

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING**

3525 Byron Road  
Howell, MI 48855  
October 22, 2024  
6:30 pm

1. Call to Order
2. Roll Call:       ( ) Wayne Williams - Chair               ( ) Paul Pominville  
                  ( ) Robert Spaulding – Vice Chair   ( ) Tim Boal  
                  ( ) Mike Newstead – Secretary       ( ) Chuck Frantjeskos  
                  ( ) Matthew Counts – Board Rep.
3. Pledge of Allegiance
4. Approval of the Agenda:  
   Planning Commission Regular Meeting: October 22, 2024
5. Approval of the Minutes:  
   Regular Meeting September 24, 2024
6. Zoning Board of Appeals Report:  
   Draft minutes: September 17, 2024
7. Township Board Report:  
   Draft minutes: October 7, 2024
8. Scheduled Public Hearings
  - A. Special Use Request PC2024-13 and Preliminary Site Plan Review PC2024-14: The Quarry R.V. Resort, Bedrock Ventures 4944 Mason Road, Parcel #s: 4706-31-400-003, 4706-32-300-002, 4706-32-300-003.
  - B. ADU Ordinance
  - C. Storage Container Ordinance
  - D. Wellhead Protection Ordinance
9. Other Matters to be Reviewed by the Planning Commission:
  - A. 2025 Planning Commission Meeting Dates
  - B. Ordinance Violation Report
10. Old Business:
  - A. Planning Commission Bylaws Update
11. New Business:
12. Call to the Public:
13. Adjournment

**This meeting is open to all members of the public under Michigan’s Open Meetings Act.  
Persons with disabilities who need accommodations to participate in this meeting should contact the Township Clerk’s Office  
at 517-546-2817 at least two (2) business days prior to the meeting.**

**Public Hearings.** All public hearings held by the Planning Commission must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes the procedures/rules to be followed during the hearing.
3. Applicant presents the main points of the application.
4. Persons having comments on the application are recognized.
5. Chairperson closes the public hearing and returns to the regular/special meeting.
6. Township Planner/Engineer/other consultants present their report and recommendation.
7. Planning Commission begins deliberation and arrives at a decision.

To ensure everyone has the opportunity to speak, the Chairperson may elect to limit the time permitted for each person to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of the request.

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

3525 Byron Road Howell, MI 48855

September 24, 2024

6:30 P.M.

**MEMBERS PRESENT:**

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Matthew Counts	Board Rep.

**MEMBERS ABSENT:**

Paul Pominville	Commissioner
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Tim Boal	Commissioner
Chuck Frantjeskos	Commissioner

**Also in Attendance:**

Township Planner Paul Montagno, Associate Planner Grayson Moore, Zoning Administrator Jonathan Hohenstein

Chairman Williams called the meeting to order at 6:30 pm. The roll was called. Chairman Williams requested members rise for the Pledge of Allegiance.

**APPROVAL OF THE AGENDA:**

**Motion** by Counts, **Second** by Spaulding, with an amendment by Williams, **"To approve the agenda with the amendment to switch items 9 and 11."** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

August 20, 2024

**Motion** by Boal, **"To approve the minutes as presented."** Chairman Williams requested one correction, under New Business, remove alternates for the **Planning Commission**, and inserting alternates for the **Zoning Board of Appeals**. **Motion** by Frantjeskos, **Second** by Boal, **"To approve a minor edit to the meeting minutes."** Motion carried.

**ZONING BOARD OF APPEALS REPORT:**

Draft minutes were not available for the Commission to review.

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet. Vice-Chairman Spaulding inquired about the engineering contract with Spicer Engineering.

**SCHEDULED PUBLIC HEARINGS:**

None.

**NEW BUSINESS:**

A. Guided Mission Investments, PC20214-12, 1800 N. Burkhart Rd. Howell, MI 48855, Parcel # 4706-28-100-012. Temporary Use Request.

Planner Montagno gave an overview of the temporary use permit request. Applicant Dwayne Combs gave a summary of the request and historically how the events have gone and measures they have

taken for traffic flow, traffic numbers for Castaway Café, hours of operation of Castaway and of the temporary events. Commissioner Frantjeskos inquired about parking spaces, hours of operation. Commissioner Boal inquired about historical parking, historical location of these events, signage, hours of operation.

**Motion** by Spaulding, **Second** by Newstead, **“Grant the temporary use request for Guided Mission Investments, PC2024-12, 1800 N. Burkhart Rd. Howell, MI 48855, Parcel# 4706-28-100-012 under the following conditions, that the applicant complies with conditions imposed by the Fire Marshal, that exterior signage complies with MIOSHA standards, that we also set the condition that this expires January 7, 2025.”** Motion carried.

**OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:**

A. Planning Commission Bylaws – Discussion

Commissioner Counts discussed the previous discussion about adding an additional Call to the Public to the agenda so that the public can give its input at the beginning of the meeting as well as at the end of the meeting. **Motion** by Counts, **Second** by Newstead, **“To amend the bylaws item 3 section F. insert a call to the public under agenda item 6, pushing everything else down.”** Discussion followed. Motion carried. Commissioner Spaulding inquired about special meeting costs if more than one applicant requests a special meeting, annual report to the Township Board, excused absences. Commissioner Boal discussed excused absences and notifications. It was the consensus of the Commission to bring the changes back to the next meeting for consideration and adoption.

**OLD BUSINESS:**

Planner Montagno introduced Planner Grayson Moore from Carlisle Wortman.

**CALL TO THE PUBLIC:**

Bob Wilson, 2945 Brewer Rd.: Discussed adding a second Call to the Public, the ADU ordinance, the need for tiny homes.

**ADJOURMENT:**

**Motion** by Counts, **Second** by Newstead, **“To adjourn.”** Motion carried. The meeting was adjourned at 7:20 p.m.

\_\_\_\_\_
Date

\_\_\_\_\_
Mike Newstead
Planning Commission Secretary

\_\_\_\_\_
Jonathan Hohenstein
Recording Secretary

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# HOWELL TOWNSHIP ZONING BOARD OF APPEALS

UNAPPROVED MINUTES: SEPTEMBER 17<sup>TH</sup> 2024  
3525 BYRON RD. HOWELL, MI 48855 (517-546-2817)

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**MEMBERS PRESENT:**

Ken Frenger                      Chairman  
Carol Weaver                    Vice Chair  
Jim McEvoy                      Secretary  
Jeff Smith                        Board Rep

**MEMBERS ABSENT:**

Wayne Williams PC- Rep.

Also Present:

Jonathan Hohenstein    Zoning Administrator

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

**APPROVAL OF AGENDA:** MOTION by Smith seconded by Weaver, “To Approve the September 17, 2024 Zoning Board of Appeals Agenda” Motion carried.

**APPROVAL OF MINUTES:** MOTION by Frenger, seconded by Weaver, “To Approve the August 20, 2024 Zoning Board of Appeals Minutes as Presented” Motion carried.

**TOWNSHIP BOARD REPORT:** Synopsis was given by Smith no questions.

**PLANNING COMMISSION REPORT:** Williams Absent no report

**NEW BUSINESS:**

**A. Public Hearing: Brandon Sacker, PZBA2024-05,  
Parcel #: 4706-13-300-003, 3300 Oak Grove Rd. Howell, MI 48855.  
Section 14.07-B Accessory Building Provisions  
Request: 50-foot variance to allow accessory building to be located in front  
of the rear line of the house.**

Staff Report: Jonathan Hohenstein

Parcel 4706-13-300-003 is a 1.190-acre site situated at the northern end of the Township on Oak Grove Road in the Single Family Residential (SFR) Zoning District. Applicant has submitted a request for a 50-foot dimensional variance to allow an accessory structure to be built in the front of the rear line of the house. The proposed 2000 square foot structure would sit north of the existing house in the side yard, 15 feet off of the northern property line, over 10 feet from the house, and over 100 feet from the front property line; all of which are within the requirements provided by the Township Zoning Ordinances. The proposed structure is depicted as having its own driveway; the applicant will be required to get approval for the driveway from the Livingston County Road Commission. Should the Township receive proof of the driveway approval prior to the meeting it will be included in the ZBA packet.

Brandon Sacker, discussed his plan. Request was made by Mr. Sacker because of DTE powerlines, location would not allow the structure location. Barn would be 40 x 50 feet, front of the Barn would be even with home and of similar design. Allowing for optimum esthetics. Jeff Smith asked questions with regard to well and septic location, and the Barn

having an individual driveway. Unidentified neighbor to the north of property said that request would not interfere with his property.

Motion to Approve: Carol Weaver, **PZBA2024-05, Parcel #: 4706-13-300-003, 3300 Oak Grove Rd. Howell, MI 48855. Section 14.07-B Accessory Building Provisions, 50-foot variance to allow accessory building to be located in front of rear line of house.** Roll call, Frenger- Yes, Weaver- Yes, Smith- Yes, McEvoy- Yes. **Motion carried 4-0.**

**B. Public Hearing: Russell Springborn, PZBA2024-06, Parcel #: 4706-25-200-048, 100 Springborn Dr. Howell, MI 48855. Section 14.35 Retention or Detention Ponds Located on Adjacent Parcels of Land: Variance to allow detention basin to be located in the 50-foot property setback.**

Staff Report: Jonathan Hohenstein

Parcel 4706-25-200-048 is an 8.242-acre site situated at the southern end of Oak Grove Road in the Neighborhood Service Commercial (NSC) Zoning District. Applicant has previously gone before the Township Planning Commission and received both preliminary and final site plan approval. After construction plan review the Township Engineer noticed that the detention basin was located inside the 50-foot property setback along Oak Grove Road. Attached is section 14.35 of the Township Zoning Ordinance. Under section 2.02 of the Zoning Ordinance detention basins are considered structures, and therefore need to be located outside of property setbacks.

“Structure. See “Building”, and in addition any manmade surface or subsurface feature or designed earth feature, other than normal finished grading for drainage purposes, including garden houses, pole barns, sheds, tents, pergolas, decks, porches, play houses, game courts, walls, trailers, septic tanks, underground storage tanks, above ground dispensing devices, among others, but not including wires and their supporting poles, towers, or frames for electrical, telephone, gas or television utilities or other public utilities located above or below ground.”

Applicant is requesting a variance from section 14.35 to allow the detention basin to be located inside the 50-foot property setback along the Oak Grove Road, a County primary road, due to site conditions including the rolling nature of the terrain and location of various easements for utilities and a County Drain.

Patrick Cleary from Boss Engineering of 3121 E Grand River Ave, Howell Michigan 48843, made a detailed presentation, on location of retention pond, how water flow would occur and the safeguards that were in place to deter overflow and flow into nearby creek and property. This was in accordance with the drain commission ordinances.

Noted that the planning commission had given preliminary and final approval of the plan per staff report. Board members raised questions. Jeff Smith stated, “ that if this was in the rear of the property there would be no need for a variance” Patrick Cleary and Russell Springborn, stated that the intention was to have the frontage to look like the Kroger entrance.

**Questions from call to public- Cindy and David Lynch.**

- Water mitigation and erosion via spill of into creek affecting 195 E Highland rd. does this impact previous studies that were approved? **NO**
- Spring thawing / snow plowing remnants is a concern. Or is this to sewer system?
- Is the retention/ detention pond only storm collection and disbursement? **YES**, Or is the wash discharge also treated into detention/ retention pond? **NO**
- Does this change the setback change any zoning requirements for 195 E. Highland rd. for future building, drainage with the pond now closer? **NO**
- Does our property now have to abide in setbacks from detention/ retention the newly relocated line provided that this variance is approved.?

