL TO THE PUBLIC:

None

REPORTS:

A. SUPERVISOR:

B. TREASURER:

Reported on Tribar’s delinquent taxes and past due water payments. Treasurer Hohenstein reported on Tribar’s delinquent IFT bills and that he is moving forward with sending a demand letter for payment of the IFT, which if not paid within 60 days the IFT will automatically terminate on December 31st, 2024. It was the consensus of the Board to send the IFT demand letter, stay on top of Tribar’s water bills, and use the water shut-off process as necessary.

C. CLERK:

Treasurer Hohenstein reported on Sue’s request for education for the Clerk and Deputy Clerk. **Motion** by Hohenstein, **Second** by Smith, **“To approve the Clerk and Deputy Clerk to attend the MAMC Institute in March of 2024 plus accommodations as presented.”** Discussion followed. Motion was amended **“To approve the Clerk and Deputy Clerk to attend the MAMC Institute in March of 2024 plus accommodations not to exceed \$3,600.00 as presented.”** Motion carried.

Treasurer Hohenstein discussed the changes to the voting precincts allowed due to the change in state voting laws and that Resolution 12.23.534 was approved by the Election Commission reducing Howell Township from 3 voting precincts to 2 voting precincts.

D. ZONING:

No zoning report was included from Zoning Administrator Joe Daus. Treasurer Hohenstein discussed education opportunities for the Planning Commission and ZBA. **Motion** by Hohenstein, **Second** by Melton, **“To approve Planning Commission members and ZBA members to attend the class, The Roles and Responsibilities of a Planning Commission, put on by Michigan State University Extension as presented.”** Motion carried.

E. ASSESSING:

See Assessor Kilpela’s report

F. FIRE AUTHORITY:

Supervisor Coddington reported on the Fire Authority

G. MHOG:

Supervisor Coddington reported on MHOG

H. PLANNING COMMISSION:

Supervisor Coddington reported on the Planning Commission

I. ZONING BOARD OF APPEALS (ZBA):

No meeting to report

J. WWTP:

See Treasurer Hohenstein’s report

K. HAPRA:

See Clerk Daus’s report

L. PROPERTY COMMITTEE:

Treasurer Hohenstein reported on the Property Committee. **Motion** by Hohenstein, **Second** by Melton, **“To accept the recommendation from the Property Committee and deny the request for an extension of the investigation period.”** Motion carried.

M. PARK & RECREATION COMMITTEE:

No report

CLOSED SESSION:

Motion by Hohenstein, **Second** by Melton, **“To go into closed session to discuss Burkhart Road Associates v. Howell Township.”** Roll call vote: Melton – yes, Wilson – yes, Smith – yes, Coddington – yes, Hohenstein – yes. Motion carried 5-0.

Motion by Hohenstein, **Second** by Melton, **“To enter back into regular session.”** Motion carried.

Motion by Hohenstein, **Second** by Melton, **“To approve the non-binding term sheet as presented in closed session for the Burkhart Road Associates v. Howell Township litigation and authorize counsel to finalize the settlement agreement.”** Motion carried.

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

Motion by Hohenstein, **Second** by Melton, **“To accept the disbursements as presented and any normal and customary payments for the month.”** Motion carried.

ADJOURNMENT: **Motion** by Melton, **Second** by Smith, **“To adjourn.”** Motion carried. The meeting was adjourned at 9:01pm.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

RECEIVED

NOV 15 2023

HOWELL TOWNSHIP

ANNUAL SUMMER TAX RESOLUTION

Livingston Educational Service Agency

A regular meeting of the Board of Education (the "Board") was held in the Livingston Educational Service Agency Administration Building on the 8th day of November, 2023, at six o'clock p.m.

The meeting was called to order at 6:00 p.m., by President Loy

Present: Loy, Cortez, Fryer, Kaiser, Jankowski

Absent:

The following preamble and resolution were offered by Member Kaiser and supported by Member Jankowski

WHEREAS:

1. This Board of Education previously adopted a resolution to impose a summer property tax levy to collect all of school property taxes, including debt services, upon property located within the school district and continuing from year to year until specifically revoked by this Board of Education; and

2. The Revised School Code, as amended, requires formal action of the Board of Education prior to January 1 every year to continue the summer tax levy.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This Board of Education, pursuant to the Revised School Code, as amended, hereby invokes for 2024 its previously adopted ongoing resolution imposing a summer tax levy of all of school property taxes, including debt service, and continuing from year to year until specifically revoked by this Board of Education, and requests each city and/or township in which this Agency is located (and in which a local school district or city is concurrently imposing a summer tax levy) to collect those summer taxes.

2. The Superintendent, school business official, or his/her designee, is authorized and directed to forward to the governing body of each city and/or township in which this Agency is located (and in which a local school district or city is concurrently imposing a summer tax levy) a copy of this Board's resolution imposing a summer property tax levy on an ongoing basis and a copy of this resolution requesting that each city and/or township agree to collect the summer tax levy for 2024. Said resolutions and the request to collect the summer tax levy shall be forwarded so that they are received by the appropriate governing bodies before January 1, 2024.

3. The Superintendent, school business official, or his/her designee, is authorized and directed to negotiate on behalf of this Agency with the governing body of each city and/or township in which the Agency is located for the reasonable expenses for collection of the Agency's summer tax levy that the city and/or township may bill under MCL 380.1611 or MCL 380.1612.

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

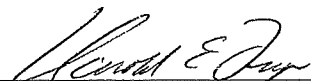
Ayes: Members *Kaiser, Janowski, Cortez, Fryer, Loy*

Nays: Members

Resolution declared adopted.


Secretary, Board of Education

The undersigned, duly qualified and acting Secretary of the Board of Education of the Livingston Educational Service Agency, hereby certifies that the foregoing constitutes a true and complete copy of a resolution adopted by said Board of Education at a regular meeting held on November 8th, 2023, the original of which is part of the Board's minutes. The undersigned further certifies that notice of the meeting was given to the public pursuant to the provisions of the "Open Meetings Act" (1976 PA 267, as amended).


Secretary, Board of Education

SUMMER TAX COLLECTION AGREEMENT

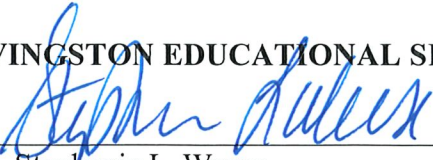
The Township of Howell with offices located at 3525 Byron Rd., Howell, Michigan (the "township") pursuant to 1976 PA 451, as amended, for the purposes of providing for the collection by the Township of a summer levy of Livingston Educational Service Agency, Michigan (the "Agency") property taxes for the year 2024 and hereafter as provided below:

The Agency and the Township agree as follows:

1. The Township agrees to collect 100% of the total school millage in the summer as certified by the Agency for levy on all taxable property in addition to and not within the K-12 school district summer tax collection, including principal residence and other exempt property not subject to the 18 mill levy within the Fowlerville Community Schools and Howell Public Schools.
2. All interest and penalties, other than collection fees, that are imposed prior to the date the taxes are returned delinquent and that are attributable to school taxes, shall belong to the Agency.
3. The Agency agrees to pay the Township costs of assessment and collection at \$3.00 per parcel which represents reasonable expenses incurred by the Township in assessing and collecting Agency taxes, to the extent that the expenses are in addition to the expenses of assessing and collecting other taxes at the same time.
4. The Agency shall certify to the Township Treasurer the school millage to be levied on property for summer collection to the Township via a signed L-4029 within 3 weeks of Livingston County Equalization delivering their tax roll information to the Agency, or by June 15, whichever is earlier.
5. The Township Treasurer shall account for and deliver summer school tax collections to the Agency within ten (10) business days from the 1st and 15th of each month via electronic transfer, if and when possible.
6. In the event that state law is amended necessitating changes to this Agreement, the parties agree to negotiate changes to the Agreement in good faith to conform the Agreement to state law. Collection of summer taxes and payment for said collection shall not be disrupted or delayed due to the negotiation of or revision to this Agreement.
7. By execution of this Agreement, both parties certify and represent that the Agreement is authorized by the laws of the State of Michigan, that the individuals responsible for collecting the Agency taxes are and will be in compliance with all laws pertaining to their duties and responsibilities as a tax collecting agent, and that the signors are authorized by their respective governing bodies to execute this Agreement.
8. This Agreement is effective on the date of its execution and shall expire twelve months from the effective date.

IN WITNESS WHEREOF, the parties have executed this Agreement on the respective dates indicated below.

LIVINGSTON EDUCATIONAL SERVICE AGENCY, MICHIGAN

By 
Stephanie L. Weese

RECEIVED

NOV 15 2023

Its: Assistant Superintendent for Administrative Services

HOWELL TOWNSHIP

Dated: November 10, 2023

TOWNSHIP OF HOWELL: _____

By _____

Its _____

Dated _____

RECEIVED

OCT 23 2023

ANNUAL SUMMER TAX RESOLUTION

HOWELL TOWNSHIP

Howell Public Schools

A regular meeting of the Board of Education of Howell Public Schools (the "District") was held in the Administration Building Board Room on the 9th day of October, 2023 at 6:00 o'clock p.m.

The meeting was called to order at 6:00 o'clock, p.m. by President Pasini.

Present: Pasini, Tarara, Earl, Conn, Bedford, Marhofer, Zurek

Absent: n/a

The following preamble and resolution were offered by Member Marhofer and supported by Member Zurek.

WHEREAS:

1. This Board of Education previously adopted a resolution to impose a summer property tax levy to collect all of the non-homestead school property taxes, and one-half debt service, upon property located within the school district and continuing from year to year until specifically revoked by this Board of Education; and

2. The Revised School Code, as amended, requires formal action of the Board of Education every year to continue the summer tax levy.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This Board of Education, pursuant to the Revised School Code, as amended, hereby invokes for 2024 its previously adopted ongoing resolution imposing a summer tax levy of all the non-homestead school property taxes, and one-half debt service, and continuing from year to year until specifically revoked by this Board of Education, and requests each city and/or township in which this district is located (and in which a local school district or city is concurrently imposing a summer tax levy*) to collect those summer taxes.

2. The Superintendent, school business official, or his/her designee, is authorized and directed to forward to the governing body of each city and/or township in which this district is located (and in which a local school district or city is concurrently imposing a summer tax levy*) a copy of this Board's resolution imposing a summer property tax levy on an ongoing basis and a copy of this resolution requesting that each such city and/or township agree to collect the summer tax levy for 2024 in the

amount specified in this resolution. Said resolutions and the request to collect the 2024 summer tax levy shall be forwarded so that they are received by the appropriate governing bodies.

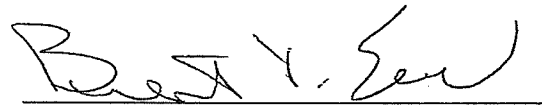
3. The Superintendent, school business official, or his/her designee, is authorized and directed to negotiate on behalf of this District with the governing body of each city and/or township in which the District is located for the reasonable expenses for collection of the District's summer tax levy that the city and/or township may bill under MCL 380.1611 or MSL 380.1612. Any such proposed agreement shall be brought before this Board of Education for its approval or disapproval.

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

Ayes: Members: Pasini, Tarara, Earl, Conn, Bedford, Marhofer, Zurek

Nays: Members: n/a

Resolution declared adopted.



Brent Earl
Secretary, Board of Education

The undersigned, duly qualified and acting Secretary of the Board of Education of Howell Public Schools, hereby certifies that the foregoing constitutes a true and complete copy of a resolution adopted by said Board of Education at a regular meeting held on the 9th day of October, 2023, the original of which is part of the Boards minutes. The undersigned further certifies that notice of the meeting was given to the public pursuant to the provision of the "Open Meetings Act" (1976 PA 267, as amended).



Brent Earl
Secretary, Board of Education

*To be used only by ISD's at their discretion.

AGREEMENT FOR COLLECTION OF SUMMER SCHOOL PROPERTY TAXES

AGREEMENT made this _____ day of _____, 20____ by and between Howell Public Schools, with offices located at 411 N. Highlander Way, Howell, MI 48843 (hereinafter "School District") and Howell Township with offices located at 3525 Byron Road Howell, MI 48855 (hereinafter "Township"), pursuant to 1976 PA 451, as amended, for the purposes of providing for the collection by the Township of a Summer levy of School District property taxes for the year 2024.

The parties agree as follows:

1. The Township agrees to collect 100% of the total school non-homestead property taxes and 50% of the school debt property taxes as certified by the School District for levy on July 1, 2024 on property located within the Township. Interest earned on said taxes will be retained by the township.

2. The School District agrees to pay Township costs of assessment and collection as follows:

\$ 3.00 per parcel

It is understood that the tax rate as spread by the Township would also reflect the sum of 100% of the taxes of the Livingston Education Service Agency.

3. No later than June 15, 2024 the School District shall certify to the Township Supervisor the school millage to be levied on property for summer collection in 2024.

4. The Township Treasurer shall account for and deliver summer school tax collections as follows:

a. Summer Tax collections shall be paid to the School District within ten (10) business days from the 1st and 15th of each month. At your discretion, you may elect to discontinue summer tax disbursements to Howell Public Schools in November, December, January, and March.

Signature authorized by Board
of Education Resolution of
10/9/2023 (date)

SCHOOL DISTRICT

Stacy Pasini
President

Robert I. Ew
Secretary

TOWNSHIP

Signature authorized by Board
of Trustees Resolution of
_____ (date)

Supervisor

Clerk

RECEIVED

OCT 23 2023

HOWELL TOWNSHIP

Howell Township
January 3, 2024

Shipping Containers: Township resident Mike Dietz requested to be on the Board agenda to discuss shipping containers in the Township. Mr. Dietz has a neighbor with a shipping container on their property. Attached is the Township ordinance that addresses storage units that are under 200 square feet and also addresses fence sizes as Mr. Dietz would not be able to construct a fence tall enough to block his view of his neighbor's shipping container. Also attached are documents provided by Mr. Dietz related to shipping containers.

Respectfully submitted,

Jonathan Hohenstein

**ARTICLE XIV
SUPPLEMENTAL REGULATIONS**

Section 14.01 PURPOSE.

The intent of this Article is to recognize that there are certain conditions concerning land uses that warrant specific [exceptions](#), regulations or standards in addition to the requirements of the [Zoning District](#) in which they are permitted to be located.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.02 EXISTING USES OF LANDS, BUILDINGS AND STRUCTURES.

The provisions of this Ordinance shall not be retroactive. At the discretion of the owners, the lawful [use](#) of any [dwelling](#), [building](#) or [structure](#), and of any land or premises as existing and lawful at the time of enactment of this Ordinance may be continued even though such [use](#) does not conform with the provisions of this Ordinance, or in the case of an amendment, then at the time of the amendment.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.03 FARM BUILDINGS AND STRUCTURES OTHER THAN DWELLINGS ACCEPTED FROM REGULATIONS.

The provisions of this Ordinance shall not apply to [farm buildings](#) and [structures](#) customarily erected and used in agricultural activities in the township; provided, that no [building](#) or [structure](#) other than an open [fence](#) shall be erected less than the [setbacks](#) required in the [zoning districts](#) in which they are located, except as otherwise required in this Zoning Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 97 eff. Feb. 23, 2000)

Section 14.04 SCOPE OF ORDINANCE.

Except as provided by Sections 14.02 and 14.03 all land and premises shall be used, and all [buildings](#) and [structures](#) shall be located, erected and used in conformity with the provisions of this Ordinance following the effective date thereof.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.05 AREA LIMITATIONS.

In conforming to land [setbacks](#) and [yard](#) requirements, no [area](#) shall be counted as accessory to more than one (1) [dwelling](#) or main [building](#).

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 97 eff. Feb. 23, 2000)

ARTICLE XIV

Section 14.06 LIMITATIONS OF STRUCTURES UPON LOTS OR PARCELS.

There shall be no more than one (1) [principal building](#) or [structure](#) located on a [lot](#) or [parcel](#) except in accordance with Section 14.33 of this Zoning Ordinance. See Sections 3.07 D. and G.

(Ord. No. 1 eff. Jan. 8, 1983 amend. by Ord. eff. May 7, 1992)

Section 14.07 ACCESSORY BUILDING PROVISIONS.

[Accessory buildings](#), except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

- A. Any [structure](#) having two-hundred (200) square feet or less of internal floor area, which is used for any purpose other than the housing of humans, but is primarily to be use for the housing of non human purpose such as pets, yard equipment, yard maintenance supplies, tools, toys, including motorized or non motorized bicycles and types of household equipment, and which buildings do not have to meet the requirements of the Livingston County Construction Code and will not be built on a structural foundation as required in the Construction Code for other types of buildings, shall be excluded from the requirements of this Section and any required zoning permits and payment of fees required under other provisions of this Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983; amend by Ord. 249, eff. Nov. 25, 2011)

- B. Detached [accessory buildings](#) shall be located entirely in the rear [yard](#) outside of the side and rear setback, unless said [building](#) is being constructed pursuant to a [Special Use](#) Permit, and in that case, the Township Board after receiving the recommendation of the Planning Commission may authorize the location of the [accessory building](#) in any required [yard](#). In no instance shall an [accessory building](#) be located within a dedicated easement [right-of-way](#).
- C. [Accessory buildings](#) located on [lots](#) and [parcels](#) in all [Zoning Districts](#) shall be subject to the following regulations:

LOT OR PARCEL AREA REGULATION	REGULATION	MAXIMUM SQUARE FOOTAGE*
12,000 sq. ft. to 0.9 acre	4% of lot area	800 sq. ft.
1 acre to 1.9 acres	4% of lot area	2000 sq. ft.
2 acre to under 19.9 acres	4% of lot area , except that commercial agricultural farm operations shall be excluded from this regulation	3000 sq. ft.
20 acres and above	No limit	No limit

- D. No detached [accessory building](#) – shall be located closer than ten (10) feet to any main [building](#).

- E. No detached [accessory building](#) in AR, SFR, MFR, NSC, OS Districts shall exceed one (1) story or twenty (20) feet in height. [Accessory buildings](#) in all other districts may be constructed to equal the permitted maximum height of [structures](#) in said districts. Height shall

be measured in accordance with Article II Definition 24.

- F. When **accessory buildings** or **structures** are located on a **corner lot**, they shall not be located in any front **yard** or side **yard**, but if it is determined by the Zoning Administrator that there is insufficient rear **yard** in which to locate them, the Zoning Administrator shall determine the most appropriate location for them in the side **yard** with minimum encroachment upon the required side **yard** setback area.
- G. In no instance shall an **accessory building** be allowed until there is a **principal building** or **structure** located on the **lot** or **parcel** of land.
- H. No **accessory building** or **structure** shall be used as a **dwelling**, lodging or sleeping quarters for human beings, except as otherwise permitted in this Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 8 eff. Dec. 7, 1983; further amend. by Ord. No. 12 eff. Sept. 5, 1986; Ord. No. 20 eff. Feb. 8, 1989; Ord. No. 82 eff. Apr. 5, 1999; Ord. No. 97 eff. Feb. 23, 2000; Ord, 249, eff, Dec. 23, 2012)

Section 14.08 USE OF YARD SPACES AROUND DWELLINGS.

No required **yard** surrounding a **dwelling, building** or **structure** utilized for **dwelling** purposes shall be employed, occupied or obstructed by **accessory buildings** or **structures**, either permanently or temporarily, provided however, that a side or rear **yard** may be used for the parking of not more than five (5) passenger automobiles in active service, but not for the storage of trucks, or for the location, parking, disposition, storage, deposit, or dismantling in whole or in part of **junked** vehicles, machinery, second-hand **building** materials, or other discarded, disused or rubbish-like materials or **structures**, except as otherwise provided in this Zoning Ordinance. See Section 14.24.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.09 LOT-BUILDING RELATIONSHIP.

Every **building** erected, altered, or moved shall be located on a **lot** as defined herein, and there shall be no more than one (1) **principal building** and its permitted accessory **structure** located on each **lot**. Any proposed divisions of individual **building sites** shall conform to the requirements of this Ordinance for minimum width, **area**, and **building** setback requirements and shall be approved by the Zoning Administrator. In the event of any proposed relocation of boundaries of any **building site** or sites, such relocation shall comply with all setback requirements of this Ordinance for the **district** in which the project is located and shall be approved by the Zoning Administrator.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 97 eff. Feb. 23, 2000)

Section 14.10 ACCESSORY BUILDING AS DWELLING.

No **building** or **structure** on the same **lot** with a **principal building** shall be used for **dwelling** purposes, except as specifically permitted in this Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983)

ARTICLE XIV

Section 14.11 BASEMENT AS DWELLING.

No [basement structure](#) shall be used for human occupancy unless a completed [story](#) is situated immediately above the [basement structure](#) and is used as a [dwelling](#), except underground homes designed and built in accordance with the [Construction Code](#) in effect in the Township.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.12 DAMAGED BUILDINGS.

Any [building](#) that has been partially destroyed by fire or is in such a state of disrepair as to be uninhabitable and a hazard to the public health and safety shall either be entirely removed or repaired within six (6) months from the date of the occurrence of the damage.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.13 REQUIRED WATER SUPPLY AND WASTEWATER DISPOSAL FACILITIES.

In addition to the requirements established by the Livingston County Health Department and the Michigan Department of Health, the following site development and [use](#) requirement shall apply:

- A. No [structure](#) for human occupancy or [use](#) shall hereafter be erected, altered, or moved unless it shall be provided with a safe, sanitary and potable water supply and a safe effective means of collection, treatment, and disposal of wastewater.
- B. No drain field for a septic tank system shall be located nearer than fifty (50) feet from the normal high water line of any surface body of water nor located in an [area](#) where the base of the drain field is less than four (4) feet above the normal high water table level.
- C. Refer to Ordinance No. 21 Waste Water Collection and Treatment System Ordinance for additional regulations.
- D. Refer to Ordinance No. 181 Water Use and Rate Ordinance for additional regulations.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.14 HEIGHT REGULATIONS.

The height requirements established by this Ordinance shall apply uniformly in each [zoning district](#) to every [building](#) and [structure](#) except that the following [structures](#) and appurtenances shall be exempt from the height requirements of this Ordinance: spires, belfries, penthouses and domes not used for human occupancy, chimneys, ventilators, skylights, water tanks, bulkheads, utility poles, power lines, radio and television broadcasting and receiving antennae, silos, parapets and other necessary mechanical appurtenances; provided, their location shall conform where applicable to the requirements of the Federal Communications Commission, the Michigan Aeronautics Commission, other public authorities having jurisdiction and any regulations established by authorized federal, state, county and township agencies and the provisions of P.A. 23 of 1978, "The Airport Zoning Act."

XIV-4

(Ord. No. 1 eff. Jan. 8, 1983; amended by Ord. No. 229 eff. July 24, 2009)

Section 14.15 LANDSCAPE REQUIREMENTS.

All uses shall meet the requirements of [Article XXVIII](#), Landscaping Requirements and Section [14.26](#), Fences, except for single family and duplex homes located in platted subdivisions on separate [lots](#) or on separate metes and bounds [parcels](#) of land.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 74 eff. Sept. 30, 1998; further amend. by Ord. No. 97 eff. Feb. 23, 2000)

Section 14.16 SHORELINE EXCAVATION AND DREDGING.

No persons shall alter, change, transform, or otherwise vary the edge, bank or shore of any lake, river or stream except in conformance with the following:

- A. As provided in the Inland Lakes and Streams Act, Public Act 346 of 1972, as amended, and in the Soil Erosion and Sedimentation Control Act No. 347 of 1972 and in accordance with the requirements of the Michigan Department of Environmental Quality and Livingston County Drain Commissioner.
- B. If any edge, bank or shore of any lake, river or stream is proposed to be altered in any way by any person, such person shall submit to the Planning Commission all data, exhibits and information as required by the Department of Environmental Quality.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.17 ESSENTIAL SERVICES.

- A. This shall include the erection, [construction](#), alteration or maintenance by public utilities, municipal departments, or other governmental agencies of underground or overhead gas, electrical communication, steam or water transmission or distribution systems or collection, supply or disposal systems; including electric power stations, relay stations, gas regulator stations, pumping stations, poles, wires, mains, drains, sewers, pipes, conduits, cables, towers, fire alarm boxes, police or other call boxes, traffic signals, hydrants and other similar facilities, equipment and accessories in connection therewith reasonably necessary for furnishing adequate service by such utilities or agencies, or for the public health or safety or general welfare; but not including [offices](#) and [buildings](#) or yards used for bulk storage, fabrication, or manufacture of materials used by such utilities or municipal departments or other governmental agencies except when located in the Zoning Districts in which they are permitted.
- B. No [building](#) shall be used for human occupancy.
- C. An opaque [fence](#) or screening materials may be required by the Township Planning Commission when deemed necessary.
- D. The surface of land used for pipeline and other [essential services right-of-ways](#) or easements shall be restored and maintained as near as possible to its original condition prior to the [construction](#) of the pipeline.
- E. Essential service in all [Districts](#) shall meet the requirements of the SFR Single [Family Residential District](#) for all [buildings](#), [structures](#)

ARTICLE XIV

and areas used for offices, power generators, power transformers, storage, fabrication or manufacture of materials necessary to the provision of essential services. See Sections 14.36 and 20.08 E.

- F. Refer to Ordinance No. 85 Pipeline Ordinance for additional regulations and Refer to Ordinance No. 204 Ordinance to Approve with reservations, a Uniform Video Service Franchise Agreement Submitted by Comcast.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 97 eff. Feb. 23, 2000)

Section 14.18 SWIMMING POOLS (OUTDOOR).

Private pools shall be permitted as an accessory use in all zoning districts within the rear and side yards only, provided they meet the following requirements:

- A. There shall be a distance of not less than twenty (20) feet between the adjoining property line and the outside of the pool wall.
- B. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
- C. No swimming pool shall be located less than thirty-five (35) feet from any front lot line.
- D. No swimming pool shall be located less than the distance required for a side yard by the zoning ordinance.
- E. If electrical service drop conductors or other utility wires cross under or over a proposed pool area, the applicant shall make satisfactory arrangements with the utility involved for the relocation of wires before a permit shall be issued for the construction of a swimming pool.
- F. No swimming pool shall be located in an easement.
- G. For the protection of the public, all yards containing swimming pools shall be completely enclosed by a fence not less than four (4) feet in height. The gate shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Provided, however, that if the entire premises of the residence are enclosed, then this provision may be waived by the Zoning Administrator upon inspection and approval.
- H. Above ground pools require removable ladders, or deck with self latching gate. (Ord. No. 240 eff. September 3, 2010)

(Ord. No. 1 eff. Jan. 8, 1983; amend. By Ord. No.107 eff. May 24, 2000)

Section 14.19 HOME OCCUPATIONS AND ON-SITE SALES.

Home occupations shall be permitted in all residences in all districts and include such customary home occupations as small workshops and businesses: hairdressing, millinery, dressmaking, bookkeeping and accounting service, real estate and insurance sales; professional office for occupancy by not more than one (1) physician, surgeon, dentist, attorney, architect, engineer or similar recognized professional practitioner provided such home occupation shall satisfy the following conditions:

XIV-6

- A. The nonresidential use shall be only incidental to the primary residential use.
- B. The occupation shall utilize no more than twenty-five (25) percent of the ground floor area of the principal structure or an accessory structure not to exceed twenty-five (25) percent of the gross floor area of the principal structure.
- C. Only normal domestic or household equipment and equipment characteristic of small workshops, businesses and professional office shall be used to accommodate the home occupation.
- D. The home occupation shall involve no employees other than members of the immediate family residing on the premises except one non-resident employee shall be permitted per dwelling unit.
- E. All activities shall be carried on indoors. No outdoor activities or storage shall be permitted.
- F. No alterations, additions, or changes to a principal or accessory structure which will change the residential character of the dwelling structure shall be permitted in order to accommodate or facilitate a home occupation.
- G. There shall be no external evidence of such occupations except a small announcement sign not to exceed two (2) square feet in area and attached to the principal or accessory structure.
- H. The permission for home occupations as provided herein is intended to secure flexibility in the application of the requirements of this Ordinance; but such permission is not intended to allow the essential residential character of Residential Districts, in terms of use and appearance, to be changed by the occurrence of home occupations.
- I. Garage sales, rummage sales, yard sales and similar activities may be conducted for no longer than three (3) days and no more than twice per calendar year on the same property.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 97 eff. Feb. 23, 2000, further amend. by Ord. No.107 eff. May 24, 2000)

Section 14.20 TEMPORARY BUILDINGS AND STRUCTURES.