- What is the sediment maintenance schedule to maintain retention volume capacity? **In compliance with Drainage Commission requirements 7-10 years cleaning.**
- The variance is for sole purposes only. No Future variance modifications / additions etc. **No**
- What impact does this have regarding the Livingston County Drain commissions original evaluation/ Report, as related to 195 E Highland rd.? **No Impact**
- What impact does this have regarding the Michigan Department of Environmental Quality evaluation/report, as related to 195 E Highland rd.? **No Impact**
- Can discharge be routed further northeast downstream creek toward rear parcel should variance be approved? **Not needed.**
- Can site be shifted north or reduced in size be the required footage to avoid the need for the variance request. If water mitigation cannot be assured with this change. **Not required**

Cindy and David Lynch were satisfied with the answers provided by Patrick Cleary and Russell Springborn

Motion to Approve: Jim McEvoy **PZBA2024-06, Parcel #: 4706-25-200-048, 100 Springborn Dr. Howell, MI 48855. Section 14.35 Retention or Detention Ponds Located on Adjacent Parcels of Land: Variance to allow detention basin to be located in the 50-foot property setback.**

Roll call, Frenger- Yes, Weaver- Yes, Smith- Yes, McEvoy- Yes. **Motion carried 4-0.**

**OLD BUSINESS: None**

**OTHER BUSINESS: None**

**CALL TO THE PUBLIC: No Response.**

**ADJOURNMENT: Meeting adjourned at 7:30 P.M.**

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

\_\_\_\_\_

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

Jim McEvoy, Secretary

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

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

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

**DRAFT**

**HOWELL TOWNSHIP REGULAR BOARD  
MEETING MINUTES**  
3525 Byron Road Howell, MI 48855  
October 7, 2024  
6:30 P.M.

**MEMBERS PRESENT:**

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Harold Melton	Trustee
Bob Wilson	Trustee

**MEMBERS ABSENT:**

Jeff Smith	Trustee
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**Also in Attendance:**

9 people were in attendance.

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:**

None

**APPROVAL OF THE AGENDA:**

September 9, 2024

**Motion** by Melton, **Second** by Counts, **“To approve the agenda as presented.”** Motion carried.

**APPROVAL OF BOARD MEETING MINUTES:**

September 09, 2024

REGULAR BOARD MEETING MINUTES

**Motion** by Hohenstein, **Second** by Melton, **“Move to accept the minutes from September 9<sup>th</sup> as presented.”** Motion carried, 1 dissent.

**CALL TO THE PUBLIC:**

Tim Boal, 66 Santa Rosa Drive- Addressed integrity and prior statements made by Trustee Bob Wilson.

Curt Hamilton, 1367 Crestwood- Spoke on recent court ruling regarding the Wellhead Protection Zone and ordinance enforcement options.

**UNFINISHED BUSINESS:**

- A. Trustee Wilson’s grievances with Ordinance Enforcement and Zoning Administrator: Trustee Wilson provided his list of names regarding the complaints against Zoning Administrator Hohenstein. It was requested that he provide phone numbers and addresses for the members on the list as originally requested.



- B. Letter to the Board from Deputy Assessor/Deputy Zoning Administrator Makushik- Trustee Wilson refused to apologize to Deputy Assessor/Deputy Zoning Administrator Makushik for the statements that Mr. Wilson made about her. Discussion followed.
- C. Court Opinion and Order, Howell-Mason LLC V. Howell Township: Treasurer Hohenstein reported on the two court cases regarding Howell-Mason LLC lawsuits. Ruling on the first case was in favor of Howell Township, second case is still pending.

**NEW BUSINESS**

- A. 2024-2025 Budget Update: Deputy Supervisor Kilpela reported on budget, payroll processing, Board of Review. Spoke on allocation of American Rescue Plan Act (ARPA) funds. **Motion** by Wilson, **Second** by Melton, **“To accept Brent’s idea.”** More detail was requested. **“To allocate the remaining unallocated ARPA funds to the completed Sewer projects. Additionally, I move to have the Sewer/Water Fund transfer \$411,637 which is the total amount of the ARPA allocated funds, to the general fund for the benefit of the entire township.”** Motion carried.
- B. Purchase Agreement 8.08-Acres on Bowen Rd.- Treasurer Hohenstein presented the offer to purchase 8.08-acres on Bowen Rd for \$52,000 along with the special assessments being paid off at closing in the amount of \$69,922. **Motion** by Hohenstein, **Second** by Melton, **“To approve Resolution 10.24.542 as presented.”** Roll call: Melton-yes, Coddington-yes, Daus-yes, Wilson- not present in the room during roll call vote, Counts-yes, Hohenstein-yes. Motion carried 5-0.
- C. Ordinance Enforcement- Zoning Administrator Hohenstein discussed options on how to enforce the Township’s Zoning Ordinances. Discussion followed. Trustee Counts would like the Township to check with other municipalities on how they enforce ordinances. It was the consensus of the Board to require a written complaint, but complainants may remain anonymous.

**CALL TO THE PUBLIC:**

Shane Fagan, 30 Santa Rosa Drive- Spoke on ordinances, changes he would like to see.

**REPORTS:**

- A. SUPERVISOR:  
No report
- B. TREASURER:  
Treasurer Hohenstein reported on collected Summer 2024 taxes thus far, investment of Township funds into higher interest rate CDs. Discussed education opportunity for tax collection class for the Deputy Treasurer. **Motion** by Hohenstein, **Second** by Counts, **“To approve the MTA Treasurer’s Guide to Tax Collection Class for the Deputy Treasurer for \$164.50.”** Motion carried.
- C. CLERK:  
Clerk Daus reported that absentee ballots have been mailed out.
- D. ZONING:  
See Zoning Administrator Hohenstein’s reports

- D. Assessors Report:  
See Assessor Kilpela's reports
- E. FIRE AUTHORITY:  
Supervisor Coddington reported on the Fire Authority
- E. MHOG:  
Trustee Counts reported on MHOG
- F. PLANNING COMMISSION:  
See draft minutes
- G. ZONING BOARD OF APPEALS (ZBA):  
See draft minutes
- H. WWTP:  
See Report
- I. HAPRA:  
See the HAPRA meeting packet
- J. PROPERTY COMMITTEE:  
No report
- K. PARK & RECREATION COMMITTEE:  
Treasurer Hohenstein reported that the Eagle Scout finished the benches for the Township gazebo.
- L. Shiawassee River Committee:  
No report

**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 Counts, **Second** by Hohenstein, **"To adjourn."** Motion carried. The meeting was adjourned at 7:37 pm.

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Sue Daus, Howell Township Clerk

\_\_\_\_\_  
Mike Coddington, Howell Township Supervisor

\_\_\_\_\_  
Marnie Hebert, Recording Secretary

**HOWELL TOWNSHIP**  
**Application for Special Use Permit**

3525 Byron Road Howell, MI 48855  
 Phone: 517-546-2817 ext. 108  
 Email: inspector@howelltownshipmi.org

Fee: \$750.00

File No. \_\_PC2024-13

Parcel ID #: 4706- <u>31</u> - <u>400</u> - <u>003</u>	Date _____
Applicant Name <u>Bedrock Ventures, LLC</u>	Applicant Address <u>4944 Mason Rd, Howell, MI 48843</u>
Phone <u>517-546-2810</u>	Fax _____ Email <u>brad@schmucksbrewing.com</u>
Applicant is:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Land Contract Vendee <input type="checkbox"/> Other: _____

Complete and Attach: **Application for Land Use Permit** and **Application for Site Plan Review**

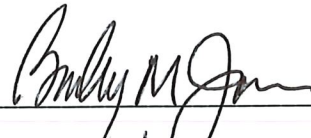
Current Zoning Classification <u>AR</u>	Proposed Use <u>RV Campsite</u>
Legal Description (attach copy if necessary): See attached.	
Designate Ordinance Section Number Authorizing Special Use Requested: <u>4.03</u>	

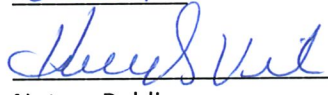
Attach supporting material, exhibits and information that will support a finding of the following criteria: (Section 16.06)

1. Use will be harmonious with and in accordance with the general objectives, intent, and purposes of this ordinance.
2. The use will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or the intended character of the general vicinity.
3. The use will be served adequately by essential public facilities, such as highways, police, and fire protection, drainage, and refuse disposal.
4. That the use will not be hazardous or disturbing to existing or future neighboring uses.
5. That the use will create excessive additional requirements of public costs for public facilities, utilities, and services.
6. That this use will not have substantial adverse impact upon the natural resources and environment of the lot or parcel upon which it is to be located and adjacent areas, including,

but not limited to prime agricultural areas, forest and woodlot areas, lakes, rivers, streams, watersheds, water recharge areas, flood ways, and wildlife areas.

I hereby depose and say that all the above statements and information contained in this application and any attachments submitted herewith are true and accurate.

Applicant Signature   
Print Name BRADLEY M JANKIEWICZ  
Date 9/23/24

Subscribed to and sworn to before me  
This 23rd day of September  
2024  
  
Notary Public  
Livingston County, MI  
My Commission Expires: 2-8-2027

**HOLLY L VIK**  
Notary Public, State of Michigan  
County of Livingston  
My Commission Expires 02-08-2027  
Acting in the County of Livingston

**For Township Use**

Approved Special Use Permit \_\_\_\_\_

Factual Findings

Reasons for Approving \_\_\_\_\_

Denied Special Use Permit \_\_\_\_\_

Factual Findings

Reasons for Denial \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

**Howell Township Board**

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Date

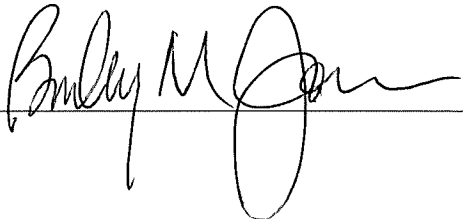
**HOWELL TOWNSHIP  
APPLICATION FOR LAND USE PERMIT – COMMERCIAL**

3525 Byron Road Howell, MI 48855  
Phone: 517-546-2817 ext. 108  
Email: inspector@howelltownshipmi.org

Parcel ID #: 4706- <u>31-400-003</u>	Date: <u>9/24/24</u>
Business Name <u>BEDROCK VENTURES</u> Property Address <u>4944 MASON RD HOWELL MI 48843</u>	
Property Owner <u>BRAD JONCKHEERE</u> Owner Address <u>SAME</u>	
Phone <u>517-202-0030</u> Fax _____ Email <u>BRAD@AMERICANCONPROD.COM</u>	
Contractor Name/Contact _____	
Phone _____ Fax _____ Email _____	

	APPLICATION TYPE	GENERAL SCOPE OF WORK	DESCRIPTION	FEE
<input type="checkbox"/>	Commercial Waiver	Interior work, build out, or as determined by Township		\$50.00
<input type="checkbox"/>	Accessory Permit	Accessory structure, fence, as required by Township		\$150.00
<input type="checkbox"/>	Grading Permit	Multiple Residential Units, Commercial, Industrial		\$250.00
<input checked="" type="checkbox"/>	Commercial Permit	New Building, Additions, or as determined by Township		\$250.00
<input type="checkbox"/>	Demolition Permit	Demolition commercial and accessory structures.		\$150.00 + \$3,000 deposit*
<input type="checkbox"/>	Sewer Permit	Connection to water and or sewer lines		Fees determined by REU calculation
<input type="checkbox"/>	Water Permit			

\*Demolition must be completed and property cleared and free of debris within 30 days of permit. Deposit will be refunded upon completion of work and disposal receipts have been submitted.

Signature: 

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

**HOWELL TOWNSHIP**  
**Application for Site Plan Review**  
3525 Byron Road Howell, MI 48855  
Phone: 517-546-2817 ext. 108  
Email: inspector@howelltownshipmi.org

File # PC2024-14

Parcel ID #: 4706- <u>31</u> <u>400</u> <u>003</u>	Date _____
Applicant Name <u>Bedrock Ventures, LLC</u> Applicant Address <u>4944 Mason Rd, Howell, MI 48843</u>	
Phone <u>517-546-2810</u> Fax _____ Email <u>brad@schmucksbrewing.com</u>	
Property Owner Name <u>Same as Applicant</u>	
Phone _____ Fax _____ Email _____	
Please list all recipients to receive information and/or reports:	
Name: <u>Matthew Allegoet</u> Email <u>matthewa@livingstoneng.com</u>	
Name: _____ Email _____	
Name: _____ Email _____	

Location of Property <u>NW corner of Dieterle &amp; Mason Rd</u>	Current Zoning Classification <u>AR</u>
Existing Use <u>Concrete Plant</u>	Proposed Use <u>RV Campsite</u>

Check One:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Site Plan Review (20.06) | <input type="checkbox"/> Final Site Plan Review (20.07)  |
| <input type="checkbox"/> Temporary Use (14.34)                           | <input type="checkbox"/> Commercial/Industrial Development   |
| <input type="checkbox"/> Subdivision/Site Plan Condo                     | <input type="checkbox"/> Multi-Family/Condo  |
| <input type="checkbox"/> Planned Unit Development (PUD) Type:            | 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> |

Applicant needs to provide the following site plan drawings: four (4) full size copies, eight (8) - 11" x 17" copies, and an electronic set (either on an USB drive or provide an online link) for the preliminary site plan drawings. Drawings shall be submitted with an application for site plan review (20.06 a) thirty (30) days prior to the meeting.

The site plan is to contain the following information or the drawing submitted under the Land Use Permit can be utilized if it also contains the following information and is accurately drawn to scale:

- a. The date, north arrow and scale. The scale shall be not less than 1" = 20' for property under three (3) acres and at least 1" = 100' for those (3) acres or more.
- b. Statistical data including number of dwelling units, size of dwelling units, if any, and total gross acreage involved. In the case of a mobile home park, the size and location of each mobile home site shall be shown.
- c. The location and height of all existing and proposed structures on and within 100' of the subject property's boundary.
- d. All lot and/or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- e. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- f. Vehicular traffic and pedestrian circulation features within and without the site.
- g. The location of all proposed landscaping, fences, or walls.
- h. Size and location of existing and proposed utilities, including proposed connection to public sewer or water supply system.
- i. A location map indicating the relationship of the site to the surrounding land uses.
- j. The location and pavement width and right-of-way width of all abutting roads, streets, alleys, or easements.
- k. Show properties and respective zoning abutting the subject property.
- l. The location and size of all surface water drainage facilities.
- m. Contour intervals shall be shown at a maximum of 2' intervals, with 1' intervals preferred for topographic features of the site.


By signing below the applicant understands and acknowledges the following statements:

- a. The Planning Commission has sixty (60) days from filing date to approve or deny site plan.
- b. Approval of preliminary site plan is valid for a period of one (1) year from date of approval.
- c. A one (1) year extension may be granted upon written request of the applicant and approval by the Planning Commission.
- d. Approval of preliminary site plan shall expire one year after approval of final site plan unless zoning permit has been obtained.
- e. Approval of the final site plan expires six (6) months after approval unless a land use permit application is applied for and granted.



- f. The final site plan approval shall expire one (1) year following the date of approval unless construction has begun on the property in accordance with the plan.
- g. Applicant may appeal the Planning Commission's ruling of the final site plan to the Board of Appeals within ten (10) days of the Planning Commission's decision on all matters except use of the land, use of buildings, or structures.
- h. The Planning Commission has sixty (60) days from the date of the Planning Commission meeting at which the final site plan was received to approve or deny the final site plan.
- i. Improvements not in conformance with the final site plan shall be deemed a violation of the ordinance and be subject to the penalties of the ordinance.
- j. Sewer system and water system tap in fees, if applicable, must be paid prior to issuance of a land use permit.

Applicant hereby deposes and says that all the above statements and information contained in this application and any statements submitted herewith or on the site plan are true and accurate.

  
 Owner Signature  
9/23/24  
 Date

BRADLEY M JONCKHEERE  
 Print Name

Subscribed and sworn to before me this 23rd day of September, 2024.

Holly L Vik Livingston County, Michigan  
 Notary Public

My Commission Expires: 2-8, 2027.

**HOLLY L VIK**  
 Notary Public, State of Michigan  
 County of Livingston  
 My Commission Expires 02-08-2027  
 Acting in the County of LIVINGSTON

**Howell Township  
Reimbursement Agreement**

The applicant accepts responsibility for all expenses at actual cost for professional services related to the application required by the Township for the issuance of any permits, approvals, reviews and attendance at meetings by the Township's Planner, Landscape Architects, Legal Counsel, Engineering and Administrative Staff, over and above the fees listed in the Howell Township fee schedule.

Information for Additional Billing:

Name Bedrock Ventures, LLC Address 4944 Mason Rd, Howell, MI 48843  
Phone 517-546-2810 Email brad@schmucksbrewing.com

I have read and agree to the reimbursement agreement as presented between myself/my company and Howell Township.

Applicant Signature  Date 9/23/24  


Notary Public  
Livingston County, Michigan  
My Commission Expires: 2-8-2027

Owner Signature  Date 9/23/24  


Notary Public  
Livingston County, Michigan  
My Commission Expires: 2-8-2027

**HOLLY L VIK**  
Notary Public, State of Michigan  
County of Livingston  
My Commission Expires 02-08-2027  
Acting in the County of Livingston

## Special Use Permit Request for Campground/RV Park Construction

Dear Howell Township Board,

I hereby submit a request for a special use permit to construct a campground/RV park on the current site. This endeavor aims to restore the property to its designated zoning and transform the existing mining area into a usable piece of land. Below are the key points regarding the proposed campground:

1. **Location and Land Use:**
  - The campground will be situated on the property, with commercial activities relocated to the Southeast corner during construction.
  - Phased construction will ensure efficient development.
2. **Visibility and Aesthetics:**
  - The campground design prioritizes privacy. Almost all sites will be shielded from view from the adjacent roads.
  - Currently, the mining operation is not visible from these roads.
3. **Infrastructure and Traffic:**
  - Existing public facilities will adequately serve the campground.
  - Increased traffic will be offset by eliminating current truck traffic.
  - Watershed activity will improve as the site is reclaimed.
4. **Neighborhood Impact:**
  - The campground will not pose hazards or disturbances to existing neighborhood uses.
  - Once completed, it will eliminate the current processing of materials and associated disturbances.
5. **Cost and Environmental Considerations:**
  - The construction and use of the campground will not impose excessive public costs.
  - Adverse impacts on natural resources will be avoided.
  - The project will adhere to guidelines set by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
6. **Positive Impact:**
  - The campground will enhance the surrounding areas, benefiting wooded regions, rivers, watersheds, and wildlife habitats.

We appreciate your consideration of this request and look forward to contributing positively to the community.

Sincerely,

Brad Jonckheere

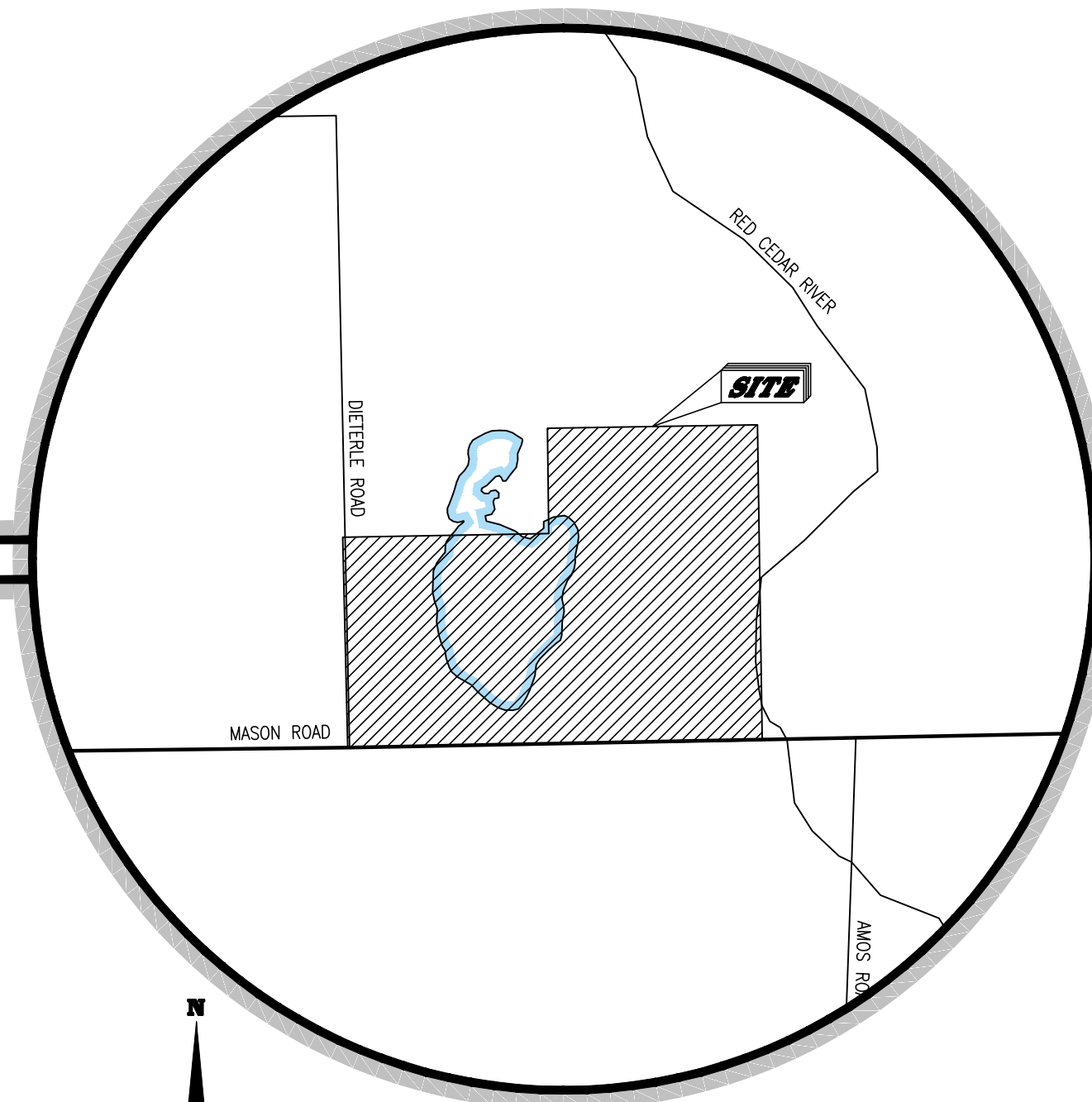
# PRELIMINARY SITE PLAN FOR THE QUARRY R.V. RESORT

PARCEL ID# 4076-31-400-003, 4076-32-300-002, 4076-32-300-003

## HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

### ADJACENT PROPERTY TABLE

Direction	Lot	Zoning	Use
North	Vacant	AR	Vacant
East	Single Family Home	AR	Residential
South East	Vacant	AR	Vacant
South East	Vacant	AR	Vacant
South	Vacant	Suburb	Vacant
South	Single Family Home	Suburb	Residential
South	Single Family Home	Suburb	Residential
South	Single Family Home	Suburb	Residential
South	Single Family Home	Suburb	Residential
South	Single Family Home	Suburb	Residential
South	Single Family Home	Suburb	Residential
South	Single Family Home	Suburb	Residential
South	Single Family Home	Suburb	Residential
South West	Single Family Home	Suburb	Residential
South West	Single Family Home	Suburb	Agriculture
South West	Single Family Home	AR	Residential
South West	Single Family Home	AR	Residential
West	Single Family Home	AR	Residential
West	Single Family Home	AR	Residential
West	Farmfield	AR	Agriculture
North West	Farmfield	AR	Agriculture



LOCATION MAP  
SCALE: 1" = 1000 FEET

### SITE DATA & GENERAL NOTES

- PROPERTY IS ZONED: AR & NSC
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
- PROPERTY TO BE SERVICED BY CONNECTION TO COMMUNAL SEPTIC AND SHARED WELLS.
- UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF HOWELL TOWNSHIP AND LIVINGSTON COUNTY.
- THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND UTILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- SITE PLAN USE: RV CAMPSITE
- SITE STORM DRAINAGE IN THE SOUTH, NORTH AND WEST OF SITE TO OUTLET TO EXISTING LAKE. SITE STORM DRAINAGE ELSEWHERE TO OUTLET TO PROPOSED DETENTION PONDS TO EXISTING WETLAND.
- ANY WATER FEATURE AND/OR WETLAND BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

### LEGAL DESCRIPTIONS - EXSITING PARCELS

SITUATED IN THE TOWNSHIP OF HOWELL, COUNTY OF LIVINGSTON, STATE OF MICHIGAN.