Temporary buildings and structures are permitted during the period of construction, and sales involving change of ownership or rental occupancy. Such buildings, and structures shall be removed upon completion or abandonment of construction, sale or rental activities and prior to occupancy and use of the building or structure for permitted uses. Also refer to Sections 14.28 and 16.09 for permits to park or use mobile homes on a temporary basis.

Also, refer to Sections 14.25 and 14.28.

(Ord. No. 1 eff. Jan. 8, 1983; further amend. eff. Mar. 31, 2019)

Section 14.21 SOLID WASTE RECEPTACLE AREAS.

- A. Truck-lifted or transported receptacle [areas](#). All such receptacle [areas](#) shall be enclosed by a six (6) foot high wooden or a masonry wall to prevent the unsightly deposit or collection of solid waste and prevent children and [pets](#) from having access to these [areas](#).
- B. Man-lifted or transported receptacle [areas](#). All such receptacle [areas](#) shall be enclosed by a four (4) foot high wooden or a masonry wall to prevent the unsightly deposit or collection of solid waste and to prevent children and [pets](#) from having access to these [areas](#).

(Ord. No. 1 eff. Jan. 8, 1983)

Section 14.22 EXTERIOR LIGHTING.

All sources of lighting for parking [areas](#) or for the external illumination of [buildings](#) or grounds or for the illumination of [signs](#) shall be directed away from and shall be shielded from adjacent properties and shall also be so arranged as to not affect driver visibility adversely on adjacent public [roads](#) and [highways](#). Lighting of parking [areas](#) are required when the number of [parking spaces](#) is more than five (5).

(Ord. No. 1 eff. Jan. 8, 1983 further amended by Ord. No. 200, eff. Dec. 11, 2006)

Section 14.23 RATIO OF LOT WIDTH TO LOT DEPTH.

[Lots](#), [parcels](#), and [building sites](#) shall not have a ratio of width to depth that exceeds 1:4.

(Ord. No. 1 eff. Jan. 8, 1983 amend. by Ord. eff. May 7, 1992)

Section 14.24 OUTDOOR PARKING OR STORAGE OF RECREATIONAL VEHICLES, COMMERCIAL VEHICLES AND TRUCKS ON RESIDENTIAL LOTS AND PARCELS.

- A. Recreational Vehicles: The outdoor parking and/or storage of not more than two (2) non-[residential](#) type recreational vehicles such as [motor homes](#), [travel trailers](#), boats and their respective trailers, may be permitted on [residential lots](#) and [parcels](#) only in a side or rear [yard](#), but not in a required side or rear [yard](#) setback.
- B. Pick-up trucks of one (1) ton or less rated capacity for personal or occupational [use](#) may be parked on [residential lots](#) or [parcels](#) in the same manner as cars.

One single bottom truck of over one (1) ton rated capacity may be parked on [residential lots](#) or [parcels](#), provided that 1) the vehicle is necessary to the occupation of the occupant of the housing located on a [residential lot](#) or [parcel](#), 2) the [lot](#) or [parcel](#) is not located in a platted subdivision or condominium project or on a [private road](#), 3) the [lot](#) or [parcel](#) has at least two (2) acres of [area](#), 4) the vehicle is not a refrigeration truck, a truck which requires the continuous running of motors or exceeds the total length of 65', 5) it is parked only in a rear or side [yard](#), but not in a required side or rear [yard](#) setback.

Trucks and other equipment necessary to the function of permitted uses and activities on [parcels](#) of land of 2 or more acres in [area](#) shall be permitted only in a side or rear [yard](#), but not in the required side or rear [yard](#) setback.

- C. School busses may be parked or stored on school or church property, but are otherwise prohibited to locate on other lots and parcels in residential districts.
- D. Busses, other large vehicles and equipment not otherwise specified in this Section are prohibited from locating on residential lots and parcels.
- E. See Section 14.08.

(Ord. No. 1 eff. Jan 8, 1983, Amend by Ord. No. 124 eff. May 6, 2001)

Section 14.25 TEMPORARY USE.

Temporary land, building and structural uses may be permitted in any district, upon approval of the Planning Commission, upon finding that the location of such uses and their related activities will not adversely affect public health, safety, morals and general welfare in the district in which it is to be temporarily located. All -s, if approved by the Planning Commission, shall have a reasonable time limit placed upon their use based upon the normal periods of time such uses need to exist for their expressed purpose. The time limit shall be expressed in calendar dates for the number of days authorized by the Planning Commission. Temporary uses may be granted on the basis of compliance with the criteria stated in Section 20.08.

Also, refer to Sections 14.20 and 14.28.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 75 eff. Sept. 30, 1998)

Section 14.26 FENCES.

- A. Any permanent fence, partition, structure, or gate erected as a dividing marker, barrier, or enclosure, and not a part of a structure for which a building permit is required. An ornamental fence is one that is less than four (4) feet in height, normally used in setting off planting areas, may be located on a property line of a lot or parcel provided the owner of the adjacent parcel agrees in writing to the location of the fence on the mutual property line; otherwise the fence shall be located adjacent to the mutual property line.
- B. The erection, construction, or alteration of any fence or other type of protective barrier shall be approved through a permit by the Zoning Administrator as to their conforming to the requirements of the zoning districts herein they are required because of land use development.
- C. Delete entire section – Amendment #208 eff. June 28, 2007.
- D. Any existing fence not in conformance with this Ordinance shall not be altered or modified except to make it more conforming.
- E. Fences, not including farm fences, which are not specifically required otherwise under the regulations for the individual zoning districts shall conform to the following requirements:

1) No fence shall hereafter be erected along the line dividing lots or parcels of land or located within any required side or rear yard in

excess of six (6) feet, or less than three (3) feet in height above the grade of the surrounding land.

- 2) No fence shall hereafter be located in any required front yard except as provided in this Section 14.26 and where otherwise specified in this Ordinance.
- 3) Barbed wire, spikes, nails or any other sharp point or instrument of any kind on top or on the sides of any fence is prohibited. Barbed wire cradles may be placed on top of fences enclosing public utility buildings or wherever deemed necessary in the interests of public safety.
- 4) In an Industrial District, no fence shall exceed twelve (12) feet in height.
- 5) Electric current or charged wire fencing shall be permitted in all districts on lots or parcels of land five (5) acres or more in area for the purpose of containing pet and domestic animals. Underground invisible electric current wiring shall be permitted in all Districts on all lots or parcels of any size in area for the purpose of containing pet animals.
- 6) No fence or structure shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection. Such unobstructed corners shall mean a triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or in the case of a rounded property corner, from the intersection of the street property lines extended. This shall not prohibit the establishment of shrubbery thirty (30) inches or less in height.

F. Also refer to Sections 28.08 and 28.09 of Article XXVIII, Landscaping Requirements.

(Ord. No. 1 eff. Jan. 8, 1983; amend. By Ord. No. 161 eff. June 15, 2003 further amended by Ord. No. 208 eff. June 28, 2007)

Section 14.27 WALLS, FENCES AND PROTECTIVE SCREENING.

- 1) Refer to Article XXVIII, Landscaping Requirements for Required Screening for specified uses and uses permitted in zoning districts.
- 2) Refer to Sections 28.08 and 28.09 of Article XXVIII, Landscaping Requirements for Walls and Fencing, and to Section 14.26, Fences, for additional requirements.

(Ord. No. 74 eff. Sept. 30, 1998; amend. by Ord. No. 97 eff. Feb. 23, 2000)

Section 14.28 MOBILE HOMES LOCATED OUTSIDE OF A MOBILE HOME PARK.

From and after the effective date of this Ordinance, it shall be unlawful for any person to move a mobile home onto any lot, parcel or tract of land in Howell Township for any purpose, except as provided and permitted hereinafter in this Section, or as specifically permitted elsewhere in this Ordinance.

- A. Mobile homes shall be permitted when parked by visitors in the yard of a permitting dwelling owner or lessee without charge, upon application by the owner or the issuance of a Temporary Permit by the Zoning Administrator. Application shall be made at least three (3) days prior to the date of arrival. The property owner or lessee shall present a written agreement to furnish the occupants of the



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Shipping Container Lifespan. How Long Do They Last?

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Shipping containers have become the undisputed heroes of intermodal logistics as we know today. A key driving force behind their popularity since the post-WWII days has been their unshakable durability. The steel structures used in shipping containers are designed to protect goods as they are transported over very long distances, in the harshest of weather conditions imaginable.



However, this doesn't mean that shipping containers are invincible. Let's investigate



How long do shipping containers typically last?

Containers tend to have different lifespans, depending on how they are used. Most container leasing companies typically depreciate their containers over a 10-12 year period before retiring them permanently.

However, the general consensus regarding lifespan for containers which are not in heavy use (such as those used in storage facilities) is an average of 25-30 years. With that said, we've seen homeowners using containers which are clad for construction use and well looked after - lasting a good 50 years or so!

So, to sum it up, used containers can last at least 10-12 years at sea and well beyond that even after they have been retired from 'sea travels' - with the proper maintenance in place, it's not uncommon for sea containers to last 25 years and beyond.

After a shipping container is retired it can be melted down and recycled or by using **container modifications**, it can be turned into something new and exciting like a shipping container home or portable office.

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prevent the base getting exposed to moisture and dampness, thus, improving its lifespan.

Do shipping containers leak?

To answer this, we need to look at watertight vs. waterproof containers. A watertight shipping container has robust, heavy-duty rubber seals that keep water, moisture and wind out. The materials simply do not allow any water in, period. You can find an article we wrote about [how watertight ISO containers are here](#).



Can you walk on a shipping container?

Yes, you can! A shipping containers roof is highly durable – but that doesn't mean it is fail-proof. If you persistently place heavy items on the roof of a container or walk on it frequently, it may dip or flex eventually.

What paint is used on shipping containers?

Shipping containers demand acrylic marine-grade paint with a satin finish which is an exceptionally durable paint. This provides them with the protection they need from daily wear-and-tear.

How do you remove rust from a shipping container?

Rust can be removed from shipping containers a lot easier than you think

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cubic feet of shipping container



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A 40-foot container holds about 2,400 cubic feet. A 40-foot high cube container can hold as much as 2,700 cubic feet.

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What is the Cargo Capacity of a Shipping Container?

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How many cubic feet is a 20ft shipping container?

1,172 cubic feet

To understand that, you need to know the cubic feet of a 20ft container. The 20ft container capacity (20ft container cubic feet) is 32.6 cubic meters or **1,172 cubic feet** worth of material, but likely you will want to factor in room to maneuver stored materials

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What is the area of a 40 ft shipping container?

Can 2 cars fit in a 20ft container?

How much furniture fits in a 20-foot container?

As shown in the illustration above, a 20-foot container is the perfect capacity for the contents of a typical 3-4 bedroom house. If you packed correctly you could fit in the following furniture: **2 double beds & mattresses**. A three seater sofa. Dec 8, 2022

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What can you fit in a 20 ft shipping container?

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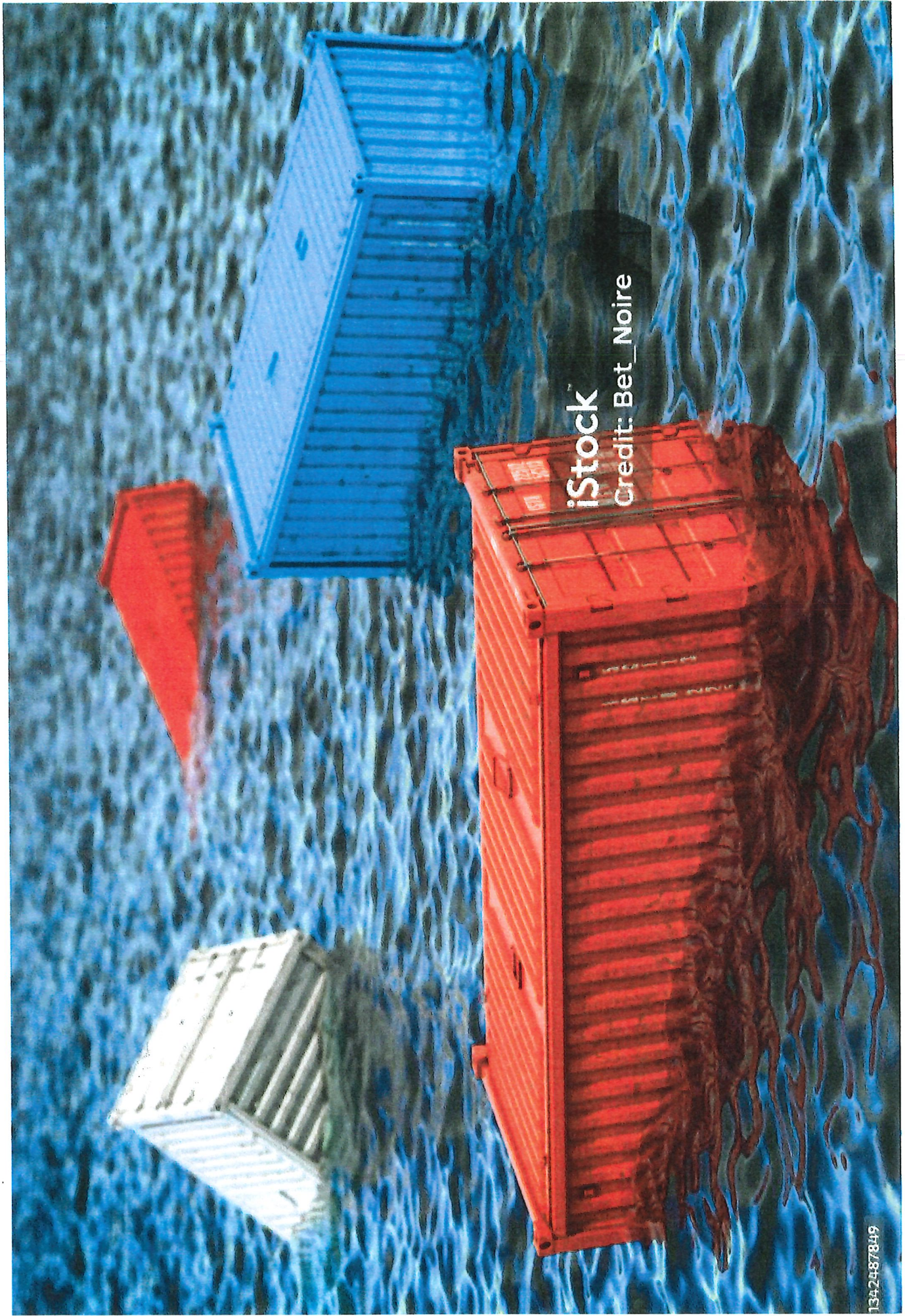






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Ordinance 123 Public Nuisance,
Section 2. NUISANCES per SE.

3) Any private place or premises where in the reasonable judgment of the Township Manager or his or her agent, the specified substances constitute an obnoxious or dangerous condition; or are detrimental to the public health, safety or other aspects of the public welfare; or offend aesthetic sensibilities; or may cause sickness; or attract flies, insects, rodents or vermin.

B. The emission of noxious fumes or gas, smoke, ashes or soot in such quantities as to render occupancy of property dangerous or uncomfortable to a person of normal sensitivities.

C. The keeping of explosives, inflammable liquids or other dangerous substances stored in any manner or in any amount contrary to the provisions of any statute or applicable administrative regulation of the State of Michigan.

D. Any dangerous, unguarded excavations or dangerous, unguarded machinery in any publicly accessible place, or so situated, left or operated on private property so as to attract members of the public.

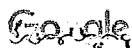
E. The owning, driving or moving upon the public roads, streets and alleys of a truck or other motor vehicle which is constructed or loaded so as to permit any part of its load or contents to be air blown and deposited upon any road, street, alley, sidewalk or other public or private place, or which deposits from its wheels, tires, or other parts onto the road, street, alley, sidewalk or other public or private place dirt, grease, sticky substances or foreign matter of any kind; provided, however, that under circumstances determined by the Township Manager or his or her agent to be in the public interest, he or she may grant persons temporary exemption from the provisions of this subsection conditioned upon cleaning and correcting the violating condition as specified by the Township Manager or his or her agent and execution of an agreement by such person to reimburse the Township for any extraordinary expenses incurred by the Township in connection with such exemption.

F. The keeping of bees, when such keeping results in the disturbance of the safety, comfort and repose of one or more persons, or shall render one or more persons insecure in the use of his or her property.

G. The keeping of horses or livestock, unless permitted by Township Ordinance, or the failure to keep horses or livestock within sufficient fences, barricades or restraints to keep such animals located on property designed for their containment and from entering and roaming on a public way or onto adjacent properties.

H. The keeping, either inside or outside of any building, structure, or dwelling, in a place accessible to children, any abandoned or unused discarded refrigerator, or any airtight container of any kind which has a snap latch or other locking device thereon, without first removing the snap latch, other locking device, or the doors, from such refrigerator or other such airtight container.

I. The abandonment, leaving, keeping or maintaining of an unlicensed, junk or abandoned motor vehicle, as provided in Section 6 of this Ordinance.



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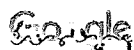
How Hot Do Shipping Containers Get?

Jun 7, 2021 — When a shipping container's internal temperature climbs above 86°F (30°C) and stays there, the products inside can sustain irreversible damage.
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how many people died in shipping containers



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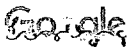
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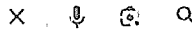
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More than 60 people found dead in cargo container ...

Mar 25, 2020 — They found 14 people alive among the bodies of 64 who had died from suspected asphyxiation. "The truck driver and his assistant (both ...



accidental deaths in shipping containers



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Man killed, two hospitalized after shipping container overturns ...

Dec 11, 2023 — A man is dead and two others are in the hospital after police say a shipping container overturned in Richmond's Southside Monday.

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There is enough air in a 40 ft container for a person to survive about 5 days. Not eating for 5 days would not present a big problem. Not having access to water for five days would depend on where that container was parked. Long term survival in a sealed container is doubtful. Mar 16, 2020

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What happens to containers that fall overboard?

How safe are shipping containers?

Why can't you bury a shipping container?

Has anyone ever been trapped in a shipping container?

Feedback

gCaptain https://gcaptain.com/the-worst-containership-disaster...

Photos: The Worst Containership Disasters in Recent History

Mar 12, 2018 — Despite the large number of containers shipped, accidents are relatively rare, with the best estimates saying a that less than 1,500 containers ...

WorkSafe QLD https://www.worksafe.qld.gov.au/incident-alerts/w...

Worker fatally crushed unpacking shipping container

Jun 27, 2022 — In April 2022, a worker was crushed to death after being trapped between a triangular stacked (set of three) semi-trailer axels (weighing ...

YouTube · WPLG Local 10 4.4K+ views · 1 year ago

Worker at Port Everglades dies after accident with ... - YouTube

HOWELL TOWNSHIP PLANNING COMMISSION
UNAPPROVED MINUTES DECEMBER 19, 2023, 6:30 P.M.
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Wayne Williams Chairman
 Robert Spaulding Vice-Chair
 Matthew Counts Board Rep
 Mike Newstead Commissioner
 Tim Boal Commissioner

MEMBERS ABSENT:

Denise Markham Commissioner
 Paul Pominville Commissioner

Also in attendance: Zoning Administrator Joe Daus, Township Planner Anna Wysocki

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

APPROVAL OF AGENDA: MOTION by Spaulding, second by Boal, **“To approve the November 21, 2023 Planning Commission Agenda”** Motion carried.

APPROVAL OF MINUTES: MOTION by Newstead, second by Boal, **“To approve the October 24, 2023, November 14, 2023, and the November 21, 2023 Planning Commission minutes”** Motion carried.

TOWNSHIP BOARD REPORT: The synopsis of the Township Board Meeting were attached. Wayne Williams noted that the Board voted to deny the Special Use Permit for the gas station at Burkhart and Mason Road. There were no other questions.

ZONING BOARD OF APPEALS REPORT: Joe Daus reported that the ZBA had one item on the agenda, it was to allow for an accessory structure in front of the rear line of the house. It was approved.

ZONING ADMINISTRATOR REPORT: Monthly Permit list was attached, there were no questions

OLD BUSINESS:

A. Michigan Storage Barns, File# PC2023-06, 675 E. Highland Road, Howell, Parcel ID# 4706-25-200-011. Preliminary / Final Site Plan review.

Township Planner Anna Wysocki reviewed her report on the proposed site plan. Robert Spaulding had a question on parking. The applicant’s engineer Tim Zimmer & the applicant addressed the planners concerns, and the question on parking. A discussion followed.

Motion by Boal, second by Newstead “To approve the preliminary / final site plan for Michigan Storage Barns, file# PC2023-06, 675 E Highland Road, Howell, parcel 4706-25-200-011 subject to the condition in the planers report date and the engineers report” Motion carried, 5 yes, 0 no.

B. Mason & Burkhart, LLC. Request to amend Heritage Square approved Preliminary/PUD site plan, file# PC2023-13, Parcel #4706-32-400-013, vacant land on Mason Road and Burkhart Road.

Township Planner Anna Wysocki reviewed the proposed project, the EGLE report and BARR Engineering report. The applicant’s engineer Kevin McDevitt & the applicant addressed the planners concerns, and took question from the Board members. Discussion followed.

Motion by Counts second by Newstead “To recommend approval to the Township Board for the amendment to the Heritage Square preliminary/PUD site plan File# PC2023-13, Parcel# 4706-32-400-013, subject to the planners report of November 19, 2023” Spaulding – Yes, Boal – No, Williams – Yes, Newstead – Yes, Counts – Yes. Motion carried, 4 yes, 1 no.

NEW BUSINESS:

A. Public Hearing for Joss Construction, Requesting a rezoning from AR - Agricultural Residential to SFR – Single Family Residential. File #PC2023-011, Parcel #4706-22-100-014, and 4706-22-100-016. Vacant land located on Tooley and Bowen Roads.

Motion by Newstead second by Counts “To open the public hearing.” Motion carried, 5 yes, 0 no.

Township Planner Anna Wysocki presented her report on the request. Chairmen Williams invited comments from the public. Mark Gorski 2990 Bowen Rd, stated that we was concerned with the density, and the homes being built in his back yard. The applicant gave a brief over view of the proposed project. Steve Ripper 2851 Bowen Road, Stated is concerns with the extra traffic on the gravel road. Greg Lehr 2530 Tooley Road, concerned with the traffic at the intersection of Tooley and Bowen Roads. Michael Wetherbee 2520 Tooley, water draining from the airport, the power outages, and the infrastructure the will need work. Ron Rowse 2484 Tooley Road, also concerned with the infrastructure, and the water coming off the airport, and the power issues. George Hillman 3730 Bowen, ask about the past zoning, and if they would pay the same tap fees and assessments as the rest of the residents in the area.

Motion by Counts second by Newstead “To close the Public Hearing” Motion carried 5 yes. 0 no.

Discussion followed.

Motion by Newstead second by Spaulding “To recommend approve Joss Construction request to rezone from AR-Agricultural Residential to SFR-Single Family Residential, File 3PC2023-011, Parcel ID #4706-22-100-014 & 4706-22-100-016”

Motion did not carry, 3 yes, 2 no.

B. Public Hearing for Springborn Properties, Requesting a rezoning from OS – Office Service to NSC Neighborhood Service Commercial, File #PC2023-012, Parcel #4706-25-200-047, and 4706-25-200-048. Vacant land on Oak Grove Road and Highland Road.

Township Planner Anna Wysocki presented her report on the request.

Motion by Counts second by Newstead “To open the public hearing.” Motion carried, 5 yes, 0 no.

Patrick Cleary, the engineer for the applicant explained the need for the rezoning. There were question from the PC members. Chairmen Williams invited comments from the public. David lynch 195 E. Highland Road, he is concerned about noise and light. John Mills 1750 Oak Grove road, he is in favor of the propped use.

Motion by Newstead second by Counts “To close the Public Hearing” Motion carried, 5 yes, 0 no.

Motion by Newstead second by Spaulding “To recommend approval of Springborn Properties to rezone from OS – Office Service to NSC – Neighborhood Service Commercial, File #PC2023-016, Parcel #4706-25-200-047 and 4706-25-200-048 based on the planners report dated December 15, 2023.” Motion carried 5 yes. 0 no.

C. Soapy Bucket Carwash, File #PC2023-016, Parcel ID# 4706-25-200-048. Final Site Plan.

Township Planner Anna Wysocki presented her report on the proposed project. Patrick Cleary, the engineer for the applicant, and the applicant reported on the site plan and the planners concerns. Discussion followed.

Motion by Counts, second by Newstead "To approve the final site plan for Springborn Properties, file# PC2023-016, parcel 4706-25-200-048 subject to the condition in the planers report date December 12, 2023 and the engineers report dated December 14, 2023 and accepting the landscape plan as presented" Motion carried, 5 yes, 0 no.

OTHER BUSINESS: Discussion on sidewalks.

CALL TO THE PUBLIC: Evan Sasiela, introduced himself, he is a reporter for the Livingston Daily, if we ever have any information that we like to share we can contact him.

ADJOURNMENT: Meeting adjourned at 9:25 P.M.

Approved: _____

Mike Newstead, Secretary _____

As Presented: _____

Dated: _____

As Amended: _____

As Corrected: _____



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 19, 2021
Revised November 21, 2021
Revised November 19, 2023

PUD/Site Plan Review
For
Howell Township, Michigan

Applicant:	Burkhart Mason Community, LLC
Project Name:	Heritage Square
Plan Date:	December 14, 2021 Revised October 23, 2023
Location:	Northwest Corner of Mason and Burkhart
Zoning:	SFR - Single Family Residential/MFR - Multiple Family Residential
Action Requested:	Planned Unit Development / Site Plan Amendment
Required Information:	As noted in the following review

PROJECT AND SITE DESCRIPTION

The applicant is seeking approval of an amendment to the Heritage Square, Planned Unit Development (PUD), which was previously approved by the Township Board on February 13, 2023. Various iterations of a similar PUD have been approved by the township for this location which have expired or been amended. The following is a review of a revised site plan dated October 23, 2023, which is the third iteration of the proposed development in recent years. The applicant seeks to amend the site plan by returning to a design that is closer to the layout that was approved by the Board on February 14, 2023.

The proposed site plan is for a mixed density residential development consisting of a total of 554 dwelling units. The development includes 176 single-family houses, 288 multi-family units, and a 3-story assisted living building with 90 units. The multi-family component includes ranch style townhomes, 2-story townhomes, garden style apartments and 2-story townhomes with an attached garage. The site is located on a approximately 95-acre single parcel of land located on the northwest corner of Mason and Burkhart Roads. The parcel surrounds two developments, a 17-acre multi-family residential development and a convenience store, which are located at the intersection of the two roads. The proposed development has frontage on both Mason and Burkhart.