PARCEL I (ACCORDING TO TITLE COMMITMENT NO. 21-53401-5, COMMITMENT DATE: 09/15/2021 AT 8:00 AM) THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 3 NORTH, RANGE 4 EAST.

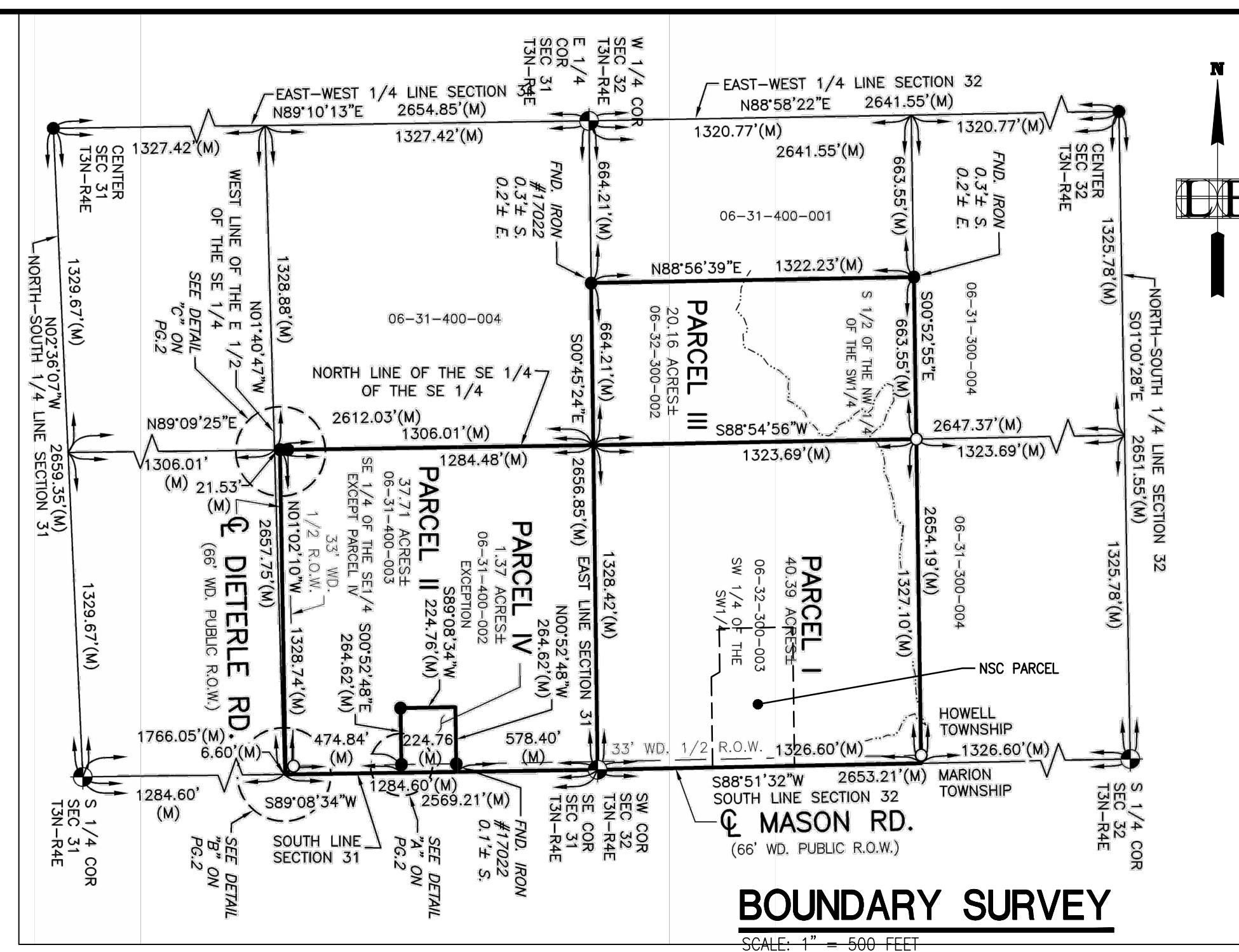
PARCEL II (ACCORDING TO TITLE COMMITMENT NO. 21-53405-5, COMMITMENT DATE: 09/15/2021 AT 8:00 AM) THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 4 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE DUE WEST ALONG THE CENTERLINE OF MASON ROAD AND THE SOUTH LINE OF SAID SECTION 31; THENCE DUE WEST ALONG THE CENTERLINE OF MASON ROAD AND THE SOUTH LINE OF SAID SECTION 578.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE WEST ALONG SAID CENTERLINE AND SECTION LINE 225.00 FEET; THENCE NORTH 264.50 FEET; THENCE DUE EAST 225.00 FEET; THENCE DUE SOUTH 264.50 FEET TO THE POINT OF BEGINNING.

PARCEL III (ACCORDING TO TITLE COMMITMENT NO. 21-53406-5, COMMITMENT DATE: 09/15/2021 AT 8:00 AM) THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 3 NORTH, RANGE 4 EAST.

PARCEL IV (ACCORDING TO TITLE COMMITMENT NO. 21-53401-5, COMMITMENT DATE: 09/15/2021 AT 8:00 AM) A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 4 EAST, DESCRIBED AS: BEGINNING ON THE SOUTH LINE OF SAID SECTION 31 AT A POINT 578.4 FEET WEST OF THE SOUTHWEST CORNER THEREOF; RUNNING THENCE NORTH 264.5 FEET; THENCE WEST 225 FEET; THENCE SOUTH 264.5 FEET TO THE CENTERLINE OF MASON ROAD AND SOUTH LINE OF SECTION 31; THENCE EAST 225 FEET ALONG CENTERLINE OF MASON ROAD AND SECTION LINE TO THE POINT OF BEGINNING.

PARCEL V (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, T3N-R4E, HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31 AND BEING A POINT ON THE CENTERLINE OF MASON ROAD (66 FEET WIDE PUBLIC RIGHT OF WAY); THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF SAID MASON ROAD, S 89°08'34" W (PREVIOUSLY RECORDED AS DUE WEST), 578.40 FEET; THENCE N 07°52'48" W, 264.62 FEET (PREVIOUSLY RECORDED AS DUE NORTH, 264.50 FEET); THENCE S 89°08'34" W, 224.76 FEET (PREVIOUSLY RECORDED AS DUE WEST, 225.00 FEET); THENCE S 07°52'48" E, 264.62 FEET (PREVIOUSLY RECORDED AS DUE SOUTH, 264.50 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF SAID MASON ROAD; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF SAID MASON ROAD, S 89°08'34" W (PREVIOUSLY RECORDED AS DUE WEST), 474.84 FEET TO A POINT ON THE CENTERLINE OF DIETERLE ROAD (66 FEET WIDE PUBLIC RIGHT OF WAY); SAID POINT BEING 1.278 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE CENTERLINE OF SAID DIETERLE ROAD (AS MONUMENTED), N 01°02'10" W, 1,328.74 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 31, N 89°08'25" E, 1,284.48 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID SECTION 31, S 04°42'24" E, 1,328.42 FEET TO THE POINT OF BEGINNING, CONTAINING 37.71 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER MASON ROAD AND DIETERLE ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON GRID NORTH USING RTK GPS OBSERVATIONS



BOUNDARY SURVEY  
SCALE: 1" = 500 FEET

### SITE SHEET INDEX

C1.0	COVER SHEET
C1.1	AERIAL IMAGE
C2.0	EXISTING CONDITIONS - OVERALL
C2.1	EXISTING CONDITIONS - WEST
C2.2	EXISTING CONDITIONS & REMOVALS - SOUTHEAST
C2.3	EXISTING CONDITIONS - NORTHEAST
C3.0	SITE LAYOUT PLAN - OVERALL
C3.1	SITE LAYOUT PLAN - WEST
C3.2	SITE LAYOUT PLAN - SOUTHEAST
C3.3	SITE LAYOUT PLAN - NORTHEAST
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - WEST
C4.2	UTILITY PLAN - SOUTHEAST
C4.3	UTILITY PLAN - NORTHEAST
C5.0	SITE GRADING PLAN - OVERALL
C5.1	SITE GRADING PLAN - WEST
C5.2	SITE GRADING PLAN - SOUTHEAST
C5.3	SITE GRADING PLAN - NORTHEAST
C6.0	STORM WATER MANAGEMENT PLAN - OVERALL
C6.1	STORM WATER MANAGEMENT PLAN - EX. LAKE
C6.2	STORM WATER MANAGEMENT PLAN - POND 1
C6.3	STORM WATER MANAGEMENT PLAN - POND 2
C6.4	STORM WATER MANAGEMENT PLAN - POND 3
C7.0	DETAILS

### LEGEND

	EXISTING	PROPOSED
SPOT GRADE	x 000.00	x 000.00
CONTOUR	- - - - -	- - - - -
SPOT GRADE		x (P. 811.4)
DRAINAGE ARROW		- - - - -
SANITARY SEWER	- - - - -	- - - - -
SANITARY SEWER STRUCTURE LABEL		00
STORM SEWER	- - - - -	- - - - -
STORM SEWER STRUCTURE LABEL		00
WATER	- - - - -	- - - - -
WATER STRUCTURE LABEL		00
OVERHEAD	- - - - -	- - - - -
FENCE	x x x x	x x x x
GAS	g g g g	g g g g
ELECTRIC	e e e e	e e e e
DRAINAGE AREA BOUNDARY	- - - - -	- - - - -
LIMITS OF DISTURBANCE	- - - - -	- - - - -
RIDGE LINE	- - - - -	- - - - -
SWALE LINE	- - - - -	- - - - -
LIGHT POLE	*	*
UTILITY POLE	o	o
DECIDUOUS TREE	o	o
GATE VALVE IN WELL	o	o

### OWNER/DEVELOPER

**BEDROCK VENTURES, LLC.**  
4944 MASON ROAD  
HOWELL, MI 48843

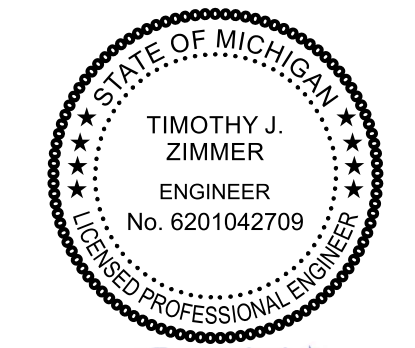
### ENGINEER

**LE LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD US. 23, BRIGHTON, MI 48114  
www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

### THE QUARRY R.V. RESORT

HOWELL TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
PRELIMINARY SITE PLAN

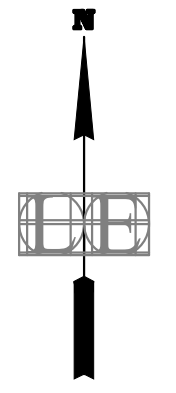
### ENGINEER'S SEAL



REVISIONS	DATE	PROJECT No.	20221-2
		SHEET	C10
		DATE	09/24/2024

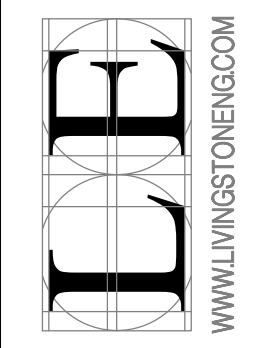
### UTILITY DISCLAIMER

**811** Know what's below. Call before you dig.  
Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.



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 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7000 FAX: (810) 225-7699  
 WWW.LIVINGSTONENG.COM



SCALE  
 0' 100' 200'  
 GRAPHIC SCALE: 1" = 100'  
 EXCEPT AS NOTED

CLIENT  
 BEDROCK VENTURES, LLC  
 4944 MASON ROAD  
 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 AERIAL IMAGE

REVISIONS	DATE

JOB NO	20221-2
DRAWN	MSA
CHECKED	TJZ
APPROVED	TJZ
DATE	09/24/2024

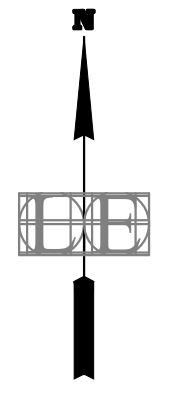
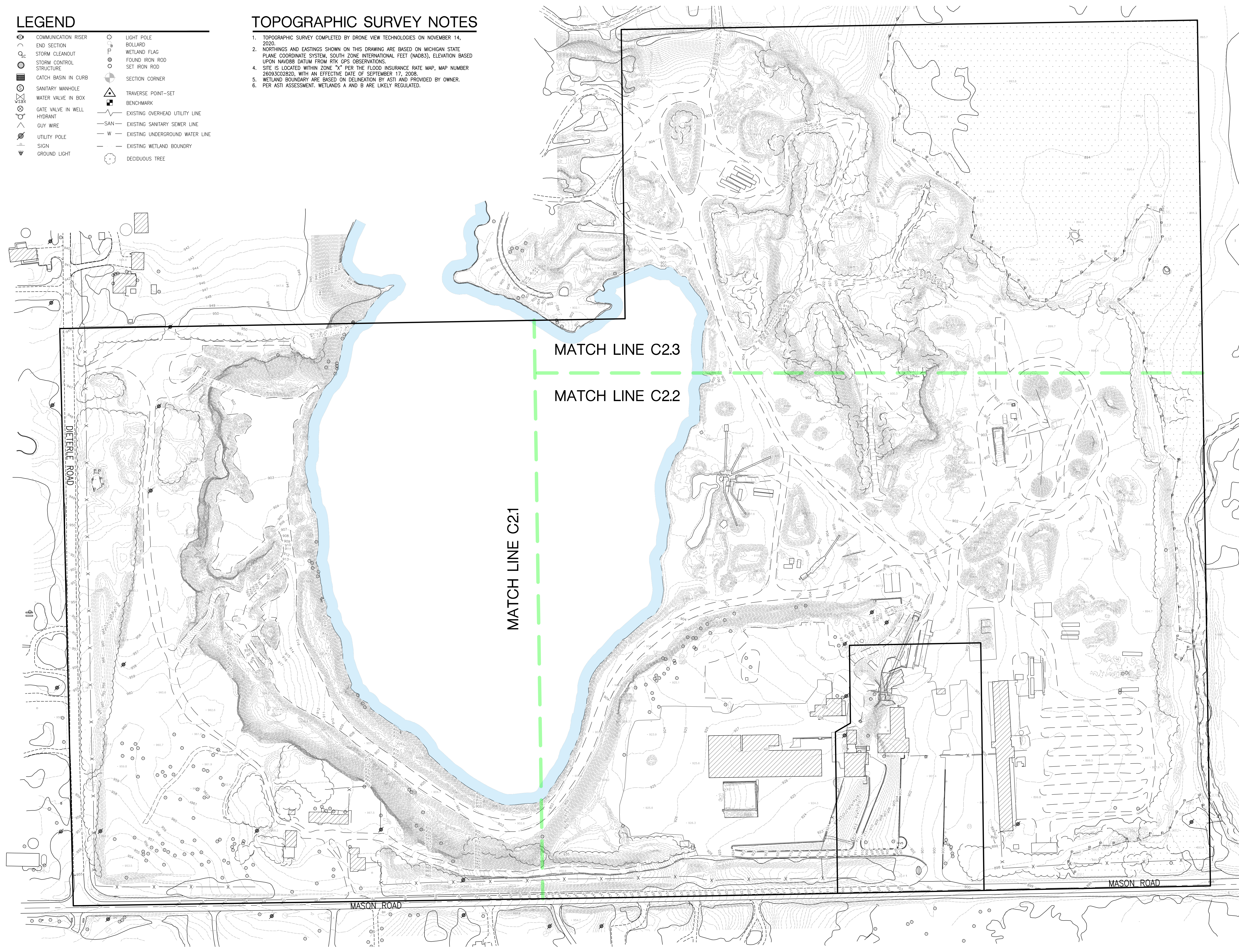
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### LEGEND

- COMMUNICATION RISER
- END SECTION
- STORM CLEANOUT
- STORM CONTROL STRUCTURE
- CATCH BASIN IN CURB
- SANITARY MANHOLE
- WATER VALVE IN BOX
- GATE VALVE IN WELL HYDRANT
- GUY WIRE
- UTILITY POLE
- SIGN
- GROUND LIGHT
- LIGHT POLE
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- FOUND IRON ROD
- SET IRON ROD
- SECTION CORNER
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- BENCHMARK
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- SAN- EXISTING SANITARY SEWER LINE
- W- EXISTING UNDERGROUND WATER LINE
- EXISTING WETLAND BOUNDARY
- DECIDUOUS TREE

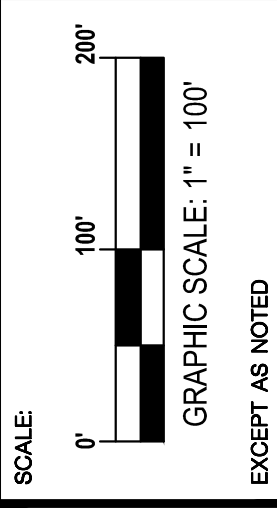
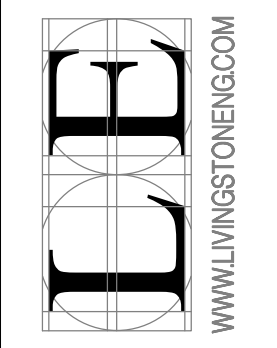
### TOPOGRAPHIC SURVEY NOTES

1. TOPOGRAPHIC SURVEY COMPLETED BY DRONE VIEW TECHNOLOGIES ON NOVEMBER 14, 2020.
2. NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.
3. SITE IS LOCATED WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26093C0282D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
4. WETLAND BOUNDARY ARE BASED ON DELINEATION BY ASTI AND PROVIDED BY OWNER. PER ASTI ASSESSMENT, WETLANDS A AND B ARE LIKELY REGULATED.



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CLIENT  
**BEDROCK VENTURES, LLC**  
 4944 MASON ROAD  
 HOWELL, MI 48843

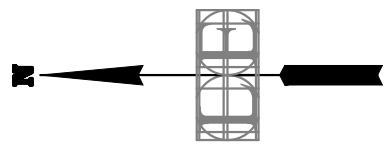
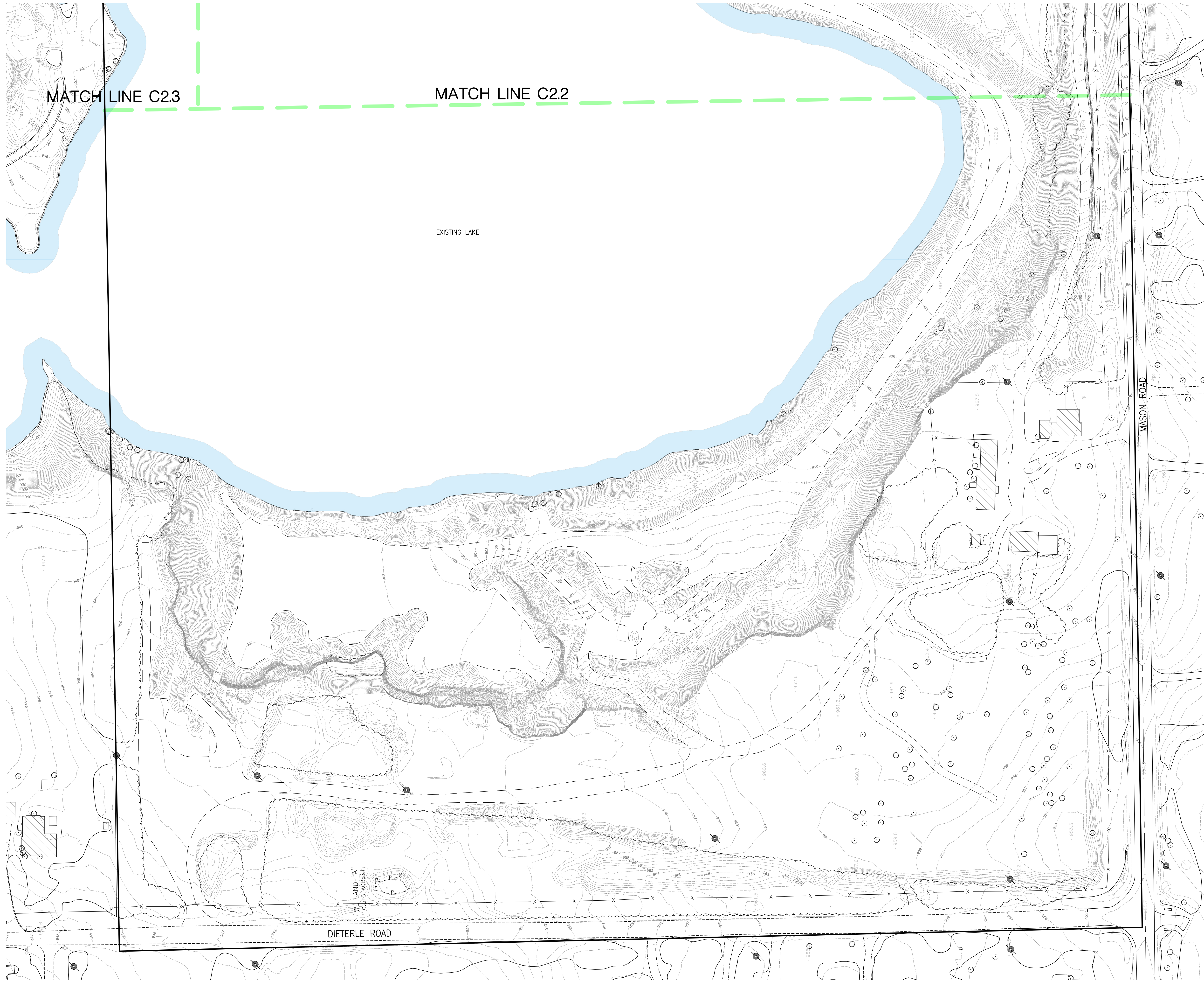
**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 EXISTING CONDITIONS - OVERALL

REVISIONS	DATE

JOB NO.  
**20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

C20

FILE:C:\Users\user\Dropbox (Livingston)\Projects\2021\2021 American Concrete 4944 Mason Rd\03 DWG\Site\Site Plan - The Quarry\_RVA\_2021-2\_C2.0\_EXCOND.dwg



### LEGEND

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4. WETLAND BOUNDARY ARE BASED ON DELINEATION BY ASTI AND PROVIDED BY OWNER.
5. PER ASTI ASSESSMENT, WETLANDS A AND B ARE LIKELY REGULATED.