Prior to the approval of the PUD, the subject parcel had split zoning with 27 acres of SFR - Single Family Residential fronting on Burkhart and 65 acres zoned MFR - Multiple Family Residential. The proposed mixture of residential densities are consistent with the underlying zoning districts, but do not follow the delineation of those zoning districts. Therefore, they requested a PUD. This is being processed as a Type 2 PUD which constitutes a rezoning of the property to the PUD designation. Because they are proposing a major change to the previously approved PUD the request is subject to the procedure required by Article XXIII. The Planning Commission must hold a public hearing and make a recommendation to the Township Board who has the final authority to approve the PUD and preliminary site plan.

Items to be Addressed: *The Planning Commission must hold a public hearing and make a recommendation to the Township Board for the approval of the PUD rezoning and the preliminary site plan approval.*

Aerial Image of Subject Site and Vicinity



NEIGHBORING ZONING, LAND USE AND MASTER PLAN

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

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

	North	South	East	West
Zoning	AR and SFR	MFR	SFR	AR
Land Use	Large lot Rural Residential	Residential Large lot Rural and Medium Density	Church and Residential	Undeveloped Open Space
Master Plan	Residential - Medium Density	Low density Residential	General Commercial	Agricultural Preservation

DENSITY, AREA, WIDTH, HEIGHT, SETBACKS

As noted above, there are two different residential density types provided for this development, Single-family and Multi-family. Residential areas may contain several different types of dwelling units if it can be demonstrated to the satisfaction of the Planning Commission and Township Board that the proposed combination will not interfere with the reasonable arrangement of lots of an area and that the overall density of dwelling units shall not exceed that specified or computed for each zoning district based upon the gross area of the lot, parcel, site or phase divided by the minimum lot area per dwelling unit specified for each zoning district. The applicant has provided calculations on sheet C-1.1 that demonstrate the proposed densities are in compliance with Section 27.07.A.

Additionally, the PUD designation requires a 10% open space exclusive of water surface to be provided. The applicant has provided calculations indicating that they are preserving 8.48 acres of the total 68.4 acres of upland for open space. This represents 11.9 % open space.

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use.

Density, Placement, and Height Regulations

Single-Family	Required	Proposed
Lot Area	10,000 SF w/ public sewer	5500 SF min
Lot Width	70 Feet	50 Feet
Front Setback	30 Feet	24 Feet
Side Setback	10 Feet	7 Feet
Rear Setback	40 Feet	25 Feet
Perimeter Setback	50 feet	40 Feet (Adjacent to SFR) 30 FEET (Adjacent to MFR)
Lot Coverage	30 % Max	Review for individual units

Building Height	2.5 stories/35 Feet Max	Review for individual units
Multi-family	Required	Provided
Lot Area	31 Acres	40 Acres
Lot Width	200 Feet	768.79 Feet
Front Setback	30 Feet	40 Feet
Side Setback	30 Feet	30 Feet
Rear Setback	50 Feet	40 Feet
Lot Coverage	40 % Max	37.8 %
Building Height	5 stories/60 Feet Max	31.1 Feet

The applicant has provided a table showing the lot sizes for the single-family units. The lots range in size from about 5,900 square feet to just over 10,000 square feet. However, only about 6 are the minimum lot size while most are closer to the 6,000 square foot size. The required lot area for multi-family differs based on the number of bedrooms in each apartment. The lot area requirement based on Section 7.06.A. of the Zoning Ordinance appears to be roughly 31 acres.

In addition to the reduction in lot size for the single-family units, as noted in the table above, the applicant has proposed lesser setbacks than those required in the individual districts. Section 27.08 of the zoning ordinance indicates that the Planning Commission may recommend, and the Township Board may grant a waiver from the requirements of this article as a part of the approval process. Any regulatory modification shall be approved through a finding by the Planning Commission and Township Board that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. However, all deviations must be indicated on the site plan in a table and the applicant should provide justification for the deviations. The Planning Commission must discuss the deviations and determine that they meet the intent of section 27.08 of the ordinance.

Items to be Addressed: 1) *The Planning Commission must discuss the deviations and determine that they meet the intent of section 27.08 of the ordinance.*

NATURAL RESOURCES

Topography: The site is generally flat. The grade slopes gradually upward towards the northwest corner within the proposed development area.

Woodlands: There are substantial woodlands on the site. Roughly 50 acres of the site contain woodlands. No tree inventory is provided. Sheet V 1.0 indicates that 22.88 acres of woodland will be cleared. The provisions of Section 15.09 would suggest that the area should not be clear cut as this area is designated as a priority 1 environmental feature in the Township Master Plan. The applicant must demonstrate that they are complying with section 15.09.B.3. of the Zoning Ordinance.

Wetlands: There are substantial wetlands depicted on sheet V 1.0. 3,219 square feet of wetlands are indicated to be filled. The applicant notes that wetland permit will be applied for through the Department of the Environment Great Lakes and Energy (EGLE) The wetland boundaries should be verified by EGLE and a permit must be obtained.

Items to be Addressed: 1) The applicant must demonstrate that they are complying with Section 15.09.B.3. of the Zoning Ordinance. 2) The wetland boundaries should be verified by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and a permit must be obtained.

PARKING, LOADING

Parking must be provided in accordance with section 18.02. The requirement for single-family dwellings is 2 parking spaces per unit. This has been provided. The requirement for multifamily residential is Two (2) parking spaces per dwelling unit, plus one (1) additional space for each four (4) dwelling units and one (1) space for each employee working during maximum employment hours. Additionally, for senior living facilities one space must be provided for every 2 beds and 1 space for each employee at maximum shift. Calculations provided on sheet c-1.0 appear to demonstrate compliance with the parking requirements.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

There are access points proposed on Burkhart Road and Mason Road. The residential units are then accessed by a series of internal drives. The access from Mason Road becomes the main drive that runs through the middle of the multi-family area and provides access to the single-family area from Mason Road through the multi-family portion of the development as well as access to the parking area for the multi-family buildings. Currently, the multi-family area is being proposed as a separate development with separate phasing. The applicant has indicated that they will provide a temporary second access point onto Burkhart Rd. during phase two of the single family development, However, the connection to Mason Road is an integral part of this development and should be installed no later than the development of phase two of the single family development.

Five-foot sidewalks are provided on both sides of the internal drives where buildings are located. It appears that a pathway is provided along the frontage of Mason Road and along Burkhart Road from the entrance to the development going south. There are wetlands along the frontage to the north. A pedestrian connection to the north is provided internally through a pathway at the end of the cul-de-sac in the northeast corner of the development.

Items to be Addressed: The connection to Mason Road should be installed no later than phase 2 of the single-family development.

LANDSCAPING

The applicant has provided a landscaping plan with detailed calculations. It appears from the calculations that the applicant has met the requirements of Section 28.03B of the Zoning Ordinance. Additionally, street trees are proposed for each unit in the single-family area.

Items to be Addressed: None.

LIGHTING

No lighting plan has been proposed. The applicant must provide lighting details that demonstrate compliance with Section 14.22. Specifically, lighting must be provided for the guest parking areas, and lighting fixture details must be provided that demonstrate that all exterior lighting is fully shielded and down directed.

Items to be Addressed: Provide a lighting plan with lighting details for all exterior lights that demonstrate compliance with Section 14.22.

SIGNS

Any proposed sign must meet the requirements of Section 19.03 and Section 19.07. If a sign is proposed a separate sign permit must be obtained before installation.

Items to be Addressed: None

FLOOR PLAN AND ELEVATIONS

Floor plans or elevations have been provided for all for the building types in the development. The Planning Commission should review and comment on the proposed exterior materials.

Items to be Addressed: The Planning Commission should review and comment on the proposed exterior materials.

TRASH ENCLOSURE

There are trash enclosures located throughout the multi-family area.

Items to be Addressed: None.

RECOMMENDATIONS

A number of concerns regarding the proposed plans have been identified in this review. The following requirements should be discussed by the Planning Commission prior to the Planning Commission making a recommendation to the board for this application:

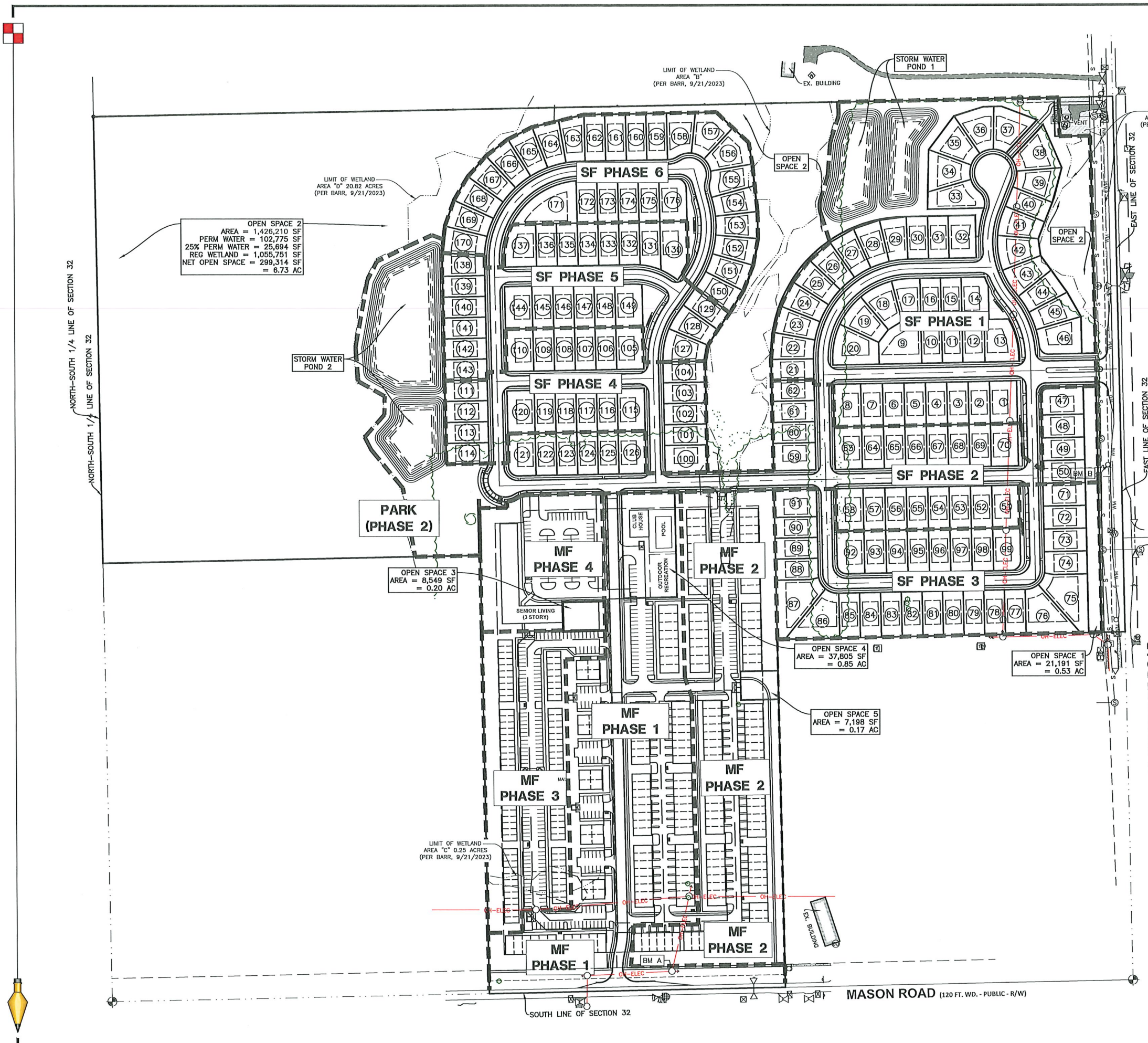
1. The Planning Commission must hold a public hearing and make a recommendation to the Township Board for the approval of the PUD rezoning and the preliminary site plan approval.
2. The Planning Commission must discuss the deviations and determine that they meet the intent of section 27.08 of the ordinance.
3. The applicant must demonstrate that they are complying with Section 15.09.B.3. of the Zoning Ordinance.
4. The wetland boundaries should be verified by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and a permit must be obtained.
5. The connection to Mason Road should be installed no later than phase 2 of the single-family development.
6. Provide a lighting plan with lighting details for all exterior lights that demonstrate compliance with Section 14.22.
7. The Planning Commission should review and comment on the proposed exterior materials.



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

#308-2106

cc: Joe Daus, Township Zoning Administrator



OPEN SPACE 2
 AREA = 1,426,210 SF
 PERM WATER = 102,775 SF
 25% PERM WATER = 25,694 SF
 REG WETLAND = 1,055,751 SF
 NET OPEN SPACE = 299,314 SF
 = 6.73 AC

LIMIT OF WETLAND
 AREA "D" 20.82 ACRES
 (PER BARR, 9/21/2023)

LIMIT OF WETLAND
 AREA "B" 0.84 ACRES
 (PER BARR, 9/21/2023)

LIMIT OF WETLAND
 AREA "C" 0.25 ACRES
 (PER BARR, 9/21/2023)

DENSITY AND UNIT COUNT

TOTAL SITE AREA: 92 ACRES
 AREA CURRENTLY ZONED SFR: 26.8 AC (24.0 AC UPLAND)
 AREA CURRENTLY ZONED MFR: 65.2 AC (44.4 AC UPLAND)
 OPEN SPACE REQUIRED (27.07.E)
 10% OF TOTAL LAND AREA EXCLUSIVE OF WATER SURFACES
 10% * (68.4 ACRES UPLAND) = 6.84 ACRES
 OPEN SPACES PROVIDED = 8.48 ACRES (11.9% OF UPLAND AREA)
 ALLOWED DENSITY (27.07.A)
 UPLAND AREA SFR = 24.0 ACRES
 REDUCED 10% FOR REQUIRED OPEN SPACE = 21.6 ACRES
 SFR = 3.0 UNITS/ACRE x 1.25 = 3 x 21.6 x 1.25 = 81 UNITS
 UPLAND AREA MFR = 44.44 ACRES
 REDUCED 10% FOR REQUIRED OPEN SPACE = 40 ACRES
 MFR = 12 UNITS/ACRE x 1.25 = 12 x 40 x 1.25 = 600 UNITS
 TOTAL ALLOWED UNITS = 681
 UNITS PROPOSED
 SINGLE FAMILY UNITS: 176 PROPOSED
 MULTI-FAMILY UNITS: 288 PROPOSED
 ① 55 - 3 BR / 2 BA - RANCH STYLE TOWNHOMES
 ② 81 - 2 BR / 2.5 BA - 2-STORY TOWNHOMES
 ③ 40 - 1 BR / 1 BA - GARDEN STYLE APARTMENTS
 ④ 112 - 3 BR / 2.5 BA - 2 STORY TOWNHOMES W/ GARAGE
 3 - STORY SENIOR LIVING BUILDING - APPROX. 90 UNITS
 TOTAL: 554 RESIDENTIAL UNITS

PHASING PLAN

SF PHASE 1 (2023)
 SINGLE FAMILY UNITS: 46 HOMES
 PHASE 2 (2024-2025)
 SINGLE FAMILY UNITS: 30 HOMES
 MF PHASE 2 (2024)
 MULTI-FAMILY UNITS: 107 UNITS
 • 19 - 3 BR / 2 BA - RANCH STYLE TOWNHOMES
 • 40 - 1 BR / 1 BA - GARDEN STYLE APARTMENTS
 • 48 - 3 BR / 2.5 BA - 2 STORY TOWNHOMES W/ GARAGE
 ALSO BUILD OUT CLUBHOUSE, MAIN ROADS, PARK, AND AMENITIES, AND SECOND WATER MAIN CONNECTION.
 SF PHASE 3 (2026)
 SINGLE FAMILY UNITS: 29 HOMES
 MF PHASE 3 (2026)
 MULTI-FAMILY UNITS: 100 UNITS
 • 36 - 3 BR / 2 BA - RANCH STYLE TOWNHOMES
 • 64 - 3 BR / 2.5 BA - 2 STORY TOWNHOMES W/ GARAGE
 SF PHASE 4 (2027)
 SINGLE FAMILY UNITS: 21 HOMES
 MF PHASE 4 (2028)
 MULTI-FAMILY UNITS: 81
 • 81 - 2 BR / 2.5 BA - 2-STORY TOWNHOMES
 SF PHASE 5 (2028)
 SINGLE FAMILY UNITS: 23 HOMES
 MF PHASE 5 (2026 - 2028) - ACTUAL BUILD YEAR TBD
 3 - STORY SENIOR LIVING BUILDING - APPROX. 90 UNITS
 SF PHASE 6 (2029)
 SINGLE FAMILY UNITS: 27 HOMES

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 3 full working days before you dig!
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 Utility Notification Organization
 1-800-482-7171
 WWW.MISSDIG.ORG
 THE LOCATIONS AND ELEVATIONS OF UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS OTHER COVERED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF ANY EXCAVATION WORK.

CLIENT:
BURKHART MASON COMMUNITY, LLC
 29350 WOODWARD AVE
 ROYAL OAK, MI 48073
 BRUCE MICHAEL
 (248)-703-4653

OVERALL PHASING PLAN
 HERITAGE SQUARE PUD
 CORNER BURKHART & MASON ROADS
 PART OF THE SE 1/4 OF SEC. 32, T3N, R4E,
 HOWELL TWP., LIVINGSTON COUNTY, MICHIGAN

DATE	DESCRIPTION
12/14/2021	PUD PLAN RESUBMITTAL
10/23/2023	PUD PLAN RESUBMITTAL

ORIGINAL ISSUE DATE:
 10/27/2021

PROJECT NO: 21-075

SCALE: 1" = 120'
 0 1/2" 1"

FIELD:
 DRAWN BY: MN
 DESIGN BY: KM
 CHECK BY: KM

C-11

NOT FOR CONSTRUCTION



Call MISS DIG
3 full working days before you dig:
Michigan's Utility Notification Organization

1-800-482-7171
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT:
BURKHART MASON COMMUNITY, LLC
29350 WOODWARD AVE
ROYAL OAK, MI 48075
BRUCE MICHAEL
(248)-703-4653

OVERALL SITE PLAN
HERITAGE SQUARE PUD
CORNER BURKHART & MASON ROADS
PART OF THE SE 1/4 OF SEC. 32, T3N, R4E,
HOWELL TWP., LIVINGSTON COUNTY, MICHIGAN

DATE	DESCRIPTION
12/14/2021	PLAN SUBMITTALS/REVISIONS
10/23/2023	PUD PLAN RESUBMITTAL
	PUD PLAN RESUBMITTAL

ORIGINAL ISSUE DATE:
10/27/2021

PROJECT NO: 21-075

SCALE: 1" = 120'

FIELD:
DRAWN BY: MN
DESIGN BY: KM
CHECK BY: KM

C-10

NOT FOR CONSTRUCTION

PAVEMENT LEGEND

- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL
- PR. STANDARD DUTY ASPHALT
- PR. CONCRETE
- STANDARD CURB AND GUTTER
- STRAIGHT CURB
- PROPOSED CLUSTER MAILBOX

PROPOSED PARKING

- REQUIRED PER ORDINANCE
- SFR: (2) SPACES PER DWELLING UNIT
- MFR: (2) SPACES PER DWELLING UNIT + 1 SPACE FOR EVERY 4 DWELLING UNITS AND 1 FOR EACH EMPLOYEE DURING LARGEST SHIFT.
- 296 MFR UNITS = 288 X 2.25 + 8 EMP = 648 SPACES REQUIRED (14 BARRIER FREE)
- ASSUMED EMPLOYEES (MANAGER, ASST MANAGER, 2 LEASING, 3 MAINTENANCE, 1 GROUNDS)
- SENIOR LIVING: 1 SPACE FOR EACH 2 BEDS + 1 SPACE FOR EACH EMPLOYEE DURING LARGEST SHIFT
- 90 UNITS + 20 EMPLOYEES = 65 SPACES (3 BARRIER FREE)
- PARKING PROVIDED: REGULAR SPACES BARRIER FREE SPACES
- SFR PARKING PROVIDED = 2 PER UNIT IN DRIVE + GARAGES
SFR MAILBOX PARKING = 29 SPACES TOTAL (5 BARRIER FREE)
SFR PARK PARKING = 7 SPACES TOTAL (1 BARRIER FREE)
- MFR PARKING PROVIDED = 448 (4 AT EACH TYPE D UNIT) + 337 = 785 SPACES PROVIDED
(BARRIER FREE SPACES TBD, SHALL MEET ADA REQUIREMENTS)
- SENIOR LIVING PROVIDED = 90 SPACES TOTAL (6 BARRIER FREE)

PROVIDED SETBACKS

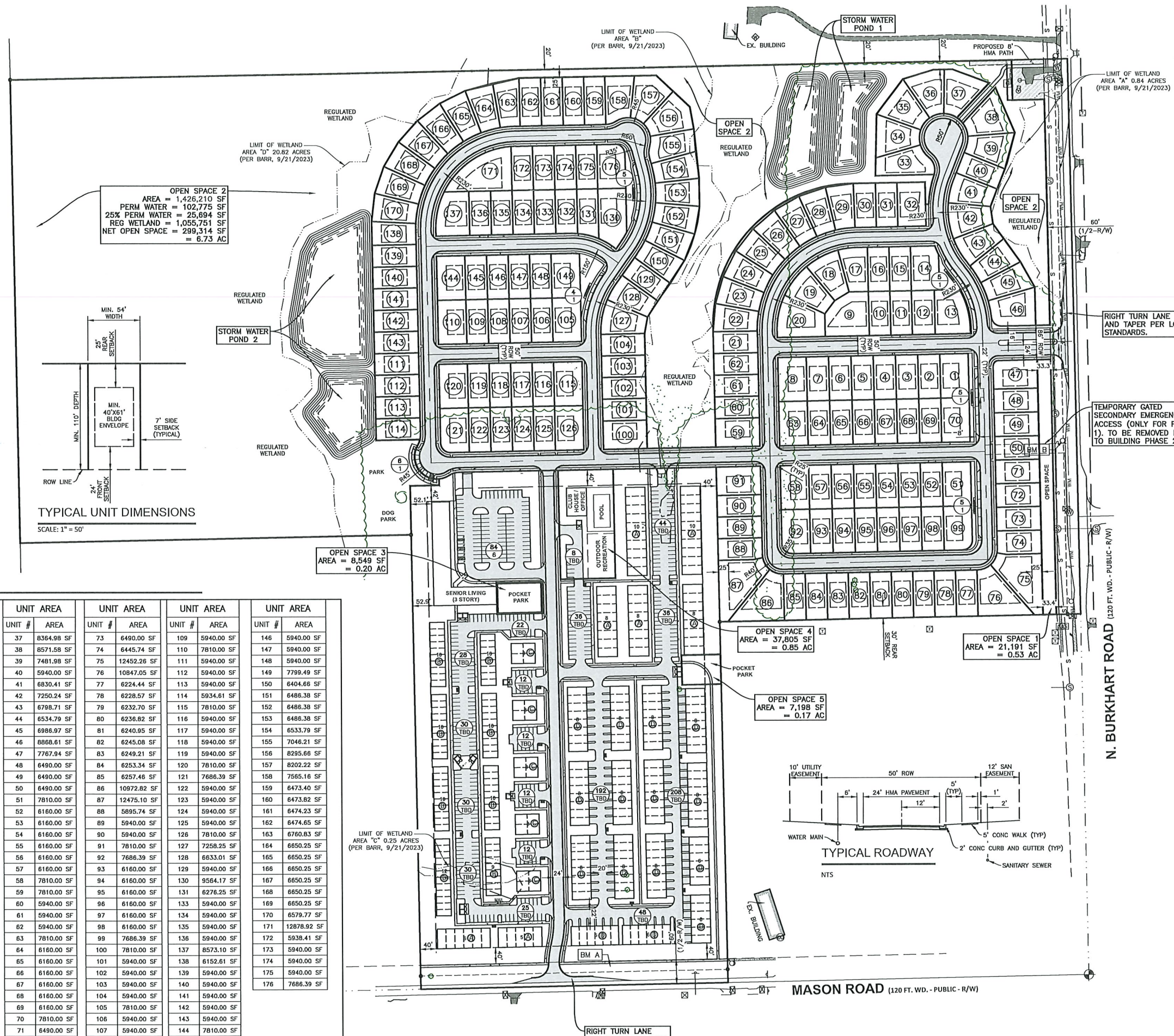
- SINGLE FAMILY RESIDENTIAL**
FRONT SETBACK: 24 FEET
SIDE SETBACK: 7 FEET (14 TOTAL)
REAR SETBACK: 25 FEET (INTERNAL)
40 FEET (PERIMETER ADJACENT SFR)
30 FEET (PERIMETER ADJACENT MFR)
- MULTI-FAMILY RESIDENTIAL**
(UNIT A AVG. BUILDING HEIGHT = 8 + 21^{1/2}/2 = 12.4 FEET)
(UNIT B AVG. BUILDING HEIGHT = 8 + 9 + 20^{1/2}/2 = 21.2 FEET)
(UNIT C AVG. BUILDING HEIGHT = 8 + 9 + 27^{1/2}/2 = 22.6 FEET)
(UNIT D AVG. BUILDING HEIGHT = 8 + 9 + 26^{1/2}/2 = 22.4 FEET)
FRONT SETBACK: 40 FEET
SIDE SETBACK: 30 FEET (20 FEET BETWEEN BUILDINGS)
REAR SETBACK: 40 FEET (30 FEET BETWEEN BUILDINGS)
- 3-STORY SENIOR LIVING**
(AVG. BLDG HEIGHT 8 + 9 + 9 + 24.5^{1/2}/2 = 31.1 FEET)
FRONT SETBACK (WEST): 52.12 FEET
FRONT SETBACK (NORTH): 68.2 FEET
REAR SETBACK (SOUTH): 42 FEET (TO APT BLDG)

COVERAGE

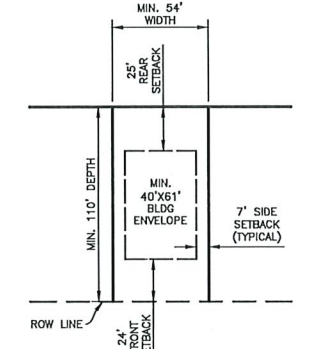
- SINGLE FAMILY RESIDENTIAL**
SFR MAX UNIT COVERAGE ALLOWED: 30%
- AVERAGE PAVED/BLDG AREA PER UNIT: 1825 SFT
AVG. HOME FOOTPRINT: 1300 SFT +/-
DRIVE (25'x5') 16': 400 SFT
CONNECTOR WALK (5'x25'): 125 SFT
- MINIMUM LOT AREA (UNIT 114): 5935 SFT
MAX. COVERAGE = 30.7%
- MULTI-FAMILY RESIDENTIAL**
MAX. COVERAGE ALLOWED: 40%
- TOTAL MFR AREA: 938,282 SFT MFR AREA + 593,633 SFT OPEN SPACE (INCL. MFR AREA AND 43% OPEN SPACE 1) = 1,531,915 SFT
- TOTAL BLDG AREAS: 251,773 SFT
TOTAL PAVED AREAS: 327,288 SFT
HMA PAVEMENT: 255,811 SFT
CONCRETE/WALK: 54,878 SFT
CURB: 9,009 SFT
POOL/DECK: 7,590 SFT
- TOTAL COVERAGE = 251,773 + 327,288 = 579,021 SFT
COVERAGE = 579,021 SFT / 1,531,915 SFT = 37.8%

NOTES

- MINIMUM LOT WIDTH IN SINGLE FAMILY IS 54' WIDE AT THE FRONT SETBACK LINE.
- DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED OF THE SAME BRICK MATERIAL AS THE ADJACENT BUILDINGS.
- SCREENING SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT.
- PARKING LOT ISLANDS SHALL BE FINISHED IN GRASS, GROUND COVER OR MULCH. SEE LANDSCAPING PLANS FOR DETAILS.