JOB NO. <b>20221-2</b>	DATE	REVISIONS	SCALE 0' 60' 120' GRAPHIC SCALE: 1" = 60' EXCEPT AS NOTED	CLIENT BEDROCK VENTURES, LLC 4944 MASON ROAD HOWELL, MI 48843	 <b>LIVINGSTON ENGINEERING</b> CIVIL ENGINEERING SURVEYING PLANNING 3300 S. OLD U.S. 23, BRIGHTON, MI 48114 PHONE: (810) 225-7000 WWW.LIVINGSTONENG.COM
DRAWN: MSA CHECKED: TIZ APPROVED: TIZ DATE: 09/24/2024	<b>THE QUARRY R.V. RESORT</b> PARCEL ID# 4706-32-300-003 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI PRELIMINARY SITE PLAN EXISTING CONDITIONS - WEST				©2024
<b>C2.1</b>					

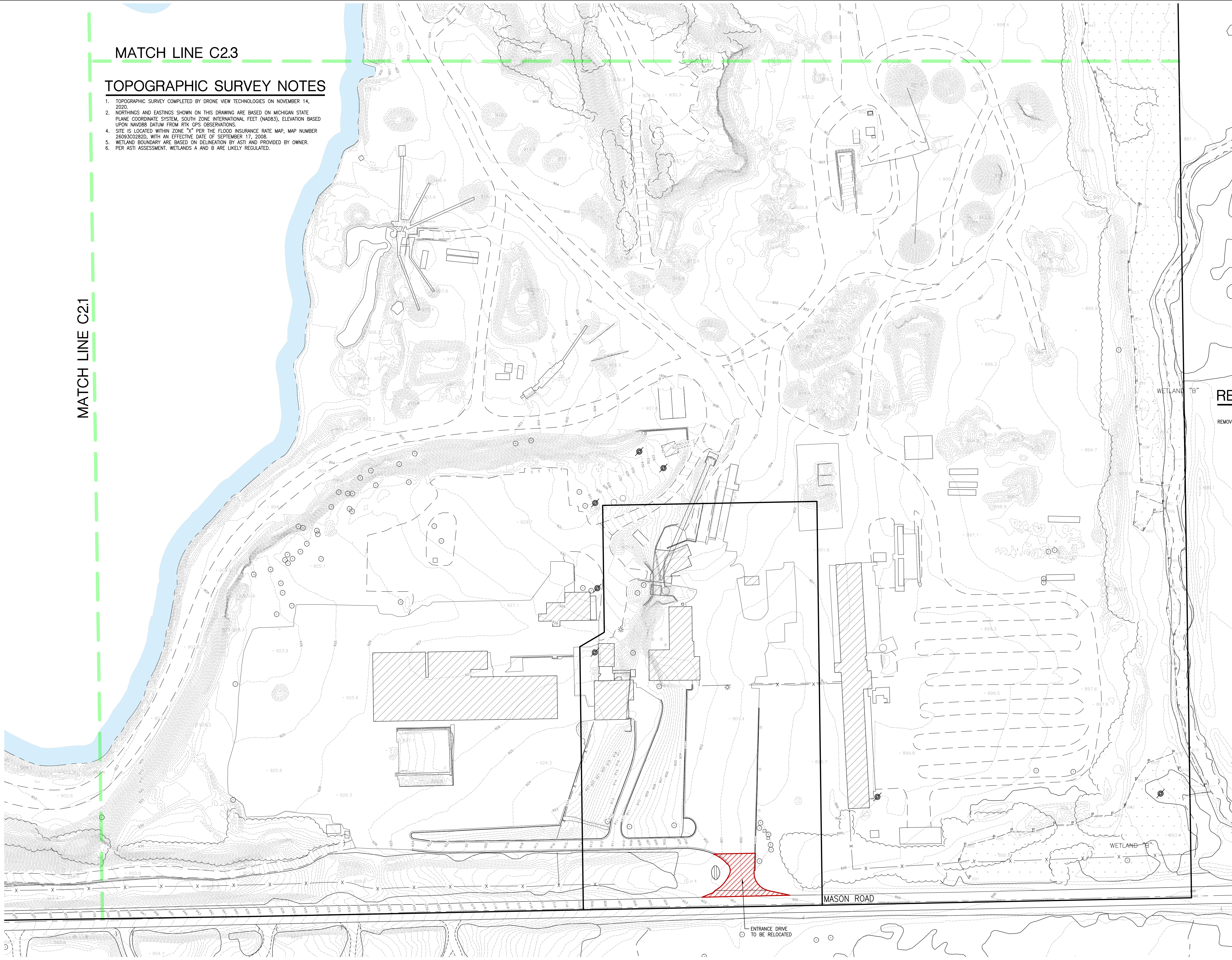
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MATCH LINE C2.1

MATCH LINE C2.3

### TOPOGRAPHIC SURVEY NOTES

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3. SITE IS LOCATED WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26083022020, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
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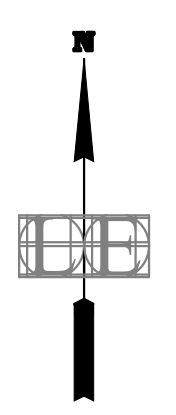


### LEGEND

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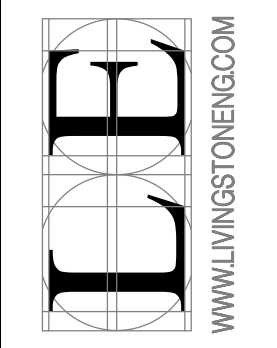
### REMOVAL LEGEND

- REMOVE EX. PAVEMENT



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 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7000  
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SCALE: 1" = 60'  
 GRAPHIC SCALE: 1" = 60'  
 EXCEPT AS NOTED

CLIENT  
**BEDROCK VENTURES, LLC**  
 4944 MASON ROAD  
 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 EXISTING CONDITIONS & REMOVALS - SOUTHEAST

REVISIONS	DATE

JOB NO. **20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

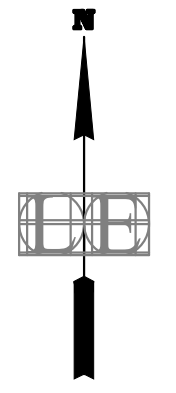
C2.2



FILE:C:\Users\user\Desktop\Projects\2021\2021 American Concrete 4844 Mason Rd\03 DWG\Site\Site Plan - The Quarry\_RV\2021-2\_C2.0\_EXCOND.dwg

### TOPOGRAPHIC SURVEY NOTES

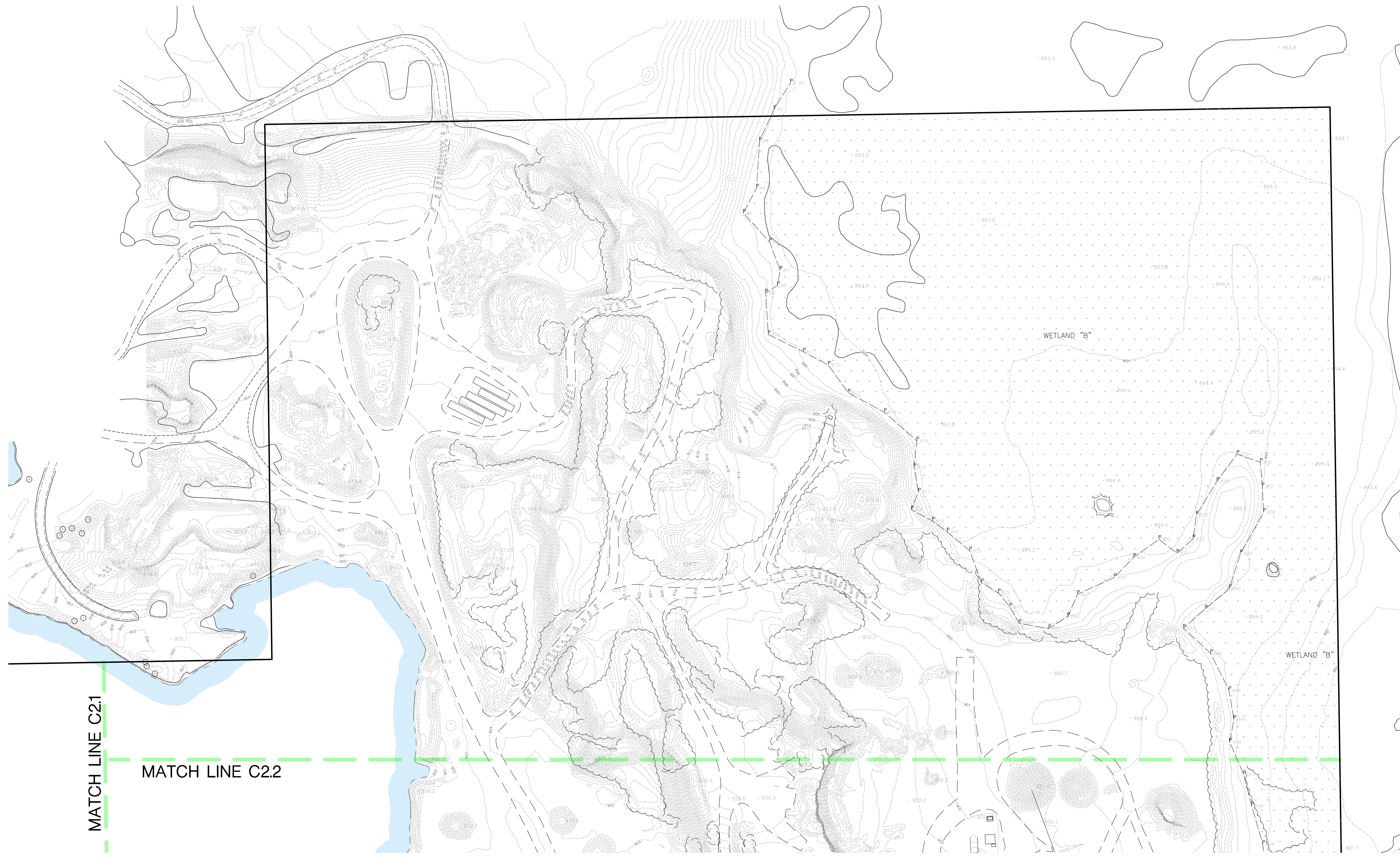
1. TOPOGRAPHIC SURVEY COMPLETED BY DRONE VIEW TECHNOLOGIES ON NOVEMBER 14, 2020.
2. NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.
3. SITE IS LOCATED WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 260830282D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
4. WETLAND BOUNDARY ARE BASED ON DELINEATION BY ASTI AND PROVIDED BY OWNER.
5. PER ASTI ASSESSMENT, WETLANDS A AND B ARE LIKELY REGULATED.



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### LEGEND

- COMMUNICATION RISER
- END SECTION
- STORM CLEANOUT
- STORM CONTROL STRUCTURE
- CATCH BASIN IN CURB
- SANITARY MANHOLE
- WATER VALVE IN BOX
- GATE VALVE IN WELL
- HYDRANT
- GUY WIRE
- UTILITY POLE
- SIGN
- GROUND LIGHT
- LIGHT POLE
- BOLLARD
- WETLAND FLAG
- FOUND IRON ROD
- SET IRON ROD
- SECTION CORNER
- TRAVERSE POINT-SET
- BENCHMARK
- EXISTING OVERHEAD UTILITY LINE
- SAN - EXISTING SANITARY SEWER LINE
- W - EXISTING UNDERGROUND WATER LINE
- EXISTING WETLAND BOUNDARY
- DECIDUOUS TREE



MATCH LINE C2.1

MATCH LINE C2.2

SCALE: 1" = 60'  
 0' 60' 120'  
 GRAPHIC SCALE: 1" = 60'  
 EXCEPT AS NOTED

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 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 EXISTING CONDITIONS - NORTHEAST

REVISIONS	DATE

JOB NO.  
**20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
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 DATE: 09/24/2024