OPEN SPACE 2
AREA = 1,426,210 SF
PERM WATER = 102,775 SF
25% PERM WATER = 25,694 SF
REG WETLAND = 1,055,751 SF
NET OPEN SPACE = 299,314 SF
= 6.73 AC



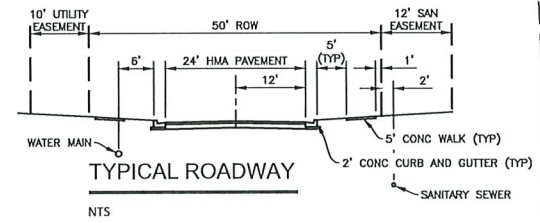
TYPICAL UNIT DIMENSIONS
SCALE: 1" = 50'

OPEN SPACE 3
AREA = 8,549 SF
= 0.20 AC

OPEN SPACE 4
AREA = 37,805 SF
= 0.85 AC

OPEN SPACE 1
AREA = 21,191 SF
= 0.53 AC

OPEN SPACE 5
AREA = 7,198 SF
= 0.17 AC



UNIT AREAS

UNIT #	AREA	UNIT #	AREA	UNIT #	AREA	UNIT #	AREA	UNIT #	AREA
1	7810.00 SF	37	8364.98 SF	73	6490.00 SF	109	5940.00 SF	146	5940.00 SF
2	6160.00 SF	38	8571.58 SF	74	6445.74 SF	110	7810.00 SF	147	5940.00 SF
3	6160.00 SF	39	7481.98 SF	75	12452.26 SF	111	5940.00 SF	148	5940.00 SF
4	6160.00 SF	40	5940.00 SF	76	10847.05 SF	112	5940.00 SF	149	7799.49 SF
5	6160.00 SF	41	6830.41 SF	77	6224.44 SF	113	5940.00 SF	150	6404.66 SF
6	6160.00 SF	42	7250.24 SF	78	6228.57 SF	114	5934.61 SF	151	6486.38 SF
7	6160.00 SF	43	6798.71 SF	79	6232.70 SF	115	7810.00 SF	152	6486.38 SF
8	7810.00 SF	44	6534.79 SF	80	6236.82 SF	116	5940.00 SF	153	6486.38 SF
9	10672.09 SF	45	6986.97 SF	81	6240.95 SF	117	5940.00 SF	154	6533.79 SF
10	5940.00 SF	46	8868.61 SF	82	6245.08 SF	118	5940.00 SF	155	7046.21 SF
11	5940.00 SF	47	7767.94 SF	83	6249.21 SF	119	5940.00 SF	156	8295.66 SF
12	6380.00 SF	48	6490.00 SF	84	6253.34 SF	120	7810.00 SF	157	8202.22 SF
13	8953.35 SF	49	6490.00 SF	85	6257.46 SF	121	7686.39 SF	158	7565.16 SF
14	7708.24 SF	50	6490.00 SF	86	10972.82 SF	122	5940.00 SF	159	6473.40 SF
15	5940.00 SF	51	7810.00 SF	87	12475.10 SF	123	5940.00 SF	160	6473.82 SF
16	5940.00 SF	52	6160.00 SF	88	5895.74 SF	124	5940.00 SF	161	6474.23 SF
17	6740.01 SF	53	6160.00 SF	89	5940.00 SF	125	5940.00 SF	162	6474.65 SF
18	7246.25 SF	54	6160.00 SF	90	5940.00 SF	126	7810.00 SF	163	6760.83 SF
19	7303.38 SF	55	6160.00 SF	91	7810.00 SF	127	7258.25 SF	164	6850.25 SF
20	9574.50 SF	56	6160.00 SF	92	7686.39 SF	128	6633.01 SF	165	6850.25 SF
21	5984.47 SF	57	6160.00 SF	93	6160.00 SF	129	5940.00 SF	166	6850.25 SF
22	6512.90 SF	58	7810.00 SF	94	6160.00 SF	130	9564.17 SF	167	6850.25 SF
23	6512.90 SF	59	7810.00 SF	95	6160.00 SF	131	6276.25 SF	168	6850.25 SF
24	6512.90 SF	60	5940.00 SF	96	6160.00 SF	133	5940.00 SF	169	6850.25 SF
25	6512.90 SF	61	5940.00 SF	97	6160.00 SF	134	5940.00 SF	170	6579.77 SF
26	6512.90 SF	62	5940.00 SF	98	6160.00 SF	135	5940.00 SF	171	12878.92 SF
27	6512.90 SF	63	7810.00 SF	99	7686.39 SF	136	5940.00 SF	172	5938.41 SF
28	6512.90 SF	64	6160.00 SF	100	7810.00 SF	137	8573.10 SF	173	5940.00 SF
29	6512.90 SF	65	6160.00 SF	101	5940.00 SF	138	6152.61 SF	174	5940.00 SF
30	6040.82 SF	66	6160.00 SF	102	5940.00 SF	139	5940.00 SF	175	5940.00 SF
31	5940.00 SF	67	6160.00 SF	103	5940.00 SF	140	5940.00 SF	176	7686.39 SF
32	7810.00 SF	68	6160.00 SF	104	5940.00 SF	141	5940.00 SF		
33	8404.92 SF	69	6160.00 SF	105	7810.00 SF	142	5940.00 SF		
34	8184.99 SF	70	7810.00 SF	106	5940.00 SF	143	5940.00 SF		
35	8184.99 SF	71	6490.00 SF	107	5940.00 SF	144	7810.00 SF		
36	8076.40 SF	72	6490.00 SF	108	5940.00 SF	145	5940.00 SF		

Howell Township
December 27, 2023

Sewer and Water District #12:

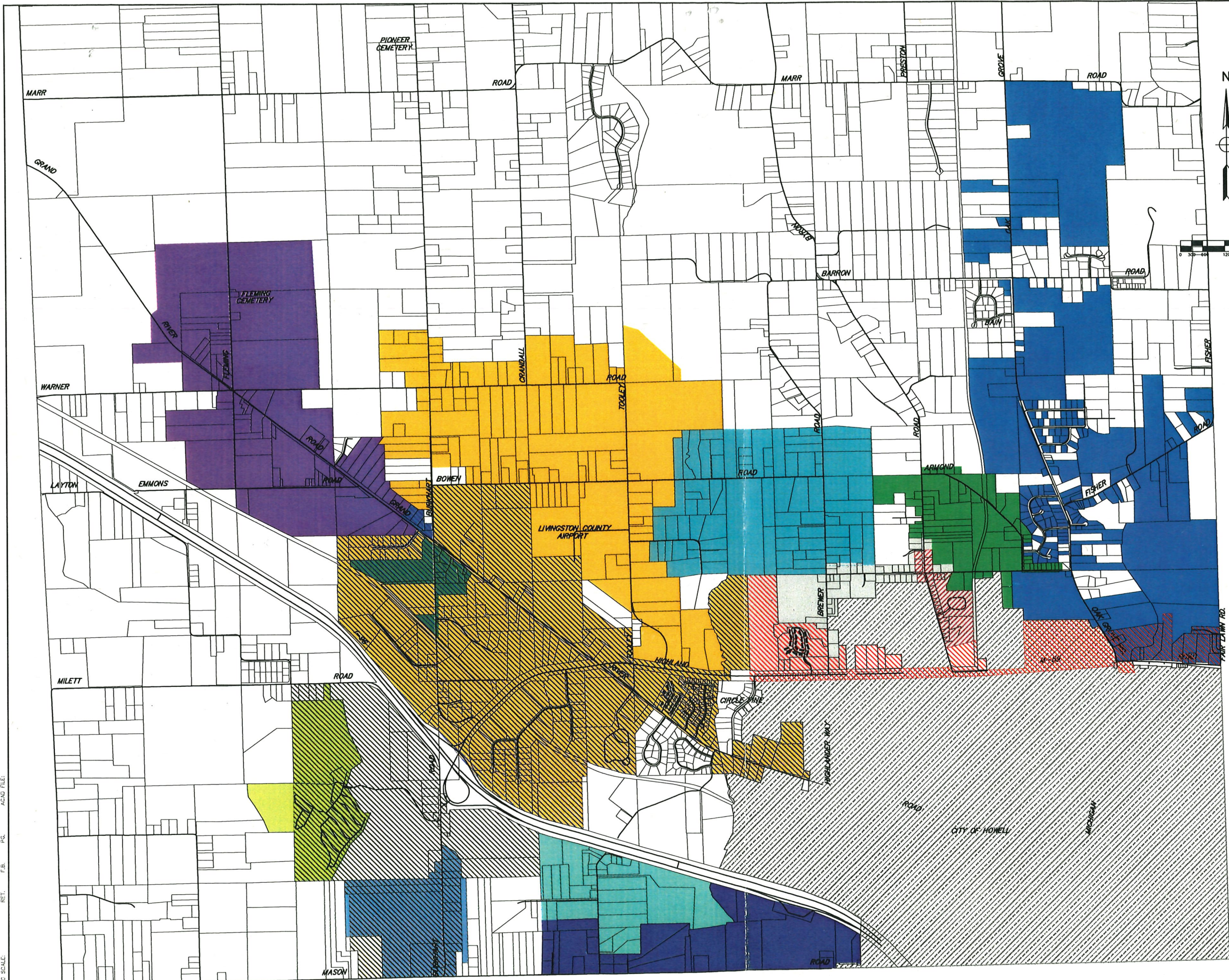
A local property owner approached the Township regarding the Township's interest in building sewer and water district #12 (from Burkhart Road west down Grand River Ave. to the Fleming Road area), as shown in purple on the attached map. District #12 was engineered around 2005, with drawings completed by Spicer for the sewer and Tetra Tech for the water. Among the considerations the Township needs to consider includes the goals of the Township's Master Plan. Attached are portions of the Township's Master Plan including zoning maps and future land use maps.



















Respectfully submitted,

Jonathan Hohenstein

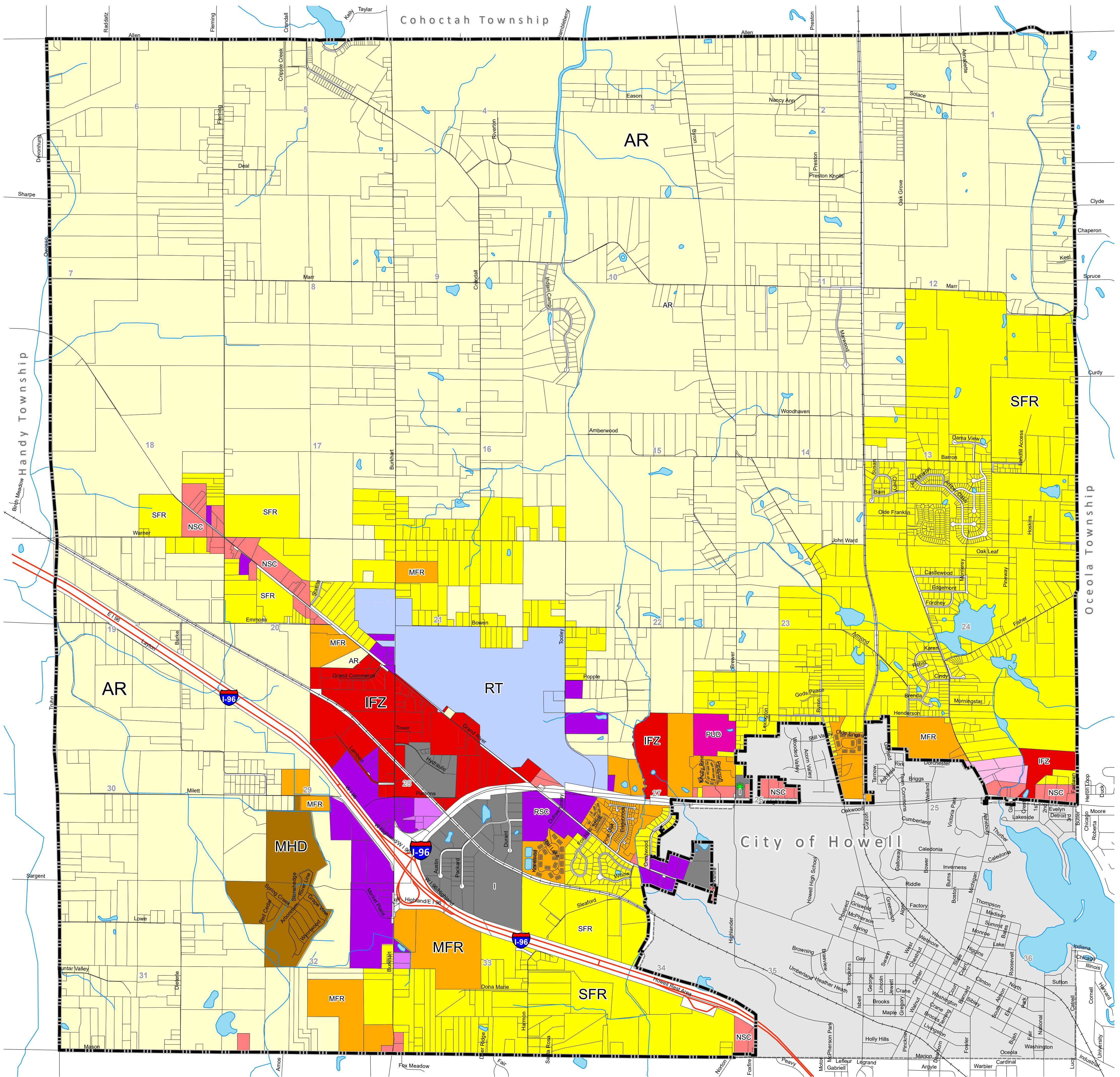
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PLOTTING SCALE: RET. F.B. PG. ACAD FILE:



-  WATER ASSESSMENT DISTRICT 1
-  WATER ASSESSMENT DISTRICT 2
-  WATER ASSESSMENT DISTRICT 3
-  WATER ASSESSMENT DISTRICT 4
-  SEWER ASSESSMENT DISTRICT 1
-  SEWER ASSESSMENT DISTRICT 2
-  SEWER ASSESSMENT DISTRICT 3
-  SEWER ASSESSMENT DISTRICT 5
-  SEWER ASSESSMENT DISTRICT 6
-  SEWER ASSESSMENT DISTRICT 7
-  SEWER AND WATER ASSESSMENT DISTRICT 8
-  SEWER AND WATER ASSESSMENT DISTRICT 9
-  SEWER ASSESSMENT DISTRICT 10
-  SEWER AND WATER ASSESSMENT DISTRICT 11
-  SEWER AND WATER ASSESSMENT DISTRICT 12
-  SEWER ASSESSMENT DISTRICT 13
-  SEWER ASSESSMENT DISTRICT 14
-  HOWELL CITY LIMITS

BY	MARK	REVISIONS	DATE
<p>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</p>			
<p>HOWELL TOWNSHIP LIVINGSTON COUNTY, MICHIGAN</p>			
<p>WATER & SANITARY SEWER DISTRICTS</p>			
<p>OFFICE LOCATIONS SAGINAW, MI ST. JOHNS, MI CARO, MI DETROIT, MI</p>		<p>SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com</p>	
DE. BY:	CH. BY:	PROJECT NO.	
DR. BY: KLS	APP. BY:		
STDS.	SHEET 1 OF 1		
DATE SEPTEMBER, 2006	FILE NO.		
SCALE 1" = 1200'			



Zoning Designation

Conditional Rezoning	NSC - Neighborhood Service Commercial
PUD - Planned Unit Development	HSC - Highway Service Commercial
AR - Agricultural Residential	RSC - Regional Service Commercial
SFR - Single Family Residential	IFZ - Industrial Flex Zone
MFR - Multiple Family Residential	I - Industrial
MHD - Manufactured Housing District	RT - Research & Technology
OS - Office Service	

CERTIFICATION

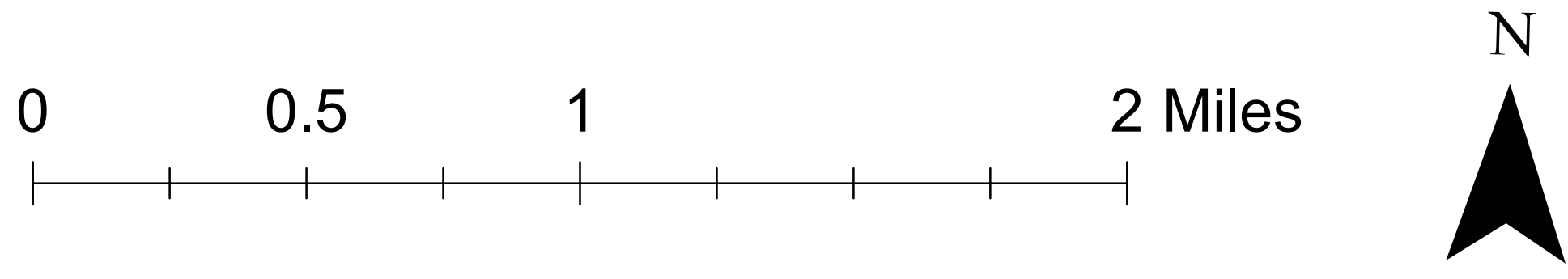
This is to certify that this is the official Zoning Map referred to in the Zoning Ordinance of Howell Township, Livingston, Michigan.

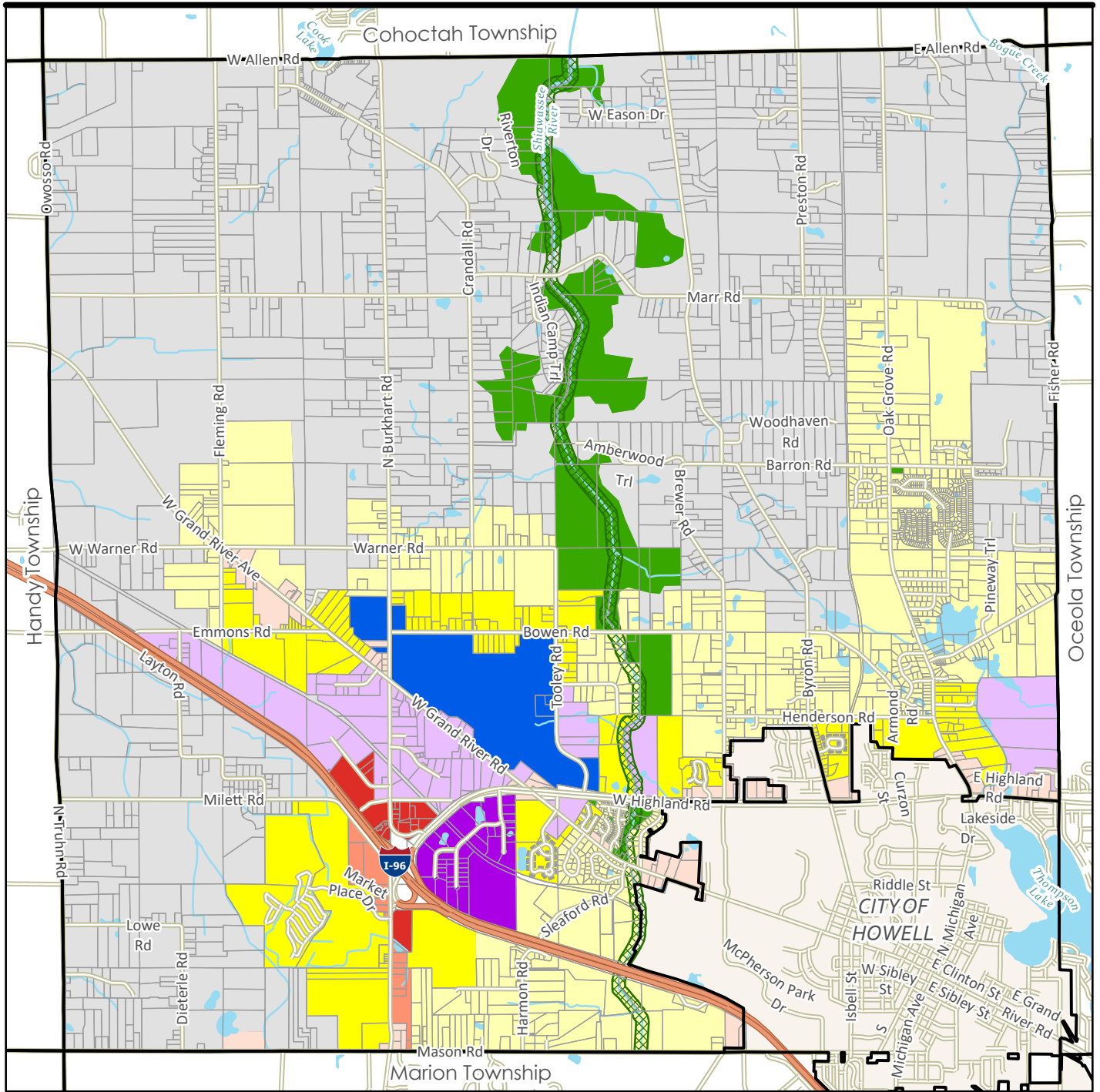
Township Supervisor *Mike Cole* Date: 1-14-2021

Township Clerk *Jean Deham* Date: 1-15-2021

ZONING DISTRICTS MAP

Howell Township
Livingston County

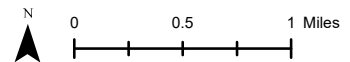




- Agricultural Preservation
- Airport
- Commercial - Local
- Commercial - General
- Commercial - Highway
- Residential - Low Density
- Residential - Medium Density
- Industrial Flex
- Industrial
- Recreation and Preservation
- Shiawassee River 200 foot Overlay

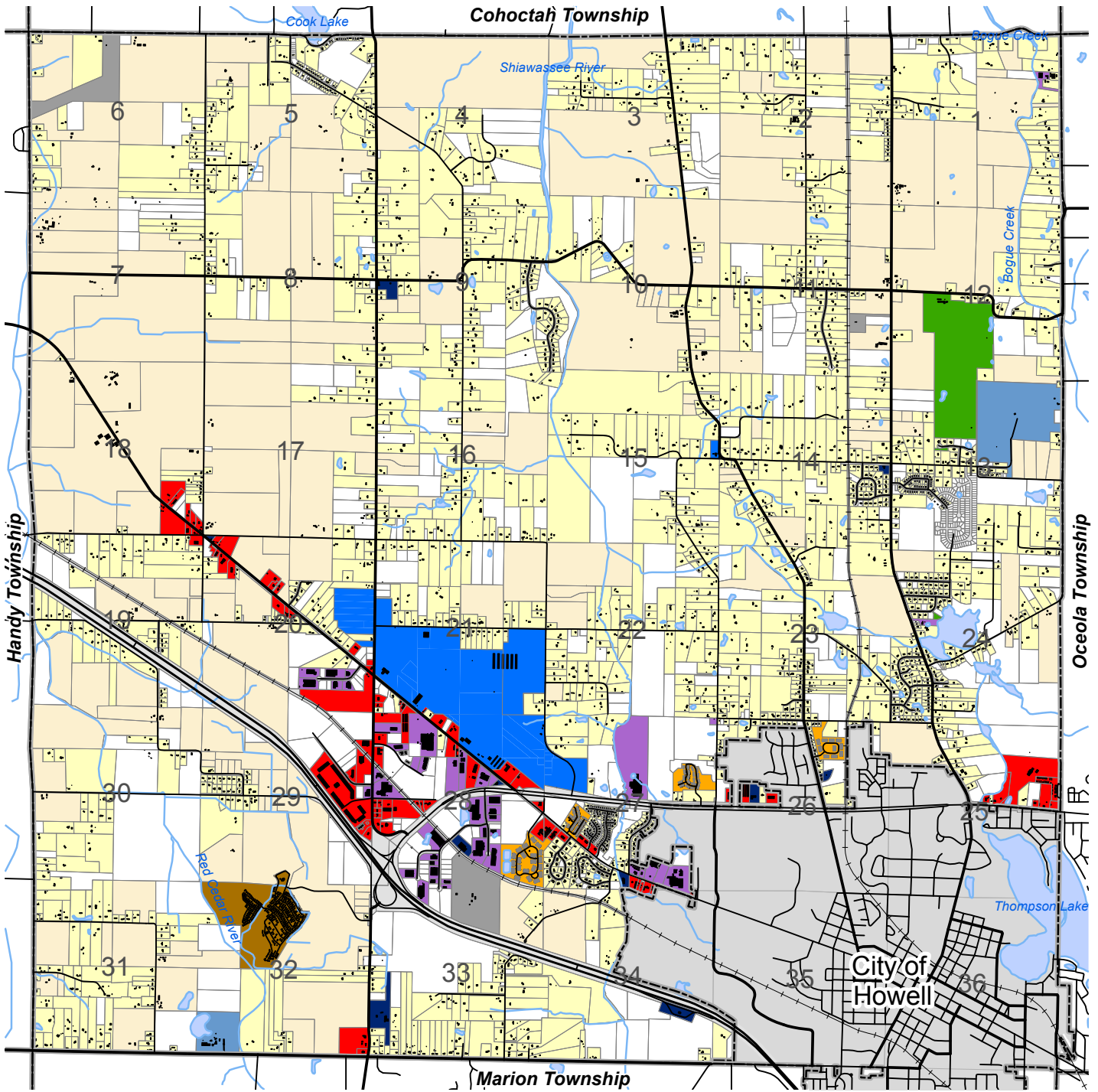
Future Land Use

















Howell Township
Livingston County, Michigan



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

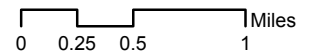




- | | |
|---|--|
|  Agricultural - Farming |  Government |
|  Single - Family Residential |  Public Uses |
|  Multiple - Family Residential |  Cemetery |
|  Mobile Home Park |  Transportation / ROW |
|  Commercial |  Utilities |
|  Industrial |  Vacant / Open Space |
|  Recreation |  Water |
|  Extractive / Mining |  Building Footprint |

EXISTING LAND USE

Howell Township, Livingston County

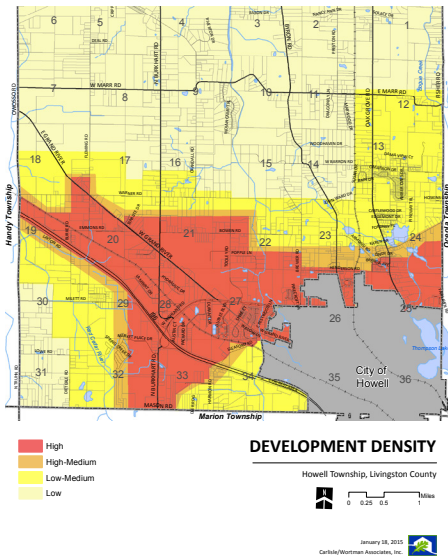


Source: Livingston County GIS

July 21, 2015

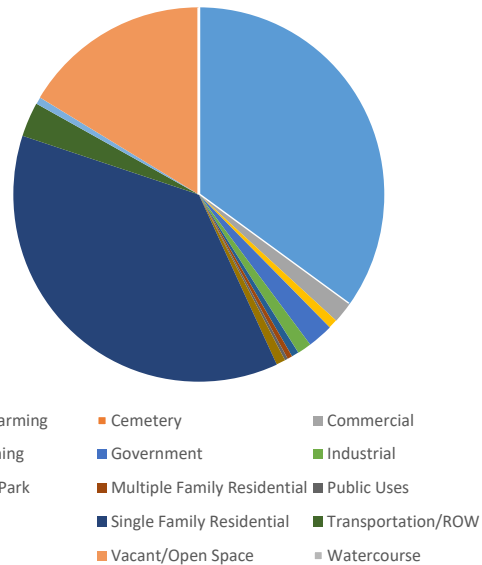
Carlisle/Wortman Associates, Inc.





Land Use is a description of how land is occupied or utilized. This includes everything from the most intense industrial or commercial uses to the least developed areas of the community such as open space and farmland. There are two very distinct general land use patterns in Howell Township that have developed over the past 30 years. One pattern is that of development, primarily characterized by commercial and industrial land use clustered around major transportation facilities, including Grand River Avenue, M-59, the I-96 interchange, and emerging development around the airport. The other is more rural in nature including suburban and large lot residential development, open space, and farmland. Both are very important aspects of the community. This Master Plan strives to strike a balance between development and preservation.

Existing Land Use



PRESERVATION

88.17% of survey respondents indicate that the preservation of farmland and providing support for agricultural use was important or very important.

Preservation of open space and community character is of primary importance to the quality of life in Howell Township. Most residents of Howell Township live in single-family homes in suburban neighborhoods or in large lots located throughout the Township with direct access to county roads. Much of the housing development is north of M-59 and Grand River. The bulk of this area in the northern half of the Township is surrounded by a pastoral rural countryside consisting of rolling farm fields and large tracts of woodlands and wetlands. This environment is what most residents identify as the reason they are attracted to the community. It is the quality housing in the rural environments that creates the community feel that make residents want to invest in this area. However, this pastoral environment is uniquely located in close proximity to jobs and commercial opportunities or access to a transportation network which connects residents with other areas in the region that provide similar opportunities, which also makes this community attractive to existing and future residents.

The Future Land Use Plan is a basic element of the Master Plan, it designates the future use or reuse of the land within the community, and the policies and reasoning used in arriving at the decisions in the plan. The future land use plan is sometimes considered the most important part of a Master Plan because it serves as a guide to official decisions in regard to the proposed location, and intensity of future land development for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes. The land use plan is intrinsically related to all other aspects of the plan including but not limited to transportation and other infrastructure, recreation and entertainment, economic development, and community character.

The land use strategy in this plan presents a development and land use pattern which is based on existing development patterns, existing infrastructure including especially utilities and roadways, environmental concerns, and the preservation of farm land and open space, but most importantly the preservation of community character and quality of life. These strategies rely on implementation via existing regulatory tools specifically, the Howell Township Zoning Ordinance. The Ordinance defines the regulations for development related to density, form, location, and type of use allowed.

The Future Land Use Strategy recognizes and encourages the continued use of the agricultural residential zoning pattern in most of the Township while focusing higher density residential, commercial, and industrial development around M-59, Grand River, the airport, and I-96. Additionally, there is a specific preservation category that has been added based on criteria identified in the Open Space preservation chapter.

The Future Land Use Map in this plan has been updated using the latest technology in order to make the map a more accurate and useful tool. By including the Township base map and parcel lines it allows a more exact recognition of where proposed use categories are in relation to actual land delineations. While this map is a general policy guide for land use decision, accuracy is important when comparing various other mapped features such as utilities, farmland, or natural features.

The land use strategy identifies different future land use categories than those used in previous plans. These categories have been refined to be more consistent with existing zoning districts. However, there will be a need to update the zoning ordinance to reflect the direction of various components of this master plan specifically to make the zoning categories and zoning map more consistent with the planned future land use categories.

Future Land Use Categories

Recreation and Preservation

These areas are intended to preserve open space, undeveloped land, and natural features. They may also provide for recreation opportunities within the Township. Land use may include unprogrammed open space, preservation of land with walking trails, or planned parks. Parks may include play equipment, trails, informal play areas, sports fields, or other recreation facilities. The preservation of open space will help maintain the existing rural character in the township and protect natural features such as woodlands and wetlands. Such natural features are important, especially in the areas not served by public water and sewer as they are an important component of ground water recharge.



Agricultural Preservation

These areas are intended to remain rural. These areas are intended to maintain the existing agricultural lands in the Township. Housing in these areas should be on large lots to keep density low. The area planned for Agricultural Preservation includes the majority of the Township. In addition to preserving large swaths of active farmland that helps to support the agricultural industry in the community, these areas also help to maintain the existing character that many Township residence identify as what they feel is most important about the community.

Residential - Low Density

The characteristics of these areas are intended to be consistent with typical suburban residential areas. The land use would include suburban style residential housing and customary accessory uses in neighborhoods or individual lots. Neighborhood developments would have low volume neighborhood scale roads that are lined with sidewalks, pedestrian scale lighting and street trees. Neighborhoods should include amenities such as neighborhood scale parks or playgrounds. Individual lots may be located along rural connector road in closer proximity to the city.

Residential - Medium Density

These areas are intended to provide more dense housing in close proximity to developed areas. These areas would support attached multifamily developments that might include duplexes, single story attached condos, townhomes, or even low-density apartment complexes. All of these housing products should have design characteristics that are similar to the single-family development that exists in the surrounding areas of the Township. 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 are to have higher density development closer to more intense land uses so that residents have more direct access to retail, services and transportation.

Airport

This is a unique zoning district intended to support the airport and airport related uses. It has been designated over the areas currently used by the airport and related airport uses.

Commercial – Local

These areas are intended to have smaller scale commercial uses that serve the needs of the immediately surrounding neighborhoods. These area support small scale retail, personal service establishments, small offices, and low intensity local contractors such as plumbers, electricians, or similar service providers such that the uses would not create a nuisance for neighboring businesses or residence.

Commercial – General

These areas are intended to support large scale retail operations and service establishments that provide for the needs of the region as well as the needs for residents in the Township. The uses supported in these areas would include a variety of commercial uses including, but not limited to, restaurants, personal service providers, and small- and large-scale retailers.

Commercial - Highway Service

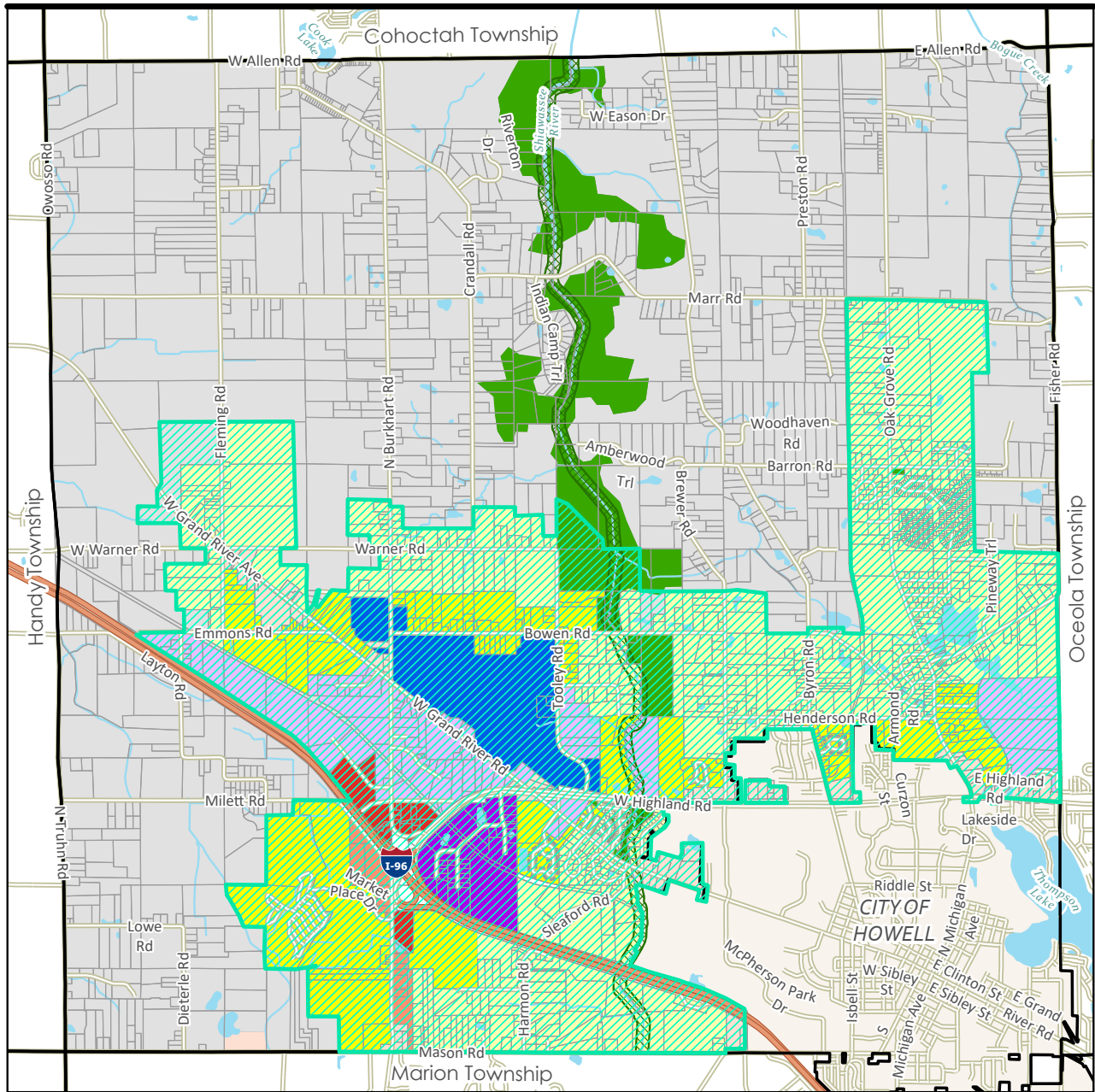
These areas are intended to support auto oriented developments designed to provide for the need of the travelers on the Highway. These areas are located immediately near the M-59 and I-96 interchange with direct and convenient access to the highways. Uses that may support the motorist on the highway in this area could be gas stations, fast food restaurants, or hotels.

Industrial Flex Zone

This area is intended to be flexible with regard to specific uses that might be permitted while being more prescriptive with regard to design and quality of development. It is recognized that some of the uses permitted in the industrial and commercial districts could be compatible land uses. In fact, often, such uses have the same or similar building and special requirements. The flexibility of the district is intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development or redevelopment of land that is adjacent to existing industrial and commercially developed property. This area is intended to allow for mixed industrial and commercial development; eliminate blighted properties; incorporate Low Impact Design (LID) practices, as well as ensure safe and complementary vehicular and pedestrian circulation patterns; improve environmental quality and remediate degraded properties; and provide an attractive transition between residential and non-residential properties.

Industrial

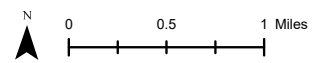
These areas are intended to have larger scale buildings that house higher intensity land uses such as manufacturing of products or processing of raw materials. These areas may house large machinery and equipment. They are designed to support heavy industrial traffic. Industrial areas provide for employment opportunities in the Township and support the communities tax base. The areas planned for industrial uses are closer to the highway and intended to be separate from the majority of the lower intensity residential uses in the Township. Development in these areas should be well buffered from any neighboring incompatible use.



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

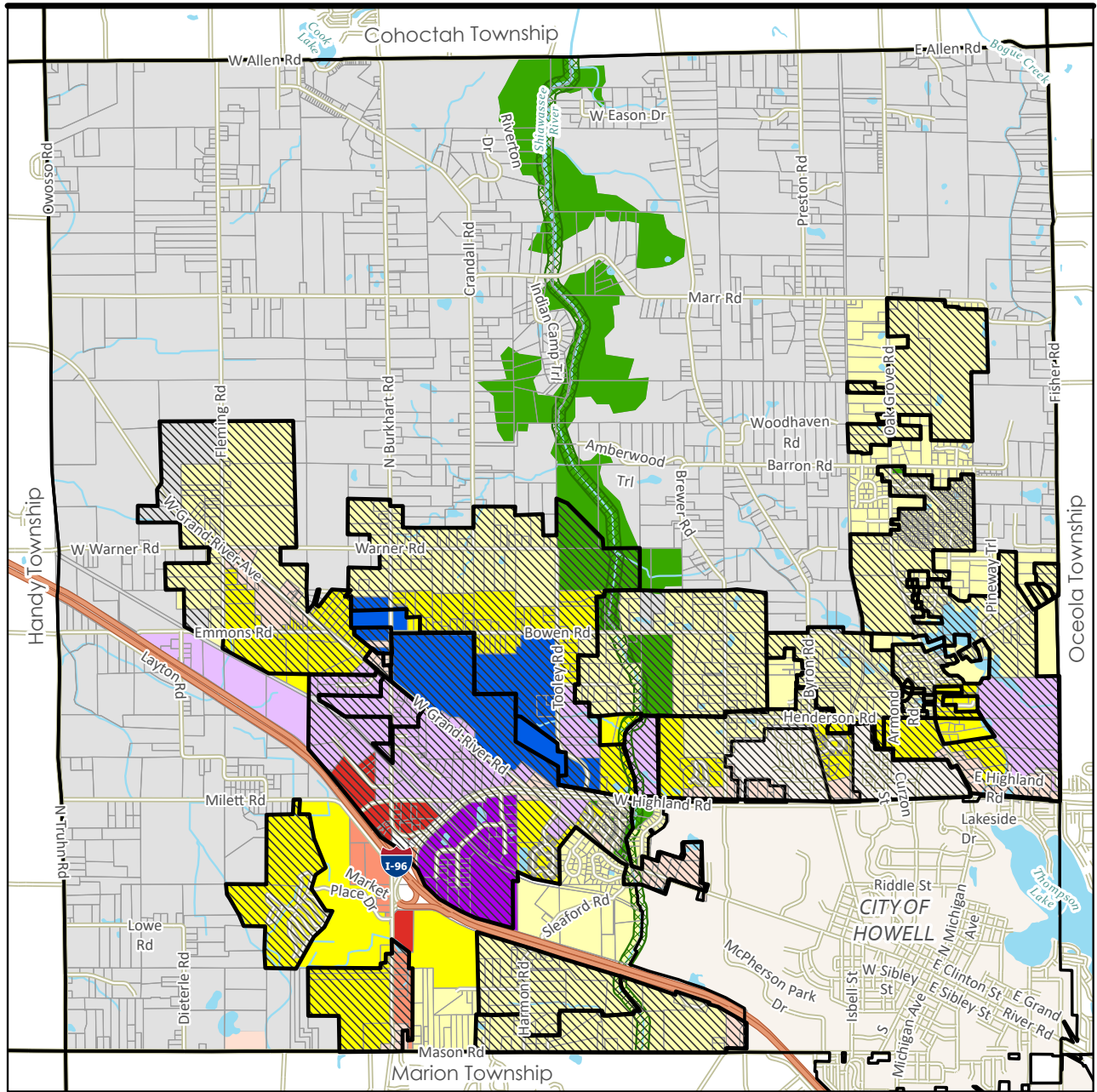
Municipal Water District

Howell Township
Livingston County, Michigan



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

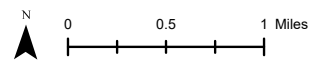




- | | |
|------------------------------|-----------------------------------|
| Agricultural Preservation | Industrial Flex |
| Airport | Industrial |
| Commercial - Local | Recreation and Preservation |
| Commercial - General | Shiawassee River 200 foot Overlay |
| Commercial - Highway | Sanitary Sewer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

Sanitary Sewer Service District

Howell Township
Livingston County, Michigan



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



ZBA ONLINE CERTIFICATE COURSE



A NEW MSU EXTENSION SELF-PACED TRAINING

The ZBA Online course is a unique and comprehensive Zoning Board of Appeals (ZBA) training designed to accommodate your schedule. The course includes six self-paced modules engaging the learner with videos, readings, and activities. Complete one module to meet a specific training need or take the full course to obtain a certificate. ZBA Online includes:

- Understanding Basic ZBA Roles & Responsibilities
- Effective Decisions and Ordinance Interpretations
- Hearing Appeals of Administrative Decisions
- Issuing Variances from Ordinance Standards
- Other Responsibilities of the ZBA: Nonconformities
- Circuit Court Review and Standards

Price: \$125 (group discount available)

CRITICAL TRAINING FOR ZBA MEMBERS AND STAFF

The ZBA Online Certificate Course is designed for members of the local government ZBA, local government staff who work alongside the ZBA, and local government managers and attorneys.

The course is based in MSU's Desire to Learn (D2L) online learning platform and can be accessed 24/7 - individuals can do as much or as little at one time as fits their schedule. Connect with computer, tablet, or mobile.

The ZBA Online Certificate Course teaches the latest concepts on ZBA roles and responsibilities, effective decision-making, and protecting due process. The curriculum is based on the award-winning Citizen Planner Program and features ZBA-specific content, engaging activities, case studies, and the latest Michigan case law. Course completion includes an MSU Extension certificate.

To learn more or register, visit:
<http://extension.msu.edu/zbaonline>

Questions, contact the:
Citizen Planner Program
Email: cplanner@msu.edu
Phone: 517-353-6472

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Monthly Activity Report for December 2023 – Assessing Dept/Brent Kilpela

MTT UPDATE:

No appeals at this time.

SMALL CLAIMS TRIBUNAL:

No appeals at this time.

ASSESSING OFFICE:

ASSESSOR: December included the final meeting of the Board of Review for the year. The December Board of Review was held on Tuesday the 12th. The Board acted on 3 petitions. Both the Residential and Agricultural Classes have been completed for the 2024 Assessment Roll. I will finish both the Commercial and Industrial Classes in January. This will leaves all Personal Property Classes to be completed in February. The Personal Property forms were sent out near the end of December. They are due back to the Assessing department by February 20th. Those that do not file will receive an estimated Assessed Value for 2024.

OTHER: Attended monthly Waste Water Treatment Plant meeting. Worked closely with Gabridge our auditing firm on the 2022-2023 Financial Audit. The Financial Audit was completed on December 27th. We received an unqualified opinion or the highest mark an auditing firm can give. Completed the annual payroll audit for the Workman Comp audit. Closed out the 2023 payroll year including preparing the W2, W3, and annual Federal and State reports.

Howell Township
Wastewater Treatment Plant Meeting
Meeting: December 20, 2023 10 am

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

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

Lagoon Pump: The lagoon pump has failed and has been sent to Kennedy for evaluation. Kennedy submitted a quote to fix the lagoon pumps. **Committee recommends approval of the quote from Kennedy to repair the lagoon pump for \$4,795.00.**

SCADA: The crew replaced the flow meter for the recycle pump station (as seen in 1.8) for the new SCADA system, saving the Township over \$2,500.

Pump Station 73: The Township recently fixed 1 of the 3 pumps at station 73. The new pump shows just how worn the other 2 pumps are in comparison. James had Kennedy look at 1 of the pumps and has received a quote from Kennedy to fix it. James and Greg think it is a good idea to get this work done, as a new pump costs around \$70,000. Once this pump is returned they intend to pull the third pump, clean it, and shelve it as a spare should it be needed in the future, as it is not currently needed at station 73. **Committee recommends approval of the quote from Kennedy to repair the pump from station 73 for \$38,950.00.**

Pump Station 70: Pump Station 70 has two pumps that were leased from Kennedy and the lease is about to expire. The price to purchase the pumps is \$18,000; the price to replace the pumps is \$52,510. **Committee recommends approval of the quote from Kennedy to purchase the two pumps for station 70 for \$18,000.00.**

Engineering Standards: Greg noticed a few issues with our engineering standards for the sewer system including a discrepancy between the written portion and the illustrations. Greg is working with Spicer to get these corrected.

Committee recommends approval for all wastewater projects as presented.

Respectfully submitted,

Jonathan Hohenstein

Howell Township Monthly Wastewater Operations Report



Eagle Flying Over Lagoons at WWTP

December 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 October.

During the last month of operations, we treated **9.82MG** of wastewater with no permit violations.

All preventative maintenance was completed at the plant.

November 29th the Department of Environment, Great Lakes, and Energy (EGLE) conducted a surprise compliance inspection. The inspection lasted a total of two days. I have attached a compliance checklist showing what EGLE reviews when they are onsite. During this visit EGLE also performed a compliance sampling inspection. They collected water samples to send out to an independent lab along with running some of their own onsite analyses.

Attached you will find a quote for \$4,795 to repair the lagoon pump. During wet weather we pump lagoon water through the plant to control the level of the lagoons. This pump station does not have redundancy and this is the only pump we have.

Process Summary

EQ Tank

- Operating North Tank
- 5 broken gate valves

Influent Sampler

- Normal Operations

Headworks

- Normal Operations

FeCl₂ Chemical Room

- Normal Operations

Aeration Basin

- Normal Operations

Junction Chamber

- Normal Operations

RAS Building & Clarifier

- Normal Operations

Sand Filters

- Normal Operations

Post Aeration

- Normal Operations

UV System

- Normal Operations

Recycle Pump Station

- Normal Operations



NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT COMPLIANCE SELF-CHECKLIST

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has developed this checklist to help National Pollutant Discharge Elimination System (NPDES) Permit holders complete a facility-initiated compliance check. While successful completion of the checklist does not guarantee permit compliance, the checklist can be used to evaluate a facility's compliance with its NPDES Permit and/or to prepare for an inspection. This checklist is voluntary and should **not** be returned EGLE staff.

Documents that must be maintained and available for review at the time of an inspection:

- NPDES Permitting documents
- Facility Classification Letter
- Retained Self-Monitoring Approval and Annual Certifications, if applicable
- Reduced Monitoring Approvals, if applicable
- Alternate Monitoring Location Approval, if applicable
- Water Treatment Additive Approvals, if applicable
- Approved Storm Water Pollution Prevention Plan (SWPPP), if applicable
- Laboratory Records and Bench Sheets (including records from contract labs)
- Laboratory Quality Assurance/Quality Control (QA/QC) Methods and Records
- Monthly Operating Reports, if applicable
- Operation and Maintenance (O&M) Manual, if applicable
- Other Permit-Required Documents, if applicable
(e.g., Pollutant Minimization Program, Short-Term Waste Characterization Study, Whole Effluent Toxicity Study, Asset Management Program, etc.)

Program components that may be inspected, and documentation and/or implementation activities that EGLE staff may review during an inspection:

LABORATORY:

- Laboratory equipment is in proper working order (e.g., clean, calibrated, balance vibration-free, etc.)
- Reagents and other chemicals are not expired
- Equipment is maintained at appropriate temperature:
 - Sample refrigerator and composite sampler 0-6 °C
 - BOD incubator 20 °C ±1
 - Fecal coliform incubator 44.5 °C ±0.2
 - Drying oven 103-105 °C ±1
 - Muffle furnace 550 °C ±50
- Equipment maintenance records are available (e.g., including thermometers)
- Calibration records (including thermometers and calibration curves) are available
- Laboratory records include (may be dispersed on various record types):
 - Exact place, date, time of measurement or sample collection
 - Person(s) who performed the measurement or sample collection
 - Dates analyses were performed
 - Person(s) who performed the analyses
 - Analytical techniques or methods used
 - Date of and person responsible for equipment calibration
 - Results of all required analyses
- Proper reference manuals and standard operating procedures are available to laboratory personnel
- Written QA/QC procedures are adequate and available to laboratory personnel
 - Control charts are used for QA/QC data
 - QA/QC data are within control limits
 - Methods are in place to address cause of QA/QC data falling outside of control limits

ANALYTICAL METHODOLOGY:

- U.S. Environmental Protection Agency (U.S. EPA)-approved wastewater test methods with required quantification levels and/or sufficient sensitivity to determine compliance with effluent limitations are being used
- Alternate test methods, if used, have been approved by the U.S. EPA, either for general use or on an individual case-specific basis
- Significant figures and rounding rules are consistent with EGLE Policy
- Contract laboratory data, chain of custody and QA/QC Program are available

SAMPLING:

- Samples are representative of the discharge
- 24-hour composite samples are flow proportioned
- Sample collection method is consistent with the permit effluent limits (e.g. grab, composite)
- Composite sampler is working properly
- Sampling equipment and containers are clean
- Sampling containers consist of the appropriate material (e.g., glass, plastic) for the type of sample being collected
- Proper sample preservation, storage, and hold time procedures are being used
- QA/QC monitoring is being conducted as specified by approved methods
- Staff are trained in proper sample collection procedures

RECORDKEEPING AND REPORTING:

- Records are kept for a minimum of 3 years
- Facility has notified EGLE of changes in operations, name change, or ownership
- Facility reports any monitoring and analyses conducted in addition to permit-required monitoring
- Retained self-monitoring data are available, if applicable
- DMRs are submitted timely and consistent with analytical results and bench sheets
- If water treatment additives are used, products and concentration information is available
- Noncompliance is reported in accordance with the NPDES Permit

SITE REVIEW (INCLUDING OPERATION AND MAINTENANCE):

- Facility has sufficient staffing to operate effectively (and consistent with the O&M Manual, if applicable)
- Facility has a certified operator(s) consistent with the facility classification document
- Influent and effluent wastewater characteristics are consistent with the most recent permit application
- Equipment and treatment units are maintained and in working order
- Equipment maintenance and calibration logs are maintained
- Collection/treatment system and general facility are free of spills, overflows, excess accumulations of grease, solids, foam or floating materials
- Discharged storm water does not contain polluting materials

MIENVIRO PORTAL:

- Authorized user(s) account has been established (at minimum, there should be one administrator)
- Certifier Status Approvals have been received for authorized users who submit data/reports/applications.

Michigan.gov/EGLENPDES

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

To request this material in an alternat format, contact EGLE-Accessibility@Michigan.gov or 800-662-9278.

**MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY
 WATER RESOURCES DIVISION
 POINT SOURCE MONITORING
 FY24 - Compliance Sampling Inspection**

Table 1. Facility Name

Facility Name:	Howell Twp WWTP
----------------	------------------------

Table 2. Results of onsite analyses performed by WRD Staff

Monitoring Point 001A	Grab - 1	Grab - 2	Grab - 3	Upstream
Date	11/29/23	11/29/23	11/30/23	11/29/23
Time	1140	1518	1046	1456
Temp (C)	7	7	7	2.5
pH (SU)	7.31	6.83 rerun 7.04	7.20	7.90
DO (mg/L)	11.60	11.62	12.03	12.87

Table 2 displays the results of the onsite analyses performed by WRD Staff. In Table 3, located on the next page, please **fill in** the relevant information. If, for any reason, a parameter listed was not analyzed by the facility for the day(s) in question, please input **“not analyzed.”**

Submittal of this form will assist in the timely completion of the CSI Final Report, and is therefore greatly appreciated.

Analyses from the EGLE lab usually take a few weeks to process. Results will be shared with the facility when the Final Report is completed.

After completing Table 3, please return this form to **Ashley McElmurry** via email at **McElmurryA@michigan.gov**. Alternatively, you may text a picture of **Table 3** to this number: (231)-340-0288.

Staff may reach out to you later for laboratory bench sheets or for additional information.

Go on to Page 2!

Table 3. Results from analyses performed by facility. Please fill in this table. Include results from the composite sample taken during the time of the CSI.