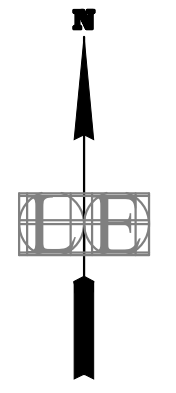
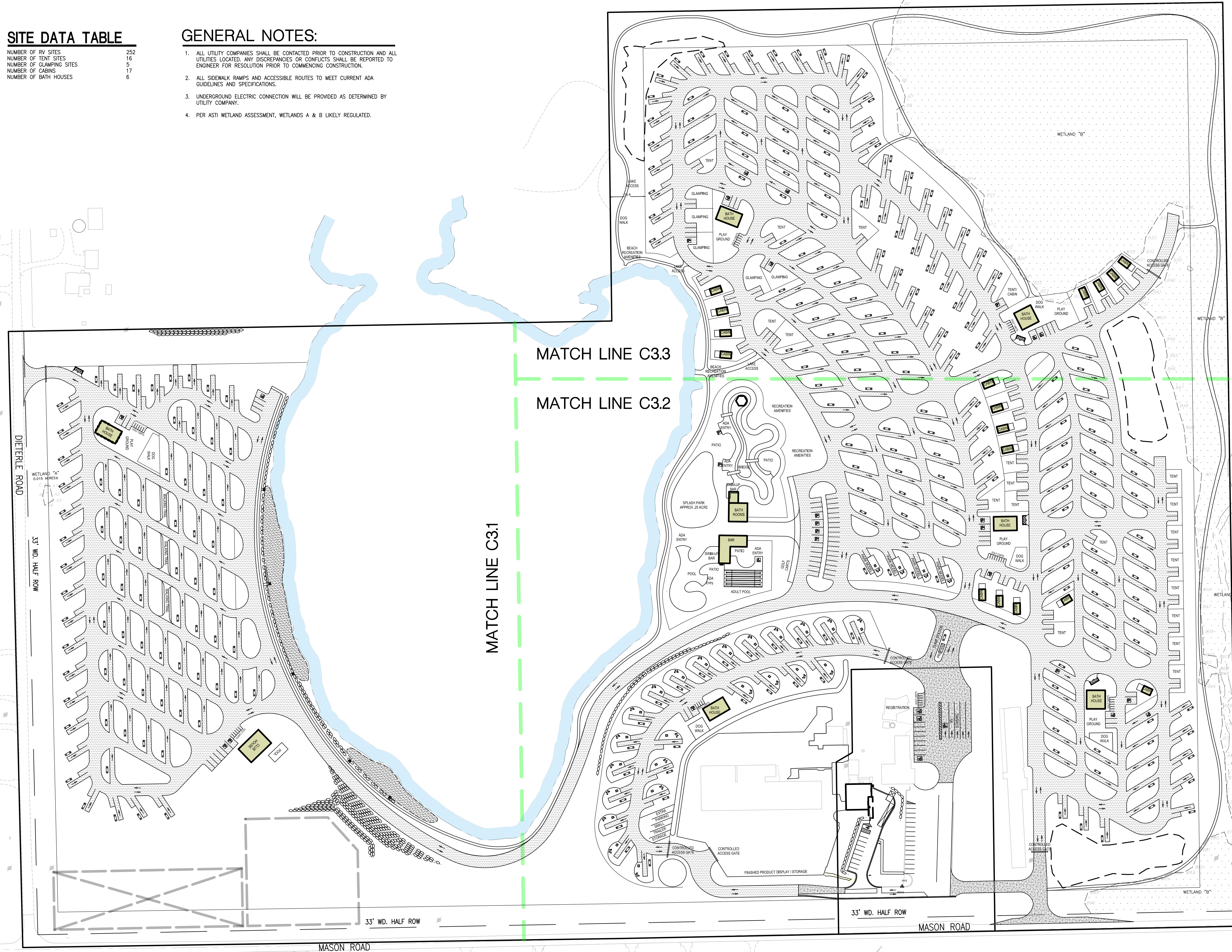
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**SITE DATA TABLE**

NUMBER OF RV SITES	252
NUMBER OF TENT SITES	16
NUMBER OF GLAMPING SITES	5
NUMBER OF CABINS	17
NUMBER OF BATH HOUSES	6

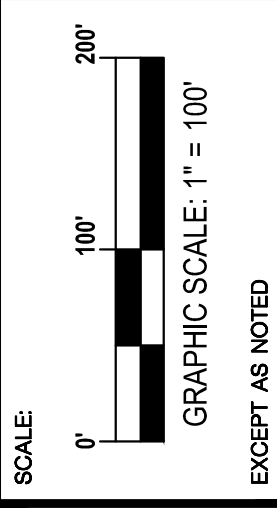
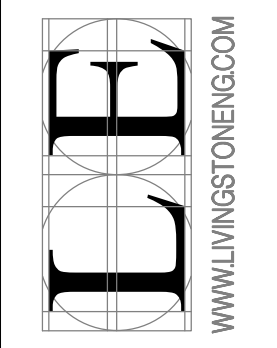
**GENERAL NOTES:**

1. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
2. ALL SIDEWALK RAMPS AND ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES AND SPECIFICATIONS.
3. UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.
4. PER ASTI WETLAND ASSESSMENT, WETLANDS A & B LIKELY REGULATED.



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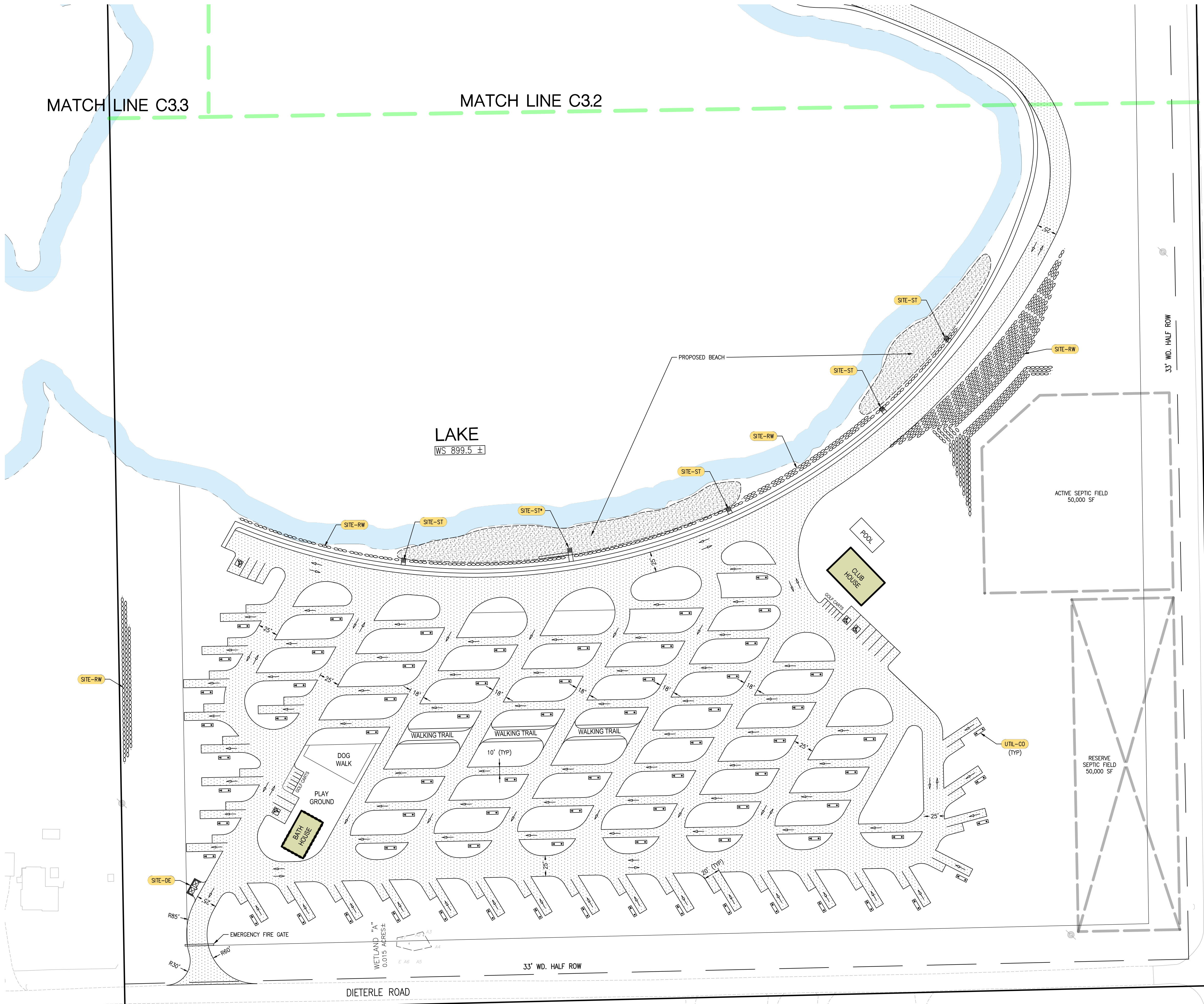
**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE LAYOUT PLAN - OVERALL

REVISIONS	DATE

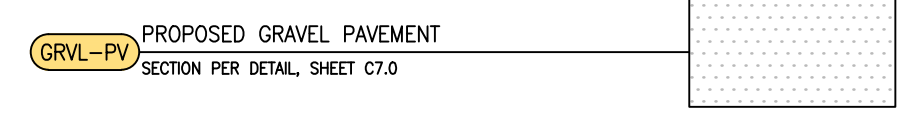
JOB NO. <b>20221-2</b>
DRAWN: MSA
CHECKED: TIZ
APPROVED: TIZ
DATE: 09/24/2024

C30

FILE:C:\Users\user\Dropbox (Livingston)\Projects\2021\2021 American Concrete 4944 Mason Rd\03 DWG\Site Plan - The Quarry RV\03 SITE LAYOUT.dwg



**PAVEMENT LEGEND**



**KEYED NOTES:**

- SITE-DE** DUMPSTER ENCLOSURE, SEE DETAIL ON SHEET C7.0
- SITE-ST** STAIRS, SEE DETAIL ON SHEET C7.0
- SITE-ST\*** STAIRS WITH ATTACHED ADA COMPLIANT RAMP, SEE DETAIL ON SHEET C7.0
- SITE-RW** RETAINING WALL, SEE DETAIL ON SHEET C7.0
- UTIL-CO** RV UTILITY CONNECTION, SEE DETAIL ON SHEET C7.0

**GENERAL NOTES:**

1. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
2. ALL SIDEWALK RAMP AND ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES AND SPECIFICATIONS.
3. UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.
4. PER ASTI WETLAND ASSESSMENT, WETLAND A LIKELY REGULATED.