Composite Sample Results from Monitoring Point 001A		
	Facility's Result	EGLE Split
Sample Start Date/Time	11/29/23 09:15	11/29/23 1130
Sample End Date/Time	11/30/23 10:40	11/30/23 1115
Flow (MGD)	0.2710 EFF	_____
	0.3326 InF	_____
TSS	8.0	8.0 7.8 7.6
CBOD5	1.24	2.20
NH3	0.011	0.008
Tot. Phosphorus	0.272	0.282
Chemical Oxygen Demand (COD) CBOD5	_____	_____
Alkalinity	_____	_____
Chloride	_____	_____
Sulfate	_____	_____
Hardness	_____	_____

Grab Sample Results from Monitoring Point 001A		
	Day 1 of CSI	Day 2 of CSI
Sample Date/Time	11/29 09:50	11/30 10:50
pH (SU)	7.38	7.24
DO (mg/L)	9.73	9.65
Temp (C)	10.9	10.9
Fecal (indicate unit)	3	6
LL Hg (ng/L)	_____	_____



QUOTATION		
DATE	NUMBER	PAGE
11/28/2023	0054762	1 of 2

B MHO100
 I MHOG WATER TREATMENT PLANT
 L 2911 DORR RD.
 T BRIGHTON, MI 48116
 O

Accepted By: _____
 Date: _____
 PO#: _____
 Ship To: _____

ATTENTION:
 JIM AULETTE 517-672-9653

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

CUSTOMER REF/PO#	JOB TITLE	SLP	SHIPPING TYPE
	HOWELL, FLYGT, PUMP, 3085.092-1650085, SEWAGE	TJC/CRB	CUSTOMER PICKUP
QTY	DESCRIPTION		

THE FOLLOWING QUOTE IS FOR THE COST OF LABOR AND MATERIALS TO REPAIR THE ABOVE REFERENCED PUMP.

NEW PARTS REQUIRED:

- (1) UPPER MECHANICAL SEAL - CUSTOMER SUPPLIED
- (1) LOWER MECHANICAL SEAL - CUSTOMER SUPPLIED
- (1) UPPER BEARING - CUSTOMER SUPPLIED
- (1) LOWER BEARING - CUSTOMER SUPPLIED
- (1) O-RING KIT - CUSTOMER SUPPLIED
- (25') STAINLESS STEEL CABLE SHEATHING
- (1) CABLE SEAL
- (1) STATOR - FACTORY MUTUAL EXPLOSION PROOF

*WNTP
LAGOON Pump*

LABOR REQUIRED:

CUSTOMER DROPPED PUMP OFF AT KENNEDY INDUSTRIES' WIXOM REPAIR FACILITY.

PERFORM ALL ELECTRICAL TESTS AND TEST RUN.

DISASSEMBLE, SANDBLAST, CLEAN AND INSPECT COMPLETE PUMP.

CLEAN, BAKE AND TEST STATOR ASSEMBLY.

DIMENSIONALLY MEASURE ALL OPERATING CLEARANCES AND RECORD ON INSPECTION REPORT.

ASSEMBLE ALL ROTATING PARTS ON SHAFT AND PLACE IN BALANCE MACHINE.

VERIFY TOTAL INDICATOR RUN OUTS THEN DYNAMICALLY BALANCE ROTOR TO ISO G2.5.

ASSEMBLE PUMP COMPLETE WITH NEW PARTS LISTED.

PRESSURE TEST SEAL CHAMBER TO ENSURE LEAK FREE.

INSTALL NEW OIL OR COOLANT IN SEAL CHAMBER.

PERFORM ALL ELECTRICAL TESTS AND TEST RUN.

PRESERVE, CRATE AND DELIVER TO YOUR LOCATION.



QUOTATION		
DATE	NUMBER	PAGE
11/28/2023	0054762	2 of 2

QTY	DESCRIPTION
-----	-------------

TOTAL REPAIR COST: \$4,795.00

DELIVERY: 6 WEEKS (AFTER RECEIPT OF ORDER)

IF YOU CHOOSE NOT TO REPAIR THIS PUMP, YOU WILL BE CHARGED AN INSPECTION FEE OF \$440.00

PLEASE PROVIDE WRITTEN OR VERBAL AUTHORIZATION SO THAT WE MAY RESPOND TO YOUR REQUIREMENTS.

IF YOU HAVE ANY QUESTIONS, COMMENTS, OR ARE IN NEED OF ANY ADDITIONAL INFORMATION PLEASE FEEL FREE TO CONTACT ME AT (248) 684-1200.

SINCERELY,

CODY BYERS
C BYERS@KENNEDYIND.COM

<p>This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 6/2023) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.</p> <p>QUOTE VALID FOR 30 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL. PAYMENT TERMS: NET 30</p>	<p>TOTAL: \$4,795.00</p>
--	---------------------------------



November 28, 2023

Mr. Jim Aulette
MHOG Water Treatment
900 Chilson Rd
Howell, MI 48843

**RE: Flygt 3085.092 Howell Sewage Pump
Serial Number: 1650085
Customer Reference Order #: N/A
Kennedy Industries #: 122571**

Mr. Aulette:

Attached are photos with descriptions of the parts in need of repair or replacement. If you have any questions, please do not hesitate to contact us.

Sincerely,

Mike Horn

Repair Center Manager
KENNEDY INDUSTRIES, INC.



KENNEDY
INDUSTRIES

INNOVATE
SOLVE
MONITOR
REPAIR

PUMP



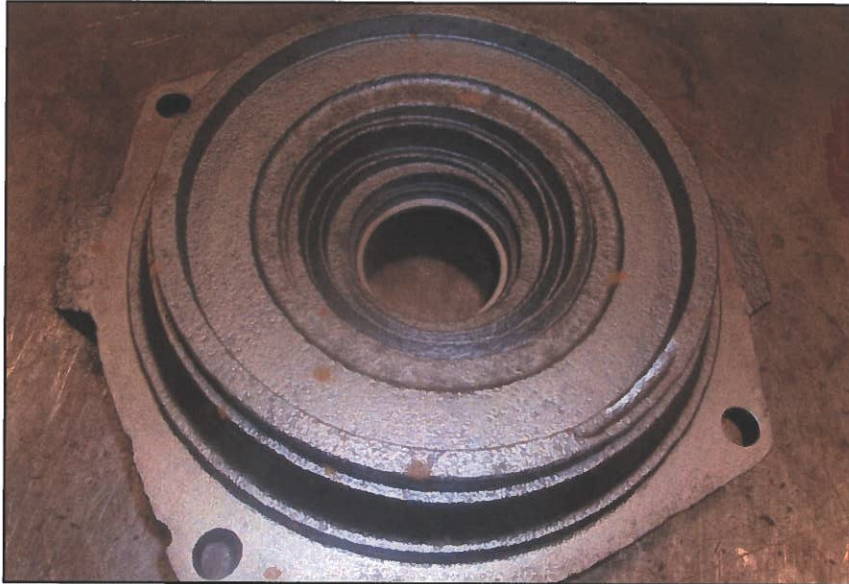
- Pump at disassembly.
- Pump spins freely by hand.
- Mechanical seals, bearings, and O-rings will be replaced with new customer supplied parts.

IMPELLER



- Impeller shows minimal wear.
- Impeller is in good condition and will be reused.

WEAR PLATE



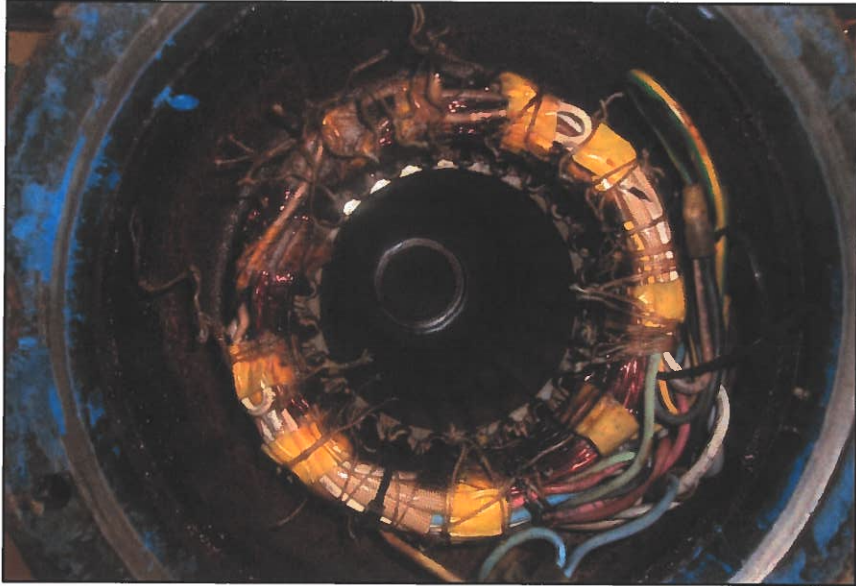
- Impeller vane face clearance to wear plate is 0.032", specification is 0.025-0.050".
- Wear plate shows minimal wear.
- Wear plate will be reused; clearance will be restored to specification at assembly.

ROTOR



- Rotor T.I.R. is 0.002" and within specification.
- Rotor is in good condition and will be reused.

STATOR



- Stator failed initial electrical tests.
- Stator burned up due to overload.
- Stator will be replaced with new.





Packing List

BOX:

*Howell Twp.
warranty item*

DLC EAST
10000 Twin Lakes Parkway
Suite C
Charlotte, NC 28269,
United States

Contact :

Tel :
Fax :

Packing List No: 117674528
Delivery No: 117674528
Shipment Priority: **Retail**

Verified by: PACKER99 11/22/2023 11:11:36

SHIP TO:
MHOG
2111 Packard Dr
HOWELL, MI 48843, United States

BILL TO:
IRCC DETROIT
13551 MERRIMAN RD
LIVONIA
48150, United States

Ship Method: FEDEX GROUND-TRUCK
Freight Terms: Prepay & Add
Way Bill No:

FOB Terms: FCA
No of Package:
Type of Package:

Gross Weight: 15.51285 KG
Net Weight: 15.51285 KG

Additional Information:

Sales Order No : 71104322 Customer Order No: 1653201 NU 1-19959831446 End Customer PO # 1-963KGHP
MHOGATTN:
MATTPLEASE
HOLD IR PARTS
IN
COMPRESSOR
ROOM

Ship Date : 22-NOV-23 Customer # 17776

Order Comments: 1-963KGHP MHOGATTN: MATTPLEASE HOLD IR PARTS IN COMPRESSOR ROOM ##

Line	Item	Description	COO	Qty	Unit
1.1	32244428	Coil, Aftercooler	MX	2	EA

SN #

Asset # : CBV861575
Line Comment:

Howell Township Pump Stations

Summary

Pump Stations were checked weekly.

I have included a quote from Kennedy for \$38,950.00 to repair the 60hp pump from Pump Station 73. This is a very expensive repair but we feel it is the worth it considering a new pump is around \$70,000.00.

Pump Station 70 has been on the Kennedy Plus 1 program for the last 5 years. You were leasing the pumps from Kennedy and now it is time to purchase the pumps you have or buy new pumps. The price to purchase the pumps you already have is \$18,000 (\$9,000/pump). If you were to purchase new pumps the cost would be \$52,510 (\$26,255/pump). Part of the plus 1 program included Kennedy pulling pumps and changing oil annually. We feel the pumps are still in good shape and the best option moving forward would be to purchase the pumps you already have for \$18,000.

PS-70

- Normal Operation

PS-71

- Normal Operation

PS-72

- Normal Operation

PS-73

- Normal Operation

PS-74

- Normal Operation

PS-75

- Normal Operation

PS-76

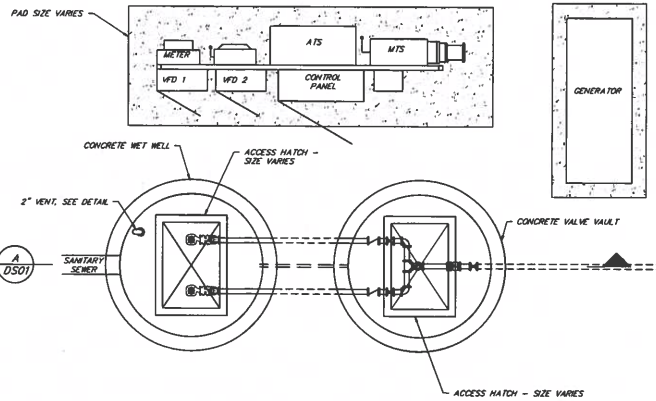
- Normal Operation

PS-77

- Normal Operations

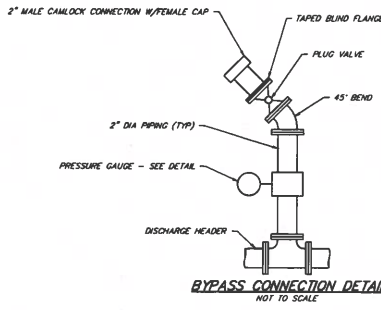
PS-78

- Normal Operation



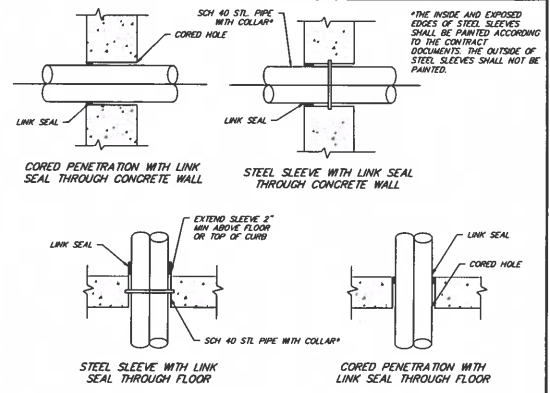
TYPICAL PUMP STATION PLAN

SCALE: 1/2" = 1'



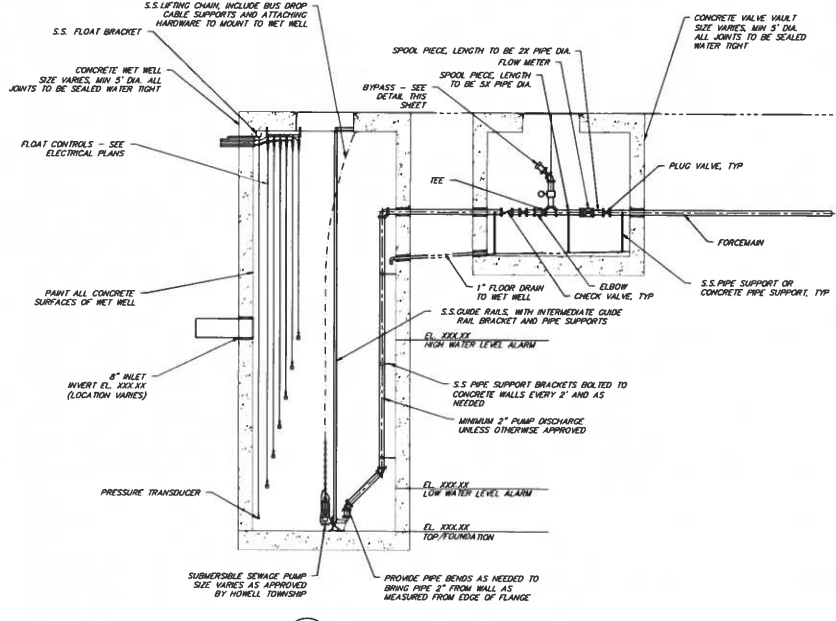
BYPASS CONNECTION DETAIL

NOT TO SCALE



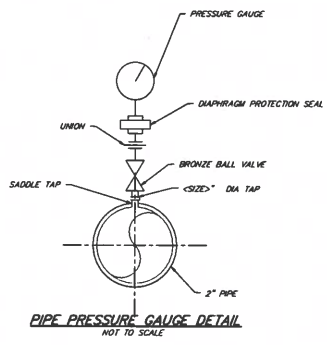
STEEL SLEEVE AND CORE PENETRATION DETAILS

NOT TO SCALE



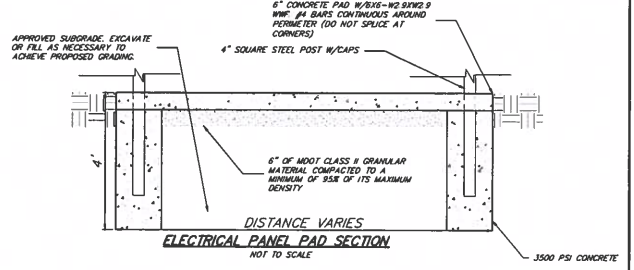
TYPICAL PUMP STATION SECTION

SCALE: 1/2" = 1'



PIPE PRESSURE GAUGE DETAIL

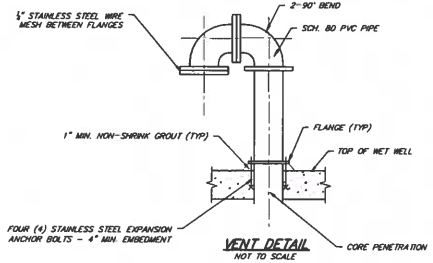
NOT TO SCALE



ELECTRICAL PANEL PAD SECTION

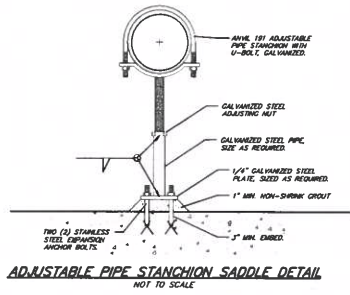
NOT TO SCALE

- NOTES**
1. PIPE DIAMETER WILL VARY PER PUMP SIZE.
 2. ALL HARDWARE TO BE JIS STAINLESS STEEL.
 3. LANDSCAPING AROUND PUMP STATION TO BE APPROVED BY HOWELL TOWNSHIP.
 4. ENGINEER SHALL PROVIDE BUOYANCY CALCULATION FOR WET WELL AND VALVE VAULT AND DESIGN APPROPRIATE BALLAST CONCRETE.
 5. HOWELL TOWNSHIP MAY REQUIRE CONTRACTOR TO INSTALL LEAK DETECTING MEASURES AT DOWNSTREAM DISCHARGE POINT.
 6. SEE STANDARDS FOR GENERATOR SIZING AND REQUIREMENTS.



VENT DETAIL

NOT TO SCALE



ADJUSTABLE PIPE STANCHION SADDLE DETAIL

NOT TO SCALE

BY	MARK	REVISIONS	DATE

THE WORK REPRESENTED BY THIS DRAWING IS REQUIRED BY THE HOWELL FOR THE CONDITIONS PRESENT AT THE TIME THE DESIGN WAS MADE. THE ENGINEER SHALL GUARANTEE THE DESIGN BUT SHALL NOT BE LIABLE FOR ANY OTHER DESIGN, CONSTRUCTION OR PERFORMANCE.

**HOWELL TOWNSHIP
PUMP STATION STANDARDS**

**PUMP STATION PLAN
10 - 90 GPM**

Spicer GROUP

DESIGN OFFICE
125 Main Street, Suite 2
Dundee, IL 60118
Tel: 708-657-3308
www.SpicerGroup.com

PREPARED BY: JCA	CHIEF ENGINEER: JCA	PROJECT NO: 130500502021
DRAWN BY: EMJ	APP. BY: PAW	
STDS:	SHEET 1 OF 11	DS
DATE: FEBRUARY 2022	FILE NO:	01
SCALE: AS SHOWN		

Grinder Pump Connections

1. Grinder pump connection should connect to manhole where possible.
2. Grinder pumps may be connected to gravity sewer directly with a gravity lead with a cleanout located at the Right-of-Way line.
3. Manholes with grinder pump connection must be lined with interior corrosion protection.

Grease Interceptor

1. Grease interceptor shall be provided for all food service facilities and any facilities with a commercial kitchen, as required by the Planning Commission.
2. Grease interceptor shall be connected to all food service drains which include mop sinks, dishwashers, food prep sinks, and floor drains. Non-food wastewater shall not pass through the grease interceptor and be connected downstream of the grease interceptor.
3. A cleanout shall be provided after the grease interceptor.
4. Grease interceptors shall be located outside the building, outside of the ROW or easement, and underground.
5. The minimum size for grease interceptors is 1,000 gallons.
6. A maintenance schedule shall be provided.

Industrial/Manufacturing Sites

1. Oil water separators should be provided all industrial/manufacturing sites and as required by the Township Engineer.
2. A manhole shall be provided at the ROW instead of cleanout for inspection and sample collection purposes.

PUBLIC PUMP STATIONS

GENERAL

1. Pump stations should be designed in accordance to:
 - a. Recommended Standards for Wastewater Facilities (Ten State Standards)
 - b. Howell Township Standard Pump Station Drawings and Specifications
 - c. Howell Township Sewer Ordinance 21 – Wastewater Collection and Treatment System.
2. Pump stations may be designed by Howell Township Engineer, if requested.
3. Each station's configuration shall be dependent on the proposed flow rate, based on the chart below. Final configuration to be approved by Howell Township.

Peak Flow (GPM)	Pumps	Discharge Piping Size	Configuration
10-90	Submersible	2" – 3"	Aboveground controls/ below ground Valve Vault
80-600	Submersible	4" – 6"	Aboveground Hut
>250	Submersible	≥ 4"	Aboveground Building

4. Wet well shall be appropriately sized for all future flows.
5. Buoyancy calculations and necessary ballast concrete for Wet well and valve vault (where applicable) must be included.
6. All pump stations shall be equipped with a flow meter.

Engineering Standards

7. Five-year warranty should be supplied from the time of start up.
8. All cabinetry, hatches, and other devices requiring locks shall be locked with a keyed pad lock.
9. Bollards, fences, and concrete pads may be required per discretion of Howell Township, depending on site location, and proximity to road.
10. A bypass connection shall be supplied with connect to match Howell Township pumps.
11. Aboveground shelters facade shall be approved by Howell Township.

CONTROLS

1. Primary Level Control Method: Submersible Pressure Transducer.
 - a. Power: 24 VDC, 4-20mA
 - b. Range: 0 to 10 PSI.
 - i. Scale: 0 to 23.1 Feet.
2. Backup Level Control Method: Float Switch Array.
 - a. High Level Alarm / Pumps Start
 - b. Low Level Alarm / Pumps Stop
3. Each pump shall be provided with a Hand-Off-Auto selector switch.
 - a. The "Hand" position provides Township personnel to operate each pump manually, regardless of other pump station conditions (sensor failures, alarms, etc.).
 - b. The "Off" position prevents starting of pumps due to pump station conditions.
 - c. The "Auto" position allows the pumps to operate in Automatic mode, which shall be a lead/lag method.
4. While in "Auto" mode pumps shall operate as follows:
 - a. When liquid level in wet well rises to elevation of "lead pump start" setpoint, start lead pump. When lead pump is started, run pump until liquid level in wet well is drawn down to "lead pump stop" setpoint, and then shut down lead pump.
 - b. When lead pump cannot keep up with influent flow, liquid level in wet well rises to "lag pump start" setpoint that starts lag pump. When lag pump is started, run pump until liquid level in wet well is pumped down to "lag pump stop" setpoint and shut down lag pump. Lead pump shall continue to run until wet well is drawn down to "lead pump stop" setpoint.
 - c. Automatically alternate lead and lag status of pumps after each pumping cycle (lead pump shutdown upon reaching "lead pump stop" setpoint).
5. When liquid level in wet well rises to elevation of the "wet well high level" float switch start lead pump, after an adjustable time delay start the lag pump, energize the "Wet Well High Level" alarm relay and light located on pump control panel, and activate the secondary control method. The secondary controls shall remain active until reset by pressing the "Alarm Reset" button.
6. When liquid level in wet well is pumped down to elevation of "wet well low level" float switch, shut down pumps and energize "Wet Well Low Level" alarm relay and light located on pump control panel.
7. Pumps shall be equipped with high temperature and seal leak detectors that shall shut down the pumps and alert Township personnel.
8. The following information, at a minimum, shall be made available via the township's remote monitoring and alarming system. These signals shall be wired to a dedicated terminal strip in the control panel, for wiring to alarming/monitoring device.
 - a. Power Failure / Phase Monitor.
 - b. Pump No. 1 Motor High Temperature/Seal Failure.
 - c. Pump No. 2 Motor High Temperature/Seal Failure.
 - d. High Wet Well Level.
 - e. Wet Well Low Level.

- f. Pump No. 1 Running.
 - g. Pump No. 2 Running.
 - h. Wet Well Level.
 - i. Flow Rate.
 - j. Flow Totalizer.
9. Substituting operator interface devices such as indicator lights, elapsed time meters, pushbuttons, and selector switches with objects on a graphical interface (ie. Touchscreen or computer screen) shall only be allowed when given prior approval by the Township.

GENERATOR

1. An onsite Standby Generator shall be required at all pump stations.
 - a. A portable generator may be purchased for the Township in leu of an onsite generator, if approved by Howell Township, depending on location of pump station.
2. Generators smaller than and including 100KW shall be natural gas. Generators larger than 100KW may be diesel.
3. Generator engine speed shall be 1800 rpm. High-speed generators will not be acceptable.
4. All generators shall include the following accessories, at a minimum. Additional products may be necessary based on pump station location.
 - a. Coolant heater
 - b. Battery charger
 - c. Batteries
 - d. Exhaust silencer, critical type
 - e. Battery tray heater
 - f. Alternator heater
 - g. Convenience receptacle
5. Generator shall be equipped with a weatherproof, insulated, level 2 sound attenuated enclosure.
6. Generator shall be sized according to pump sizes, other electrical loads required per pump station, and must be approved by Howell Township.
7. An Automatic Transfer Switch (ATS) shall be sized to handle the electrical service and generator requirements. ATS shall be from the Generator supplier and approved by the Generator manufacturer for each specific application.

PUMPS

1. Pump shall be sized as to pump peak flow through one pump at any given time.
2. Pumps must be able to pass flushable wipes.
3. Pump discharge piping 3" or larger must be ductile iron. Discharge piping may only be one size larger than the pump discharge, as recommended by the manufacturer.
4. Pump discharge piping less than 3" must be PVC Sch 80.
5. For pump discharge less than 3", grinder pumps are required.
 - a. VFDs with a manual backflow option shall be provided for all grinder pumps.

FORCEMAIN

1. Forcemain shall be a minimum of 2" but may not be smaller than the outlet of the pumps.
2. Connect to Howell Township manhole or pump station as approved by Howell Township.
3. Forcemain material shall be HDPE or PVC.

**Howell Township
Remaining Capital Improvement Plan Summary
Updated 12-18-23**

Active CIP and Significant Repairs In Progress					
No.	Project Description	Priority	Initial Estimate	Revised Estimate	Update
1	SCADA System for Plant (DO Monitoring, Level Monitoring, Alarm Improvements, Trending)	High	\$175,000	\$92,455	UIS has done the bulk of the work. However, needs to be finished up with publishing of alarms, publishing of web interface and final implementation
2	Walker North Clarifier Upgrade and Coating	Moderate	\$450,000	\$275,000	Received revised costs from Hamlett. Meet with Mechanical Contractor and Discuss Ordering Equipment Due to 6-Mo. Lead time and quote for Mechanical Work
3	Repair Valves to EQ Tank	Moderate	\$50,000	\$50,000	On hold, not critical
4	RAS and Headworks Roof Repairs	Low	\$5,000	\$5,000	Left messages, no call back
5	Plant Driveway Repairs (Crack Sealing)	Low	\$10,000	\$10,000	No Activity, not critical
6	Purchase Plus 1 Pumps for Station 70	High	\$18,000	\$18,000	Invoice from Kennedy to purchase two pumps
7	RAS / WAS Pump	High	\$30,000	\$29,995	Specifications Submitted to Hesco, still waiting on a pump quote
8	Lagoon Pump & Valves	High	\$30,000	\$4,795	Broken Valve to Equilibrate, Pump is into Kennedy for Diagnosis and Cost
9	Second Septage / Return Pump Station Pump	Moderate	\$10,000	TBD	Depends on Plus 1 Expiration
10	Pump Station 73 Spare Pump Repair	Moderate	\$69,730	\$38,950	Existing Pump Not Repaired Running 2.5X As Long, New Pump \$69,730 - Price to Repair Same as April 23 Repair
		Total	\$778,000	\$485,245	



QUOTATION		
DATE	NUMBER	PAGE
11/10/2023	0050983	1 of 1

B SEV987
 I
 L MHOG SEWER & WATER AUTHORITY
 L 900 CHILSON ROAD
 T Jenifer@mhog.org
 O HOWELL, MI 48843

Accepted By: _____
 Date: _____
 PO#: _____
 Ship To: _____

ATTENTION:
 JIM AULETTE 517-672-9653 JIMA@MHOG.ORG

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

CUSTOMER REF/PO#	JOB TITLE	SLP	SHIPPING TYPE
	HOWELL TOWNSHIP, INDUSTRIAL PARK STATION, FLYGT, 3153.830 PUMPS (2), WASTE WATER	TJC/CJD	FREIGHT ALLOWED

QTY	PART	DESCRIPTION	UNIT PRICE	EXTENDED
1.00	3153.830-1750001	FLYGT,PUMP,3153.830 4", 465IMP, 14HP, 3PH, 460V, FM, FLS, FV, 50' CABLE500 GPM @ 64' TDH. S/N: 1750001- PUMP CURRENTLY INSTALLED Mfg Part: 31538300045	\$9,000.00	\$9,000.00
1.00	3153.830-1750002	FLYGT,PUMP,3153.830 4", 465IMP, 14HP, 3PH, 460V, FM, FLS, FV, 50' CABLE500 GPM @ 64' TDH. S/N: 1750002 - PUMP CURRENTLY INSTALLED	\$9,000.00	\$9,000.00

WE DO NOT INCLUDE: TAXES, ACCESSORIES, INSTALLATION OR ASSEMBLY OF ANY COMPONENTS.

WE APPRECIATE THIS OPPORTUNITY TO QUOTE AND LOOK FORWARD TO BEING OF FUTURE SERVICE.

SINCERELY,
 CATIE DUSBIBER / TRAVIS COLE

PS# 70

<p>This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 4/2019) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.</p> <p>QUOTE VALID FOR 30 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL</p>	<p>TOTAL: \$18,000.00</p>
--	---

Jim Aulette

From: Travis Cole <tcole@kennedyind.com>
Sent: Monday, December 4, 2023 8:00 AM
To: Jim Aulette
Subject: Howell Industrial Station

Jim,

Price for each pump at Howell Industrial Station below:

PS 70

(1) Flygt Submersible Pump NP3153.830 465 IMP, 3/460, 14HP, FM with 50' Cable

Net Price not including freight or taxes: \$26,255.00

Thanks,

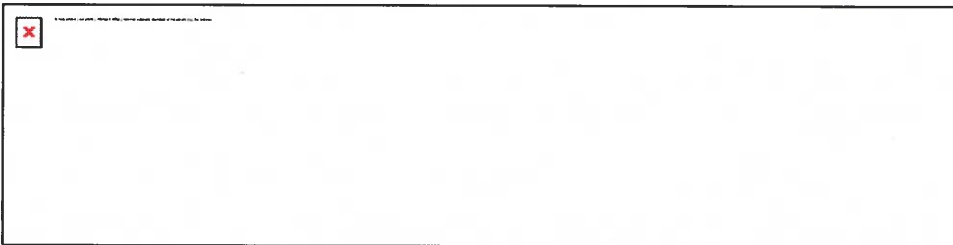
Travis Cole

Key Account Manager

(248) 459-1221 Cell

[Contact Information](#) | [Website](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

JOIN OUR TEAM: Account Managers, Customer Service Representatives, Project Managers, Field Service and Shop Personnel. [CLICK HERE](#) for more information.



"Providing the Same Dedication to our Community as We Do to our Employees and Customers"



INNOVATE
SOLVE
MONITOR
REPAIR

QUOTATION		
DATE	NUMBER	PAGE
11/28/2023	0054769	1 of 2

B MHO100
 I MHOG WATER TREATMENT PLANT
 L 2911 DORR RD.
 T BRIGHTON, MI 48116
 O

Accepted By: _____
 Date: _____
 PO#: _____
 Ship To: _____

ATTENTION:
 JIM AULETTE 517-672-9653

PS# 73

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

CUSTOMER REF/PO#	JOB TITLE	SLP	SHIPPING TYPE
	HOWELL, FLYGT, PUMP, 3202.090-S0740031, SEWAGE	TJC/CRB	CUSTOMER PICKUP
QTY	DESCRIPTION		

THE FOLLOWING QUOTE IS FOR THE COST OF LABOR AND MATERIALS TO REPAIR THE ABOVE REFERENCED PUMP.

- NEW PARTS REQUIRED:

 (1) UPPER MECHANICAL SEAL
 (1) LOWER MECHANICAL SEAL
 (1) UPPER BEARING
 (1) LOWER BEARING
 (1) O-RING KIT
 (1) COVER
 (1) VOLUTE
 (1) IMPELLER - HIGH CHROME
 (1) INSERT RING - HIGH CHROME

LABOR REQUIRED:

 CUSTOMER DROPPED PUMP OFF AT KENNEDY INDUSTRIES' WIXOM REPAIR FACILITY.

- PERFORM ALL ELECTRICAL TESTS AND TEST RUN.
- DISASSEMBLE, SANDBLAST, CLEAN AND INSPECT COMPLETE PUMP.
- CLEAN, BAKE AND TEST STATOR ASSEMBLY.
- DIMENSIONALLY MEASURE ALL OPERATING CLEARANCES AND RECORD ON INSPECTION REPORT.
- ASSEMBLE ALL ROTATING PARTS ON SHAFT AND PLACE IN BALANCE MACHINE.
- VERIFY TOTAL INDICATOR RUN OUTS THEN DYNAMICALLY BALANCE ROTOR TO ISO G2.5.
- ASSEMBLE PUMP COMPLETE WITH NEW PARTS LISTED.
- PRESSURE TEST SEAL CHAMBER TO ENSURE LEAK FREE.
- INSTALL NEW OIL OR COOLANT IN SEAL CHAMBER.
- PERFORM ALL ELECTRICAL TESTS AND TEST RUN.
- PRESERVE AND CRATE FOR CUSTOMER PICKUP.



INDUSTRIES
SOLVE
MONITOR
REPAIR

QUOTATION		
DATE	NUMBER	PAGE
11/28/2023	0054769	2 of 2

QTY	DESCRIPTION
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TOTAL REPAIR COST: \$38,950.00

DELIVERY: 10 WEEKS (AFTER RECEIPT OF ORDER)

IF YOU CHOOSE NOT TO REPAIR THIS PUMP, YOU WILL BE CHARGED AN INSPECTION FEE OF \$1,760.00

PLEASE PROVIDE WRITTEN OR VERBAL AUTHORIZATION SO THAT WE MAY RESPOND TO YOUR REQUIREMENTS.

IF YOU HAVE ANY QUESTIONS, COMMENTS, OR ARE IN NEED OF ANY ADDITIONAL INFORMATION PLEASE FEEL FREE TO CONTACT ME AT (248) 684-1200.

SINCERELY,

CODY BYERS
CBYERS@KENNEDYIND.COM

<p>This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 6/2023) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.</p> <p>QUOTE VALID FOR 30 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL. PAYMENT TERMS: NET 30</p>	<p>TOTAL: \$38,950.00</p>
--	----------------------------------

P.O. Box 930079 Wixom, MI 48393 - 4925 Holtz Drive Wixom, MI 48393 - Phone: 248-684-1200 - Fax: 248-684-6011

www.Kennedyind.com



November 28, 2023

Mr. Jim Aulette
MHOG Water Treatment Plant
Howell Twp
900 Chilson Rd
Howell, MI 48843

RE: Flygt 3202.090 Howell Sewage Pump
Serial Number: 0740031
Customer Reference Order #: N/A
Kennedy Industries #: 122569

Mr. Aulette:

Attached are photos with descriptions of the parts in need of repair or replacement. If you have any questions, please do not hesitate to contact us.

Sincerely,

Mike Horn

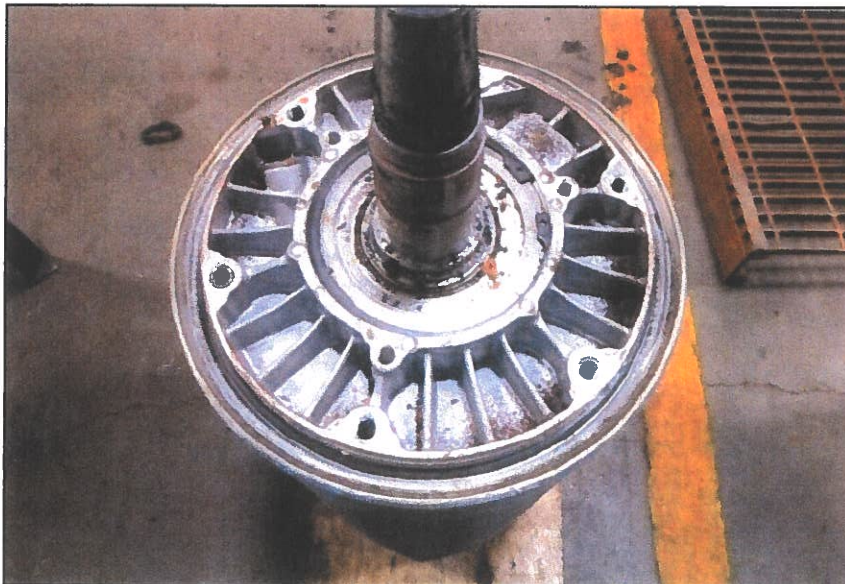
Repair Center Manager
KENNEDY INDUSTRIES, INC.

PUMP



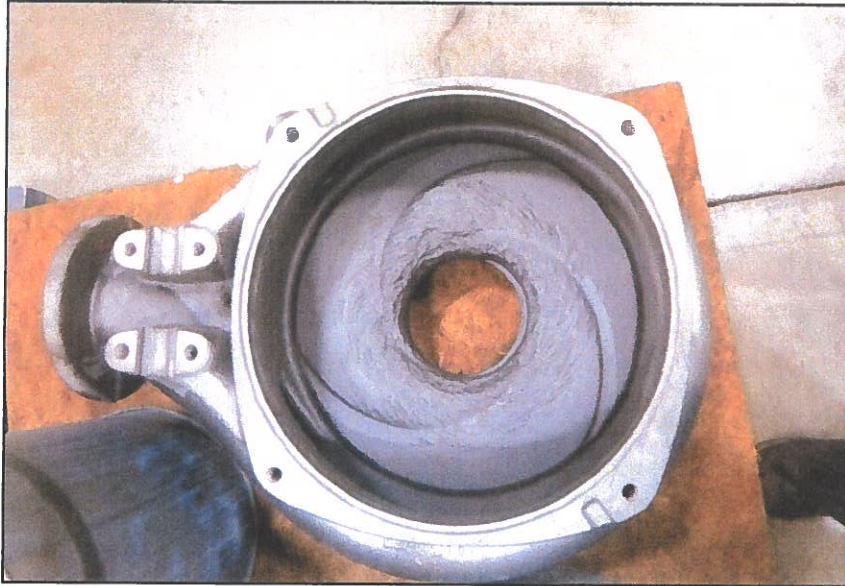
- Pump at disassembly.
- Pump spins freely by hand.

PUMP



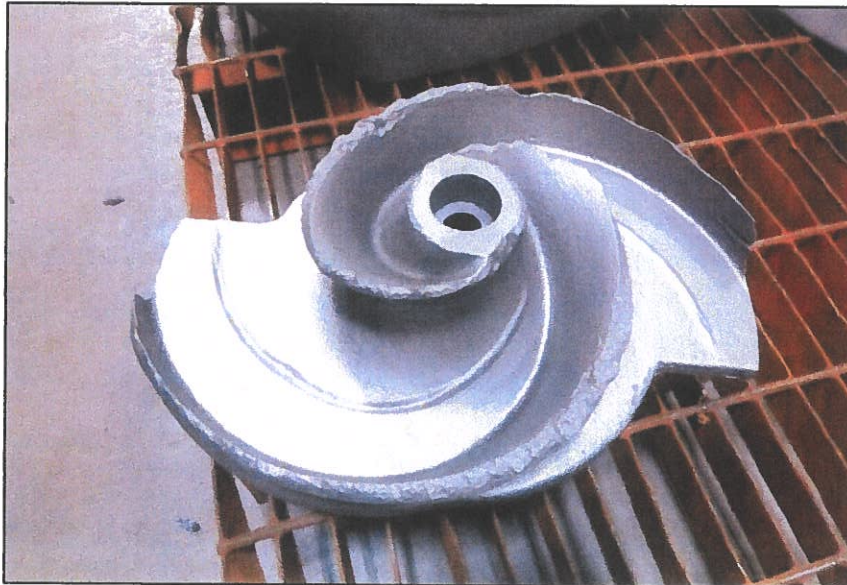
- Mechanical seals and bearings shows normal wear.
- Mechanical seals, bearings, and O-rings will be replaced with new.

VOLUTE / WEAR PLATE



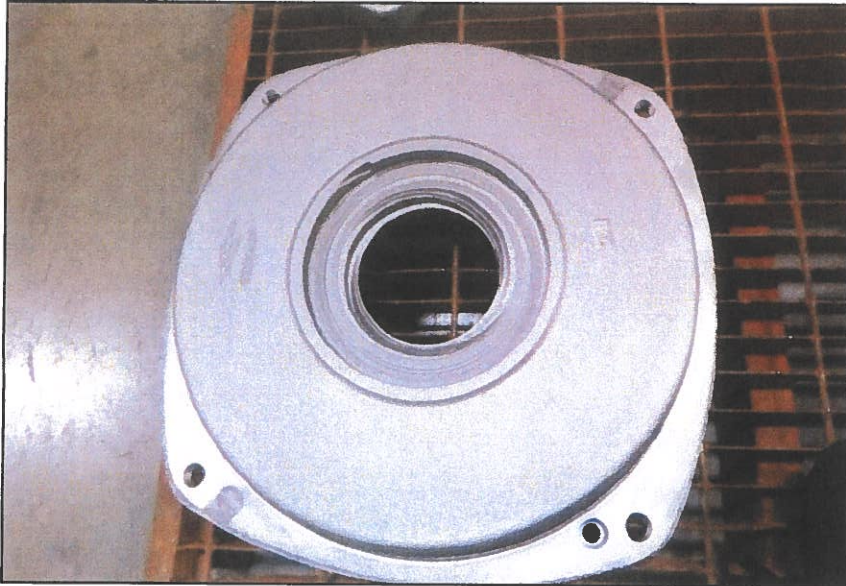
- Volute is heavily worn and beyond repair.
- Volute will be replaced with new.

IMPELLER



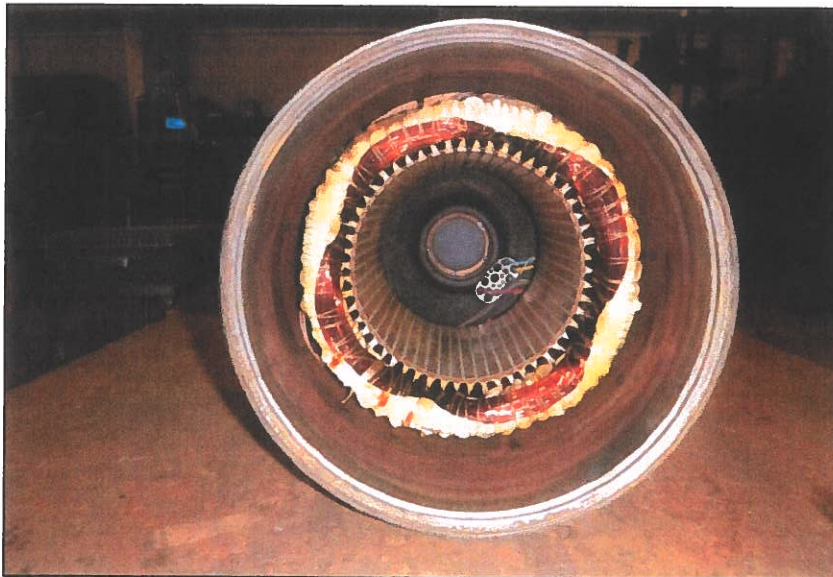
- Impeller is heavily worn and beyond repair.
- Impeller will be replaced with new high chrome impeller.

CASE RING



- Case ring ID to impeller ring OD clearance is .101, specification is .090-.120.
- Case ring is in good condition and will be reused.

STATOR



- Stator passed initial electrical test.
- Stator passed all electrical tests after bake and test.
- Stator is in good condition and will be reused.

**GENOA TOWNSHIP - DPW FUND #233
 BUDGET TO ACTUAL REPORT
 BUDGET FOR THE YEAR ENDING 3/31/24 COMPARED TO ACTUAL
 REVENUES & EXPENSES FOR 6 MONTHS ENDING 9/30/23**

ACCOUNT#	ACCOUNT DESCRIPTION	APPROVED BUDGET FOR YEAR ENDING 3/31/2024	ACTUAL FOR THE 6 MONTHS ENDING 9/30/2023	BUDGET REMAINING	% OF EXPENSE BUDGET REMAINING
REVENUES					
000-626-000	FEES - EXCLUDING OPER LABOR				
000-626-005	MARION SEWER (BILLING ONLY)	25,000	13,783	(11,217)	
000-626-008	LAKE EDGEWOOD WATER (BILLING ONLY)	4,150	2,061	(2,089)	
000-626-009	HOWELL TOWNSHIP	-	-	-	
	SUBTOTAL - FEES EXCLUDING OPER LABOR	29,150	15,844	(13,306)	
000-626-010	FEES - INCLUDING OPER LABOR				
000-626-012	OAK POINTE WATER	260,459	130,230	(130,229)	
000-626-011	OAK POINTE SEWER	309,082	154,541	(154,541)	
000-626-013	MHOG WATER	1,460,745	730,373	(730,372)	
000-626-014	LAKE EDGEWOOD SEWER	142,810	71,405	(71,405)	
000-626-015	GENOA/OCEOLA SEWER	906,505	453,252	(453,253)	
000-626-015.1	HOWELL TOWNSHIP	320,643	160,322	(160,321)	
	SUBTOTAL - FEES INCLUDING OPER LABOR	3,400,244	1,700,123	(1,700,121)	
000-626-016	VECTOR TRUCK				
000-626-017	OAK POINTE WATER	3,450	2,089	(1,361)	
000-626-018	OAK POINTE SEWER	16,100	9,750	(6,350)	
000-626-019	MHOG WATER	8,050	4,875	(3,175)	
000-626-020	LAKE EDGEWOOD SEWER	9,200	5,571	(3,629)	
000-626-021	GENOA/OCEOLA SEWER	46,000	27,856	(18,144)	
000-626-022	HOWELL TOWNSHIP	32,200	19,499	(12,701)	
	SUBTOTAL - VECTOR TRUCK REVENUE	115,000	69,640	(45,360)	
000-672-000	OTHER INCOME				
000-672-001	MISCELLANEOUS	5,000	6,828	1,828	
000-628-003	CONSTRUCTION FEES	8,000	12,049	4,049	
000-665-001	INTEREST INCOME	49	6,700	6,651	
000-581-001	HOWELL TOWNSHIP	-	-	-	
	SUBTOTAL - OTHER INCOME	13,049	25,577	12,528	
	TOTAL REVENUE	3,557,443	1,811,184	(1,746,259)	
EXPENDITURES					
600-801-071	ACCOUNTING				
600-801-072	AUDIT SERVICES	3,500	3,500	-	
600-801-073	ACCOUNTING SERVICES	8,000	4,250	3,750	
	TOTAL ACCOUNTING EXPENSES	11,500	7,750	3,750	32.61%
601-860-001	AUTO/TRUCK EXPENSES				
601-862-001	FUEL	80,876	27,244	53,632	
601-991-009	LOAN PAYBACK	80,000	40,000	40,000	
601-932-001	ROUTINE MAINTENANCE	46,781	14,411	32,370	
601-936-001	DEDUCTIBLE/BODY DAMAGE REPAIR	2,000	-	2,000	
601-981-002	AUTO INSURANCE	24,250	11,883	12,367	
601-981-001	VEHICLE PURCHASES	-	-	-	
	TOTAL AUTO/TRUCK EXPENSES	233,907	93,538	140,369	60.01%
602-803-009	ADMINISTRATIVE EXPENSES				

**GENOA TOWNSHIP - DPW FUND #233
 BUDGET TO ACTUAL REPORT
 BUDGET FOR THE YEAR ENDING 3/31/24 COMPARED TO ACTUAL
 REVENUES & EXPENSES FOR 6 MONTHS ENDING 9/30/23**

ACCOUNT#	ACCOUNT DESCRIPTION	APPROVED BUDGET FOR YEAR ENDING 3/31/2024	ACTUAL FOR THE 6 MONTHS ENDING 9/30/2023	BUDGET REMAINING	% OF EXPENSE BUDGET REMAINING
602-801-004	RECEIPTING	33,176	16,588	16,588	
602-940-001	OFFICE RENT & SUPPLY	26,183	13,092	13,091	
	TOTAL ADMINISTRATIVE EXPENSES	59,359	29,680	29,679	50.00%
603-948-001	COMPUTER/SW EXPENSES				
603-948-002	COMPUTER HARDWARE EXPENSES	1,000	-	1,000	
603-948-003	COMPUTER SOFTWARE EXPENSES	-	-	-	
603-948-004	WEB SITE MAINTENANCE	900	899		
603-948-005	BSA UTILITY MODULE	4,259	4,595	(336)	
603-948-006	OTHER (Adobe, Upgrades, etc...)	2,000	325	1,675	
603-950-001	AIR CARDS/JETPACKS	7,000	3,851	3,149	
	TOTAL COMPUTER/SW EXPENSES	15,159	9,670	5,489	36.21%
604-910-001	PROFESSIONAL DEVELOPMENT				
604-910-002	EMPLOYEE	13,650	6,255	7,395	
604-910-003	INTERNAL TRAINING	5,000	5,403	(403)	
	TOTAL PROFESSIONAL DEVELOPMENT	18,650	11,658	6,992	37.49%
606-959-001	CONTINGENCY	-	-	-	
608-709-001	EMPLOYER'S PAYROLL TAXES	149,799	73,708	76,091	50.80%
609-977-003	GIS				
609-977-005	ANNUAL CENTRAL SQUARE DUES	12,000	12,115	(115)	
609-977-006	ARC GIS ON-LINE LICENSES	7,200	8,395	(1,195)	
609-977-007	ROUTINE GIS MAINTENANCE	18,000	10,742	7,258	
609-977-008	NEAR MAP LICENSE	4,500	4,500		
609-948-005	HARDWARE (TABLETS)	600	-	600	
	TOTAL GIS	42,300	35,752	6,548	15.48%
612-840-005	INSURANCE				
612-840-006	BC/BS MICHIGAN	386,254	190,094	196,160	
612-840-007	EHIM	65,088	34,872	30,216	
612-718-004	EHIM RESERVE	-	-	-	
612-836-001	WELLNESS PROGRAM	7,865	1,621	6,244	
612-844-001	LIFE/DISABILITY	14,496	9,536	4,960	
612-844-002	WORKERS COMPENSATION	39,082	16,213	22,869	
612-936-003	PROPERTY/LIABILITY INSURANCE	35,000	11,453	23,547	
612-844-003	DENTAL INSURANCE	33,740	14,370	19,370	
	TOTAL INSURANCE	581,525	278,159	303,366	52.17%
613-804-001	LEGAL FEES	1,500	380	1,120	74.67%
615-742-001	CREDIT CARD FEES	24,000	7,530	16,470	68.63%
616-742-001	EMPLOYEE RECRUITING				
616-742-003	ADVERTISING	2,500	1,941	559	
616-742-004	BACKGROUND CHECK	500	80	420	
616-742-005	PRE-EMPLOYMENT PHYSICALS/DRUG SCREEN	1,000	492	508	
616-742-006	CDL PHYSICALS AND DRUG TESTING	1,000	1,887	(887)	

**GENOA TOWNSHIP - DPW FUND #233
 BUDGET TO ACTUAL REPORT
 BUDGET FOR THE YEAR ENDING 3/31/24 COMPARED TO ACTUAL
 REVENUES & EXPENSES FOR 6 MONTHS ENDING 9/30/23**

ACCOUNT#	ACCOUNT DESCRIPTION	APPROVED BUDGET FOR YEAR ENDING 3/31/2024	ACTUAL FOR THE 6 MONTHS ENDING 9/30/2023	BUDGET REMAINING	% OF EXPENSE BUDGET REMAINING
	TOTAL EMPLOYEE RECRUITING	5,000	4,400	600	12.00%
617-751-008	OFFICE EXPENSES				
617-934-001	FURNITURE/CAPITAL	-	-	-	
617-750-099	SUPPLIES	4,000	3,402	598	
617-851-001	POSTAGE & SHIPPING	10,000	2,572	7,428	
	TOTAL OFFICE	14,000	5,974	8,026	57.33%
630-702-001	SALARIES				
627-715-001	RETIREMENT	192,855	91,416	101,439	
630-702-002	STRAIGHT TIME	1,742,870	829,261	913,609	
630-702-007	OVERTIME	170,444	77,016	93,428	
630-702-011	CONTRACT ENGINEER	58,000	27,391	30,609	
	TOTAL SALARIES	2,164,169	1,025,084	1,139,085	52.63%
640-753-001	SUPPLIES & TOOLS	6,500	3,994	2,506	38.55%
651-853-001	TELEPHONE				
651-853-003	ANSWERING SERVICE	3,750	1,714	2,036	
651-853-004	CELL PHONE ALLOWANCE	25,500	12,004	13,496	
651-853-005	CELL PHONES	2,000	286	1,714	
651-853-007	CUSTOMER LINE	1,000	776	224	
	TOTAL TELEPHONE	32,250	14,780	17,470	54.17%
699-995-861	TRANSFERS TO EQUIPMENT RESERVES	60,000	30,000	30,000	50.00%
699-995-862	TRANSFERS TO PERSONNEL RESERVES	1,000	500	500	50.00%
705-767-001	UNIFORMS & PROTECTIVE CLOTHING				
705-767-002	UNIFORMS	8,975	10,086	(1,111)	
705-767-003	PANT/BOOT ALLOWANCE/SAFETY CLOTH	12,850	-	12,850	
	TOTAL UNIFORMS & PROTECTIVE CLOTH.	21,825	10,086	11,739	53.79%
706-767-006	VECTOR TRUCK				
706-932-050	VT - FUEL	6,500	1,558	4,942	
706-932-051	VT - EQUIPMENT/TOOLS	1,000	-	1,000	
706-932-052	VT - ANNUAL LOAN PAYMENT	100,000	50,000	50,000	
706-934-040	VT - REPAIRS	7,500	18,083	(10,583)	
	TOTAL VECTOR TRUCK	115,000	69,641	45,359	39.44%
	TOTAL EXPENDITURES	3,557,443	1,712,284	1,845,159	51.87%
	CHANGE IN FUND BALANCE	-	98,900	98,900	
	BEGINNING FUND BALANCE	227,517	227,517	-	
	REFUNDS TO W/S DISTRICTS	(152,517)	(152,517)	-	
	ENDING FUND BALANCE	75,000	173,900	98,900	
		3/31/24	9/30/2023		



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



PHILLIP D. ROOS
DIRECTOR

January 3, 2024

VIA EMAIL

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

Dear Jonathan Hohenstein:

SUBJECT: National Pollutant Discharge Elimination System (NPDES)
NPDES Individual Permit No. MI0055727
Designated Name: Howell Twp WWTP
Compliance Sampling Inspection (CSI)

On November 29 and 30, 2023, staff of the Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division (WRD), conducted a CSI at the Howell Township Wastewater Treatment Plant (WWTP)(Facility) located at 1222 Packard Drive, Howell, Livingston County, Michigan 48843. The purpose of the inspection was to evaluate the facility's compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), MCL 324.3101 et seq., the Part 21, Wastewater Discharge Permits, administrative rules promulgated pursuant to Part 31, Mich admin code, R 323.2101 et seq. and NPDES Permit No. MI00557727.

Ashley McElmurry and Brent Bodnar from the WRD and Greg Tatara, Jim Aulette and Matt Hunt of the Genoa-Oceola Sewer and Water Authority participated in the inspection which included an interview, records review, laboratory review and a Facility walkthrough. Samples were also collected by WRD in order to assess the accuracy of laboratory results.

The Facility serves approximately 3,000 residents in Howell Township. No industrial wastewater flows into the Facility. The Facility consists of a lagoon system used for equalization, an additional equalization tank, screening, secondary treatment with a Biolac aeration tank, ferric chloride addition, secondary clarifiers, tertiary filtration, and an ultraviolet disinfection system. The Facility has a design capacity of 0.75 million gallons per day (MGD) and current flows are around 0.28 MGD. The Outfall is to the South Branch of the Shiawassee River.

The following items were reviewed and/or discussed during the inspection.

1. The Facility has been operated by the Genoa-Oceola Sewer and Water Authority for the past year and a half.

2. Biosolids are stored until they are land applied in three sludge storage tanks with a total volume of 600,000 gallons which is approximately one year of storage. If two of the three tanks are full then Biosolids are taken to the Genoa Oceola WWTP for dewatering and landfilling.
3. The screen has been rehabilitated and the associated screen channel has been relined to fix concrete corrosion which had taken place.
4. Modifications were made to the splitter tank located after the Biolac aeration tank and prior to the secondary clarifiers. The ferric chloride feed system which is fed at the splitter tank kept getting clogged and concrete corrosion was observed in tank's bottom. The splitter box has been lined and the feed system is now working properly which has resulted in improved mixing.
5. The UV disinfection system was refurbished. The UV system is an older system and may need replacement in the future.
6. The Facility will be getting a new SCADA system by the end of the year. The current SCADA system notifies the operators if there is an alarm condition whereas the new SCADA system will provide additional operational data to the operator. Eventually a SCADA system that provides real time monitoring data with automatic adjustments is desirable for the Facility.

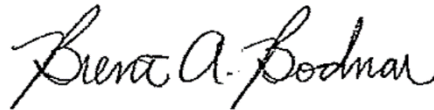
The laboratory inspection indicated that samples for fecal coliforms, pH and Dissolved Oxygen are analyzed at the Facility Laboratory while samples for Total Suspended Solids, Carbonaceous Biochemical Oxygen Demand (CBOD5), Ammonia and Total Phosphorus are analyzed at the Genoa Oceola WWTP. Acceptable analytical methods and Quality Assurance/Quality Control (QA/QC) measures are being performed at both laboratories. The Facility regularly runs spikes and duplicate samples and maintains control charts. Spot checks of laboratory equipment indicated that correct temperatures are being maintained. The laboratory also performs regular calibrations of equipment and maintains appropriate records.

Laboratory results from the inspection are included in the enclosed report. The report includes the analytical results from EGLE's Laboratory for the composite and grab samples as well as results from the Facility's laboratory. The results show that similar concentrations of parameters were detected.

As part of the inspection, spot checks were done on three random dates: October 2, October 16 and October 31, 2023 to make sure laboratory results are being accurately reported on monthly Discharge Monitoring Reports (DMRs) from the laboratory bench sheets. The spot checks did not indicate any errors. Calculations performed for the October 2023 DMR were checked and the reporting of averages, geometric means, etc are being done correctly.

We appreciate your efforts to maintain compliance with NPDES Permit No. MI0055727. If you have any questions or comments regarding this letter, please contact me at 517-243-8011; BodnarB@Michigan.gov; or EGLE, Lansing District Office, 525 West Allegan Street, 1st Floor, South Tower, Lansing, MI 48933.

Sincerely,

A handwritten signature in black ink that reads "Brent A. Bodnar". The signature is written in a cursive style with a large initial 'B'.

Brent A. Bodnar, P.E.
Environmental Engineer
Lansing District Office
Water Resources Division

cc: Greg Tatara, Genoa-Oceola Sewer and Water Authority
Jim Aulette, Genoa-Oceola Sewer and Water Authority

**HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
RESOLUTION TO ADOPTING
THE 2024-2028 RECREATION MASTER PLAN
RESOLUTION NO. 1.24.535**

At a regular meeting of the Howell Township Board, held at the Township Hall on the 8th day of January, 2024, at 6:30 p.m.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____ :

WHEREAS, Howell Township has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a four year period covering the years 2024-2028, and

WHEREAS, the Township Board began the process of developing a community recreation plan in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and

WHEREAS, residents were provided with an opportunity to express opinions and ask questions during the drafting of the plan and was given a well-advertised period of at least 30 days to review and comment on the draft plan, and

WHEREAS, a public hearing was held on December 11, 2023 at the Township Hall to provide an opportunity for all residents to discuss all aspects of the Howell Township Recreation Master Plan, and after the public hearing the Board of Trustees voted to adopt the 2024-2028 Howell Township Recreation Master Plan

Howell Township
Invoice and Check Registers
As of 12/31/2023

INVOICE REGISTER FOR HOWELL TOWNSHIP

ALL DATES, POSTED AND UNPOSTED
OPEN AND PAID

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00022713	BS&A SOFTWARE	11/21/2023	12/21/2023	550.00	0.00	Paid	Y
00022718	UIS SCADA	11/24/2023	12/24/2023	73,964.00	0.00	Paid	Y
00022719	MUTUAL OF OMAHA INSURANCE COMPANY	11/24/2023	12/24/2023	182.51	0.00	Paid	Y
00022720	JUDICIAL SERVICES GROUP, LTD	11/21/2023	12/21/2023	17.84	0.00	Paid	Y
00022721	CONSUMERS ENERGY	11/18/2023	12/18/2023	24.23	0.00	Paid	Y
00022722	CONSUMERS ENERGY	11/18/2023	12/18/2023	383.77	0.00	Paid	Y
00022724	BYRUM ACE HARDWARE	11/09/2023	12/28/2023	6.59	0.00	Paid	Y
00022725	CONSUMERS ENERGY	11/20/2023	12/18/2023	142.78	0.00	Paid	Y
00022726	CONSUMERS ENERGY	11/20/2023	12/18/2023	362.76	0.00	Paid	Y
00022727	CINTAS CORPORATION	11/29/2023	12/18/2023	97.84	0.00	Paid	Y
00022714	FIRST NATIONAL BANK	12/01/2023	12/01/2023	4,448.77	0.00	Paid	Y
00022715	HOWELL TOWNSHIP	12/01/2023	12/01/2023	117.31	0.00	Paid	Y
00022716	AMERICAN FUNDS	12/01/2023	12/01/2023	2,920.02	0.00	Paid	Y
00022717	EMPOWER	12/01/2023	12/01/2023	2,263.10	0.00	Paid	Y
00022723	PERFECT MAINTENANCE	11/28/2023	12/28/2023	195.00	0.00	Paid	Y
00022728	COMCAST	11/22/2023	12/10/2023	434.76	0.00	Paid	Y
00022729	FAHEY SCHULTZ BURZYCH RHODES PLC	11/29/2023	12/10/2023	562.50	0.00	Paid	Y
00022730	FAHEY SCHULTZ BURZYCH RHODES PLC	11/29/2023	12/10/2023	1,012.50	0.00	Paid	Y
00022731	FAHEY SCHULTZ BURZYCH RHODES PLC	11/29/2023	12/10/2023	1,407.50	0.00	Paid	Y
00022732	FAHEY SCHULTZ BURZYCH RHODES PLC	11/29/2023	12/10/2023	23,709.50	0.00	Paid	Y
00022733	FAHEY SCHULTZ BURZYCH RHODES PLC	11/29/2023	12/10/2023	3,172.50	0.00	Paid	Y
00022734	FAHEY SCHULTZ BURZYCH RHODES PLC	11/29/2023	12/10/2023	202.00	0.00	Paid	Y
00022735	GENOA TOWNSHIP DPW	12/01/2023	12/10/2023	26,720.25	0.00	Paid	Y
00022736	BRIGHTON ANALYTICAL	11/13/2023	12/10/2023	40.00	0.00	Paid	Y
00022737	HOWELL PUBLIC SCHOOLS	11/30/2023	12/10/2023	356.00	0.00	Paid	Y
00022738	PITNEY BOWES GLOBAL FINANCIAL SERV.	11/29/2023	12/29/2023	403.98	0.00	Paid	Y
00022739	LIVINGSTON COUNTY TREASURER	11/20/2023	12/29/2023	785.00	0.00	Paid	Y
00022740	LIVINGSTON COUNTY TREASURER	12/04/2023	12/29/2023	94.00	0.00	Paid	Y
00022741	AT&T	11/19/2023	12/11/2023	325.95	0.00	Paid	Y
00022742	COMPLETE OUTDOOR SERVICES, INC.	11/29/2023		845.00	0.00	Paid	Y
00022743	DTE ENERGY	11/30/2023	12/25/2023	673.37	0.00	Paid	Y
00022745	HOWELL TOWNSHIP	12/05/2023	12/05/2023	165.73	0.00	Paid	Y
00022746	LIVINGSTON COUNTY TREASURER	12/05/2023	12/05/2023	2,357.44	0.00	Paid	Y
00022747	LIV EDUC SERVICE AGENCY	12/05/2023	12/05/2023	2,352.54	0.00	Paid	Y
00022748	HOWELL PUBLIC SCHOOLS	12/05/2023	12/05/2023	2,020.30	0.00	Paid	Y
00022749	HOWELL PUBLIC SCHOOLS	12/05/2023	12/05/2023	5,946.49	0.00	Paid	Y
00022750	LIVINGSTON COUNTY TREASURER	12/05/2023	12/05/2023	4,408.10	0.00	Paid	Y
00022751	KENT COMMUNICATIONS INC	11/29/2023	12/25/2023	1,183.30	0.00	Paid	Y
00022752	JUDICIAL SERVICES GROUP, LTD	11/29/2023	12/25/2023	61.28	0.00	Paid	Y
00022753	GRANGER WASTE SERVICES	11/30/2023	12/25/2023	23.91	0.00	Paid	Y
00022754	REPUBLIC SERVICES	11/30/2023	12/20/2023	112.85	0.00	Paid	Y
00022755	RONCELLI	12/07/2023	12/20/2023	3,000.00	0.00	Paid	Y
00022756	SPICER GROUP	12/07/2023	12/27/2023	200.00	0.00	Paid	Y
00022757	SPICER GROUP	12/07/2023	12/27/2023	4,126.50	0.00	Paid	Y
00022758	SPICER GROUP	12/07/2023	12/27/2023	3,155.00	0.00	Paid	Y
00022760	SPICER GROUP	12/07/2023	12/27/2023	400.00	0.00	Paid	Y
00022761	CARLISLE WORTMAN ASSOC, INC.	12/07/2023	12/27/2023	925.00	0.00	Paid	Y
00022762	CARLISLE WORTMAN ASSOC, INC.	12/07/2023	12/27/2023	1,025.00	0.00	Paid	Y
00022763	CARLISLE WORTMAN ASSOC, INC.	12/07/2023	12/27/2023	540.00	0.00	Paid	Y
00022764	CARLISLE WORTMAN ASSOC, INC.	12/07/2023	12/20/2023	42.50	0.00	Paid	Y
00022765	CARLISLE WORTMAN ASSOC, INC.	12/07/2023	12/20/2023	1,487.50	0.00	Paid	Y
00022766	CARLISLE WORTMAN ASSOC, INC.	12/07/2023	12/20/2023	42.50	0.00	Paid	Y
00022767	CARLISLE WORTMAN ASSOC, INC.	12/07/2023	12/20/2023	170.00	0.00	Paid	Y

INVOICE REGISTER FOR HOWELL TOWNSHIP

ALL DATES, POSTED AND UNPOSTED
OPEN AND PAID

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00022768	FERGUSON WATERWORKS #3386	11/30/2023	12/20/2023	659.68	0.00	Paid	Y
00022769	VEGA AMERICAS INC.	11/28/2023	12/20/2023	1,118.85	0.00	Paid	Y
00022775	DTE ENERGY	12/05/2023	12/27/2023	346.70	0.00	Paid	Y
00022776	DTE ENERGY	12/05/2023	12/27/2023	173.65	0.00	Paid	Y
00022777	DTE ENERGY	12/05/2023	12/27/2023	342.92	0.00	Paid	Y
00022778	ABSOPURE	11/14/2023	12/14/2023	28.80	0.00	Paid	Y
00022779	ABSOPURE	11/30/2023	12/30/2023	12.00	0.00	Paid	Y
00022780	LIVINGSTON DAILY PRESS & ARGUS	11/30/2023	12/20/2023	925.00	0.00	Paid	Y
00022781	JUDICIAL SERVICES GROUP, LTD	11/30/2023	12/20/2023	44.47	0.00	Paid	Y
00022782	JONATHAN HOHENSTEIN	12/11/2023	12/20/2023	173.93	0.00	Paid	Y
00022783	APEX SOFTWARE	11/27/2023	12/27/2023	520.00	0.00	Paid	Y
00022784	HART INTERCIVIC INC	11/30/2023	12/27/2023	2,880.00	0.00	Paid	Y
00022785	SMART BUSINESS SOURCE, LLC	12/12/2023	12/27/2023	452.66	0.00	Paid	Y
00022786	DAVIDSON, TANYA	12/12/2023	12/27/2023	2,082.80	0.00	Paid	Y
00022770	FIRST NATIONAL BANK	12/15/2023	12/15/2023	4,815.46	0.00	Paid	Y
00022771	HOWELL TOWNSHIP	12/15/2023	12/15/2023	117.25	0.00	Paid	Y
00022772	BLUE CARE NETWORK	12/15/2023	12/15/2023	4,004.93	0.00	Paid	Y
00022773	AMERICAN FUNDS	12/15/2023	12/15/2023	3,158.62	0.00	Paid	Y
00022774	EMPOWER	12/15/2023	12/15/2023	2,313.89	0.00	Paid	Y
00022787	ETNA SUPPLY	12/11/2023	12/27/2023	48.00	0.00	Paid	Y
00022788	PRINTING SYSTEMS	12/14/2023	12/27/2023	1,068.84	0.00	Paid	Y
00022789	MICRO WORKS COMPUTING, INC	12/12/2023	01/01/2024	40.00	0.00	Paid	Y
00022790	DTE ENERGY	12/12/2023	01/03/2024	356.30	0.00	Paid	Y
00022791	GUARDIAN ALARM	12/12/2023	01/01/2023	860.40	0.00	Paid	Y
00022793	DTE ENERGY	12/14/2023	01/05/2023	55.73	0.00	Paid	Y
00022794	DTE ENERGY	12/11/2023	01/03/2023	32.27	0.00	Paid	Y
00022795	DTE ENERGY	12/11/2023	01/03/2023	231.15	0.00	Paid	Y
00022796	DTE ENERGY	12/11/2023	01/03/2023	4,441.24	0.00	Paid	Y
00022797	DTE ENERGY	12/11/2023	01/03/2023	596.09	0.00	Paid	Y
00022798	DTE ENERGY	12/11/2023	01/03/2023	397.74	0.00	Paid	Y
00022799	DTE ENERGY	12/11/2023	01/03/2023	250.44	0.00	Paid	Y
00022800	DTE ENERGY	12/11/2023	01/03/2023	243.32	0.00	Paid	Y
00022801	PVS TECHNOLOGIES, INC	12/11/2023	01/11/2024	8,521.21	0.00	Paid	Y
00022807	LIVINGSTON COUNTY TREASURER	12/19/2023	01/11/2024	25,206.66	0.00	Paid	Y
00022808	HOWELL PUBLIC SCHOOLS	12/19/2023	01/11/2024	89,953.04	0.00	Paid	Y
00022809	HOWELL CARNEGIE LIBRARY	12/19/2023	01/11/2024	33,585.76	0.00	Paid	Y
00022810	FOWLerville SCHOOLS	12/19/2023	01/11/2024	7,011.90	0.00	Paid	Y
00022811	FOWLerville DIST LIBRARY	12/19/2023	01/11/2024	969.86	0.00	Paid	Y
00022812	HOWELL AREA FIRE AUTHORITY	12/19/2023	01/11/2024	66,888.53	0.00	Paid	Y
00022813	HOWELL TOWNSHIP	12/20/2023		123.18	0.00	Paid	Y
00022814	LIVINGSTON COUNTY TREASURER	12/20/2023		2,231.21	0.00	Paid	Y
00022815	LIV EDUC SERVICE AGENCY	12/20/2023		2,226.55	0.00	Paid	Y
00022816	HOWELL PUBLIC SCHOOLS	12/20/2023		1,912.11	0.00	Paid	Y
00022817	HOWELL PUBLIC SCHOOLS	12/20/2023		2,070.12	0.00	Paid	Y
00022818	LIVINGSTON COUNTY TREASURER	12/20/2023		4,171.97	0.00	Paid	Y
00022823	CONSUMERS ENERGY	12/19/2023	01/12/2024	549.84	0.00	Paid	Y
00022824	CONSUMERS ENERGY	12/19/2023	01/12/2024	22.98	0.00	Paid	Y
00022819	FIRST NATIONAL BANK	12/29/2023	12/29/2023	4,627.30	0.00	Paid	Y
00022820	AMERICAN FUNDS	12/29/2023	12/29/2023	2,913.65	0.00	Paid	Y
00022821	TREASURY STATE OF MICHIGAN	12/29/2023	12/29/2023	2,104.70	0.00	Paid	Y
00022822	EMPOWER	12/29/2023	12/29/2023	2,268.91	0.00	Paid	Y

of Invoices: 104 # Due: 0

Totals: 470,319.88

0.00

INVOICE REGISTER FOR HOWELL TOWNSHIP

ALL DATES, POSTED AND UNPOSTED
OPEN AND PAID

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
# of Credit Memos:	0	# Due: 0	Totals:	0.00	0.00		
Net of Invoices and Credit Memos:				470,319.88	0.00		
				<i>(Agrees with Check Register)</i>			
---	TOTALS BY FUND	---					
	101 GENERAL FUND			95,917.16	0.00		
	208 PARK/RECREATION FUND			170.00	0.00		
	285 AMERICAN RESCUE PLAN ACT (ARPA)			73,964.00	0.00		
	592 SWR/WTR			45,788.23	0.00		
	701 TRUST & AGENCY			879.00	0.00		
	703 TAX FUND			253,601.49	0.00		
							<i>BK</i>
---	TOTALS BY DEPT/ACTIVITY	---					
	000 OTHER			378,059.90	0.00		
	101 TOWNSHIP BOARD			110.00	0.00		
	215 CLERK			2,082.80	0.00		
	247 BOARD OF REVIEW			60.00	0.00		
	253 TREASURER			2,888.32	0.00		
	257 ASSESSING			520.00	0.00		
	262 ELECTIONS			3,948.84	0.00		
	265 TOWNSHIP HALL			5,013.42	0.00		
	268 TOWNSHIP AT LARGE			28,319.87	0.00		
	276 CEMETERY			845.00	0.00		
	538 WWTP			45,788.23	0.00		
	701 PLANNING			2,603.50	0.00		
	702 ZONING			80.00	0.00		

CHECK REGISTER FOR HOWELL TOWNSHIP
CHECK DATE 12/01/2023 - 12/31/2023

Check Date	Check	Vendor Name	Amount
Bank GEN GENERAL FUND CHECKING			
12/01/2023	101001806(E)	EMPOWER	2,263.10
12/01/2023	101001807(E)	FIRST NATIONAL BANK	4,448.77
12/01/2023	101001808(E)	HOWELL TOWNSHIP	117.31
12/01/2023	101001809(E)	AMERICAN FUNDS	2,920.02
12/05/2023	18614	BS&A SOFTWARE	550.00
12/05/2023	18615	CINTAS CORPORATION	97.84
12/05/2023	18616	COMCAST	434.76
12/05/2023	18617	COMPLETE OUTDOOR SERVICES, IN	845.00
12/05/2023	18618	DTE ENERGY	673.37
12/05/2023	18619	FAHEY SCHULTZ BURZYCH RHODES	30,066.50
12/05/2023	18620	HOWELL PUBLIC SCHOOLS	356.00
12/05/2023	18621	JUDICIAL SERVICES GROUP, LTD	17.84
12/05/2023	18622	MUTUAL OF OMAHA INSURANCE COM	182.51
12/05/2023	18623	PERFECT MAINTENANCE	195.00
12/05/2023	101001810(E)	CONSUMERS ENERGY	362.76
12/05/2023	101001811(E)	PITNEY BOWES GLOBAL FINANCIAL	403.98
12/11/2023	18624	BLUE CARE NETWORK	4,004.93
12/15/2023	101001812(E)	EMPOWER	2,313.89
12/15/2023	101001813(E)	FIRST NATIONAL BANK	4,815.46
12/15/2023	101001814(E)	HOWELL TOWNSHIP	117.25
12/15/2023	101001815(E)	AMERICAN FUNDS	3,158.62
12/18/2023	18625	ABSOPURE	40.80
12/18/2023	18626	APEX SOFTWARE	520.00
12/18/2023	18627	CARLISLE WORTMAN ASSOC, INC.	4,232.50
12/18/2023	18628	DAVIDSON, TANYA	2,082.80
12/18/2023	18629	GRANGER WASTE SERVICES	23.91
12/18/2023	18630	GUARDIAN ALARM	860.40
12/18/2023	18631	HART INTERCIVIC INC	2,880.00
12/18/2023	18632	JONATHAN HOHENSTEIN	173.93
12/18/2023	18633	JUDICIAL SERVICES GROUP, LTD	105.75
12/18/2023	18634	KENT COMMUNICATIONS INC	1,183.30
12/18/2023	18635	LIVINGSTON DAILY PRESS & ARGU	925.00
12/18/2023	18636	MICRO WORKS COMPUTING, INC	40.00
12/18/2023	18637	RONCELLI	3,000.00
12/18/2023	18638	SMART BUSINESS SOURCE, LLC	452.66
12/18/2023	18639	SPICER GROUP	7,881.50
12/18/2023	101001816(E)	DTE ENERGY	356.30
12/18/2023	101001817(E)	PRINTING SYSTEMS	1,068.84
12/29/2023	101001818(E)	EMPOWER	2,268.91
12/29/2023	101001819(E)	FIRST NATIONAL BANK	4,627.30
12/29/2023	101001820(E)	AMERICAN FUNDS	2,913.65
12/29/2023	101001821(E)	TREASURY STATE OF MICHIGAN	2,104.70
GEN TOTALS:			
Total of 42 Checks:			96,087.16
Less 0 Void Checks:			0.00
Total of 42 Disbursements:			96,087.16
Bank T&A TRUST & AGENCY CHECKING			
12/05/2023	3607	LIVINGSTON COUNTY TREASURER	785.00
12/05/2023	3608	LIVINGSTON COUNTY TREASURER	94.00
T&A TOTALS:			
Total of 2 Checks:			879.00
Less 0 Void Checks:			0.00
Total of 2 Disbursements:			879.00
Bank TAX TAX CHECKING			
12/05/2023	5883	HOWELL PUBLIC SCHOOLS	5,946.49
12/05/2023	5884	HOWELL PUBLIC SCHOOLS	2,020.30
12/05/2023	5885	HOWELL TOWNSHIP	165.73
12/05/2023	5886	LIV EDUC SERVICE AGENCY	2,352.54
12/05/2023	5887	LIVINGSTON COUNTY TREASURER	2,357.44
12/05/2023	5888	LIVINGSTON COUNTY TREASURER	4,408.10
12/20/2023	5889	FOWLerville DIST LIBRARY	969.86
12/20/2023	5890	FOWLerville SCHOOLS	7,011.90
12/20/2023	5891	HOWELL AREA FIRE AUTHORITY	66,888.53
12/20/2023	5892	HOWELL CARNEGIE LIBRARY	33,585.76
12/20/2023	5893	HOWELL PUBLIC SCHOOLS	2,070.12
12/20/2023	5894	HOWELL PUBLIC SCHOOLS	89,953.04
12/20/2023	5895	HOWELL PUBLIC SCHOOLS	1,912.11
12/20/2023	5896	HOWELL TOWNSHIP	123.18

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 12/01/2023 - 12/31/2023

Check Date	Check	Vendor Name	Amount
Bank TAX TAX CHECKING			
12/20/2023	5897	LIV EDUC SERVICE AGENCY	2,226.55
12/20/2023	5898	LIVINGSTON COUNTY TREASURER	2,231.21
12/20/2023	5899	LIVINGSTON COUNTY TREASURER	25,206.66
12/20/2023	5900	LIVINGSTON COUNTY TREASURER	4,171.97
TAX TOTALS:			
Total of 18 Checks:			253,601.49
Less 0 Void Checks:			0.00
Total of 18 Disbursements:			<u>253,601.49</u>
Bank UTYCK UTILITY CHECKING			
12/05/2023	3138	BYRUM ACE HARDWARE	6.59
12/05/2023	3139	BRIGHTON ANALYTICAL	40.00
12/05/2023	3140	GENOA TOWNSHIP DPW	26,720.25
12/05/2023	3141	UIS SCADA	73,964.00
12/05/2023	59003890(E)	AT&T	325.95
12/05/2023	59003891(E)	CONSUMERS ENERGY	24.23
12/05/2023	59003892(E)	CONSUMERS ENERGY	383.77
12/05/2023	59003893(E)	CONSUMERS ENERGY	142.78
12/26/2023	3142	ETNA SUPPLY	48.00
12/26/2023	3143	FERGUSON WATERWORKS #3386	659.68
12/26/2023	3144	PVS TECHNOLOGIES, INC	8,521.21
12/26/2023	3145	REPUBLIC SERVICES	112.85
12/26/2023	3146	VEGA AMERICAS INC.	1,118.85
12/26/2023	59003894(E)	CONSUMERS ENERGY	549.84
12/26/2023	59003895(E)	CONSUMERS ENERGY	22.98
12/26/2023	59003896(E)	DTE ENERGY	346.70
12/26/2023	59003897(E)	DTE ENERGY	173.65
12/26/2023	59003898(E)	DTE ENERGY	342.92
12/26/2023	59003899(E)	DTE ENERGY	55.73
12/26/2023	59003900(E)	DTE ENERGY	32.27
12/26/2023	59003901(E)	DTE ENERGY	231.15
12/26/2023	59003902(E)	DTE ENERGY	4,441.24
12/26/2023	59003903(E)	DTE ENERGY	596.09
12/26/2023	59003904(E)	DTE ENERGY	397.74
12/26/2023	59003905(E)	DTE ENERGY	250.44
12/26/2023	59003906(E)	DTE ENERGY	243.32
UTYCK TOTALS:			
Total of 26 Checks:			119,752.23
Less 0 Void Checks:			0.00
Total of 26 Disbursements:			<u>119,752.23</u>
REPORT TOTALS:			
Total of 88 Checks:			470,319.88
Less 0 Void Checks:			0.00
Total of 88 Disbursements:			<u>470,319.88</u>

*6 Agrees with Invoice Register
BK*