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**LE**

SCALE: 1" = 60'  
 GRAPHIC SCALE: 1" = 60'  
 EXCEPT AS NOTED

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 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE LAYOUT PLAN - WEST

DATE	REVISIONS

JOB NO. **20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

**C3.1**

FILE C:\Users\user\Documents\Projects\2021\2021 American Concrete 4844 Mason Rd\03\_DWG\Plan\_Site\_Plan - The Quarry\_RV\_2021-2\_C3.0\_SITE\_LAYOUT.dwg

MATCH LINE C3.1

MATCH LINE C3.3

LAKE  
WS 899.5 ±

PAVEMENT LEGEND

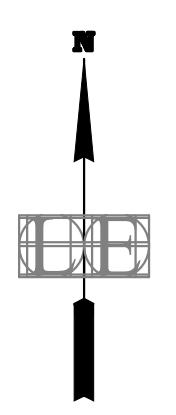
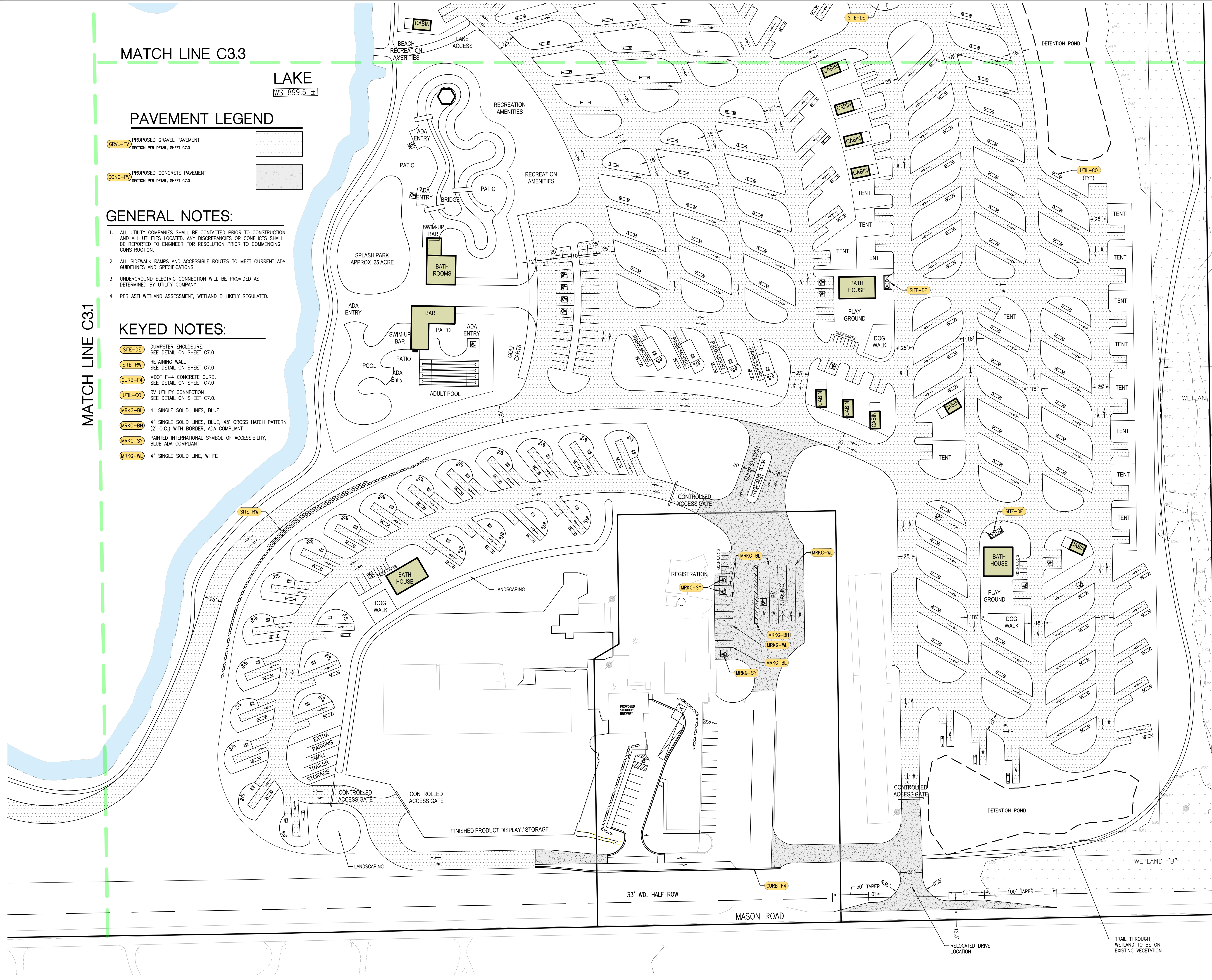
- GRVL-PV PROPOSED GRAVEL PAVEMENT  
SECTION PER DETAIL SHEET C7.0
- CONC-PV PROPOSED CONCRETE PAVEMENT  
SECTION PER DETAIL SHEET C7.0

GENERAL NOTES:

- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
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- UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.
- PER ASTI WETLAND ASSESSMENT, WETLAND B LIKELY REGULATED.

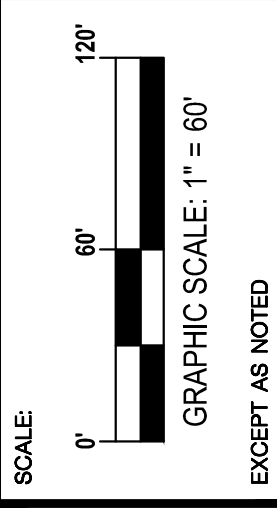
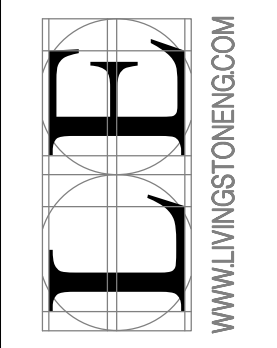
KEYED NOTES:

- SITE-DE DUMPSTER ENCLOSURE, SEE DETAIL ON SHEET C7.0
- SITE-RW RETAINING WALL, SEE DETAIL ON SHEET C7.0
- CURB-FA MDT F-4 CONCRETE CURB, SEE DETAIL ON SHEET C7.0
- UTIL-CO RV UTILITY CONNECTION, SEE DETAIL ON SHEET C7.0.
- MRKG-BL 4" SINGLE SOLID LINES, BLUE
- MRKG-BH 4" SINGLE SOLID LINES, BLUE, 45° CROSS HATCH PATTERN (2" O.C.) WITH BORDER, ADA COMPLIANT
- MRKG-SY PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
- MRKG-WL 4" SINGLE SOLID LINE, WHITE



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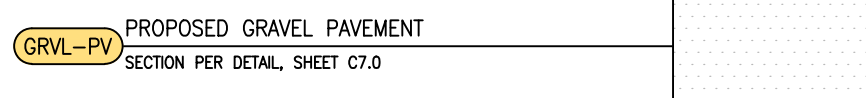
**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE GRADING PLAN - SOUTHEAST

REVISIONS	DATE

JOB NO.  
**20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

C3.2

**PAVEMENT LEGEND**

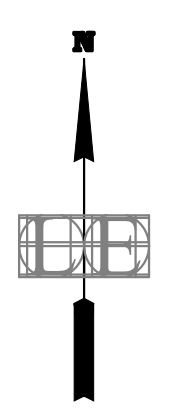


**KEYED NOTES:**

- SITE-DE** DUMPSTER ENCLOSURE. SEE DETAIL ON SHEET C7.0
- UTIL-CO** RY UTILITY CONNECTION. SEE DETAIL ON SHEET C7.0.

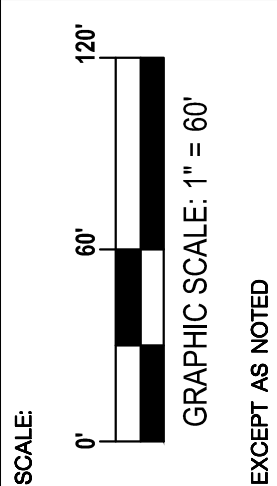
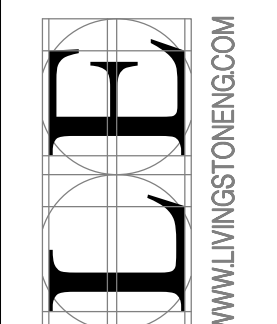
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4. PER ASTI WETLAND ASSESSMENT, WETLAND B LIKELY REGULATED.



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 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE LAYOUT PLAN - NORTHEAST

REVISIONS	DATE

<b>JOB NO.</b>	20221-2
<b>DRAWN:</b>	MSA
<b>CHECKED:</b>	TJZ
<b>APPROVED:</b>	TJZ
<b>DATE:</b>	09/24/2024

C33

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MATCH LINE C3.1

MATCH LINE C3.2

**LAKE**  
 WS 899.5 ±

TRAIL THROUGH WETLAND TO BE ON EXISTING VEGETATION

FILE:C:\Users\user\Dropbox (Livingston)\Projects\2021\2021 American Concrete 4944 Mason Rd\03 DWG\Prelim Site Plan - The Quarry\_RV\2021-2\_C4.0\_UTILITY.dwg



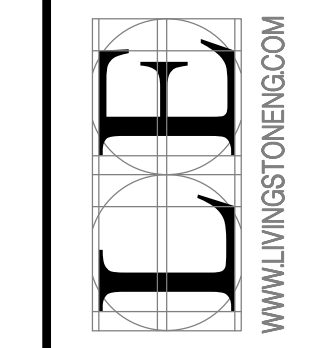
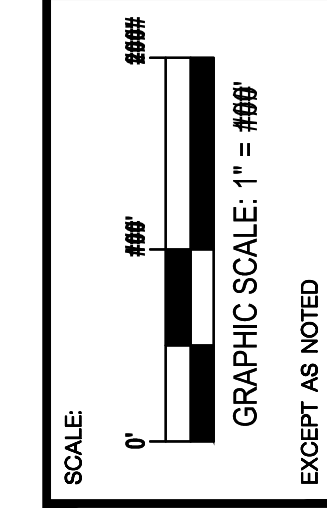
JOB NO.	2021-2
DRAWN:	MSA
CHECKED:	TJZ
APPROVED:	TJZ
DATE:	09/24/2024

C4.0

REVISIONS	DATE

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 UTILITY PLAN - OVERALL

CLIENT  
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MATCH LINE C4.3

MATCH LINE C4.2

LAKE  
WS 899.5 ±

ACTIVE SEPTIC FIELD  
50,000 SF

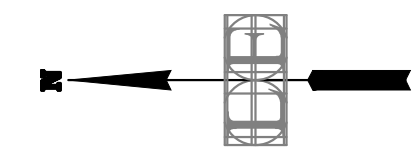
RESERVE SEPTIC FIELD  
50,000 SF

MASON ROAD

33' WD. HALF ROW

DIETERLE ROAD

33' WD. HALF ROW



### GENERAL UTILITY NOTES:

1. ALL SANITARY SEWER, STORM SEWER, & WATER MAIN SHALL BE DESIGNED AND CONSTRUCTED TO MEET HOWELL TOWNSHIP STANDARDS.
2. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN ACCORDANCE TO HOWELL TOWNSHIP STANDARDS.
3. THE DEVELOPMENT SHALL BE SERVICED BY SANITARY SEWER AND WATER MAIN. ALL SITES SHALL BE SERVICED BY INDIVIDUAL SANITARY LEADS AND COMMUNAL WATER WELLS.
4. GATE VALVES SHALL BE INSTALLED ON THE WATER MAIN IN ACCORDANCE WITH TOWNSHIP STANDARDS. PROPOSED GATE VALVE LOCATIONS WILL BE PROVIDED IN THE FINAL SITE PLAN PACKAGE.
5. SEE SHEETS C6.0-C6.5 FOR PROPOSED DETENTION BASIN DETAIL AND STORM WATER MANAGEMENT PLAN.
6. HOWELL TOWNSHIP STANDARD DETAILS SHALL BE USED FOR ALL APPLICABLE CONSTRUCTION ACTIVITIES. THESE STANDARD DETAILS WILL BE PROVIDED IN THE FINAL SITE PLAN PACKAGE.
7. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.

### SANITARY SEWER NOTES:

1. SANITARY SEWER SHALL BE PVC SDR 26 PIPE.
2. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE.
3. ALL SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

### STORM SEWER NOTES:

1. STORM SEWER TO BE RCP C76 CLV UNLESS OTHERWISE NOTED.
2. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE OR FROM  $\phi$  OF STRUCTURE TO END OF FLARED END SECTION.
3. ALL STORM SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
5. PROPOSED STRUCTURES WITH A WQ DESIGNATION ARE WATER QUALITY STRUCTURES. MODEL TO BE DETERMINED.

### WATER MAIN NOTES:

1. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE/FITTING.
2. WATER SERVICE LEADS SHALL BE 2" DIA. TYPE 'K' COPPER.
3. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
4. ALL WATER MAIN/LEADS WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.

### KEYED NOTES:

- WTR-WL WELL
- SANI-MH MANHOLE
- SANI-GP GRINDER PUMP
- SANI-ST SEPTIC TANK
- STRM-CB CATCH BASIN
- STRM-FE FLARED END SECTION
- STRM-DP DETENTION POND

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**LE**

SCALE: 1" = 60'  
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PARCEL ID# 4706-32-300-003  
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
PRELIMINARY SITE PLAN  
UTILITY PLAN - WEST

REVISIONS	DATE

JOB NO. 20221-2  
DRAWN: MSA  
CHECKED: TIZ  
APPROVED: TIZ  
DATE: 09/24/2024

C4.1

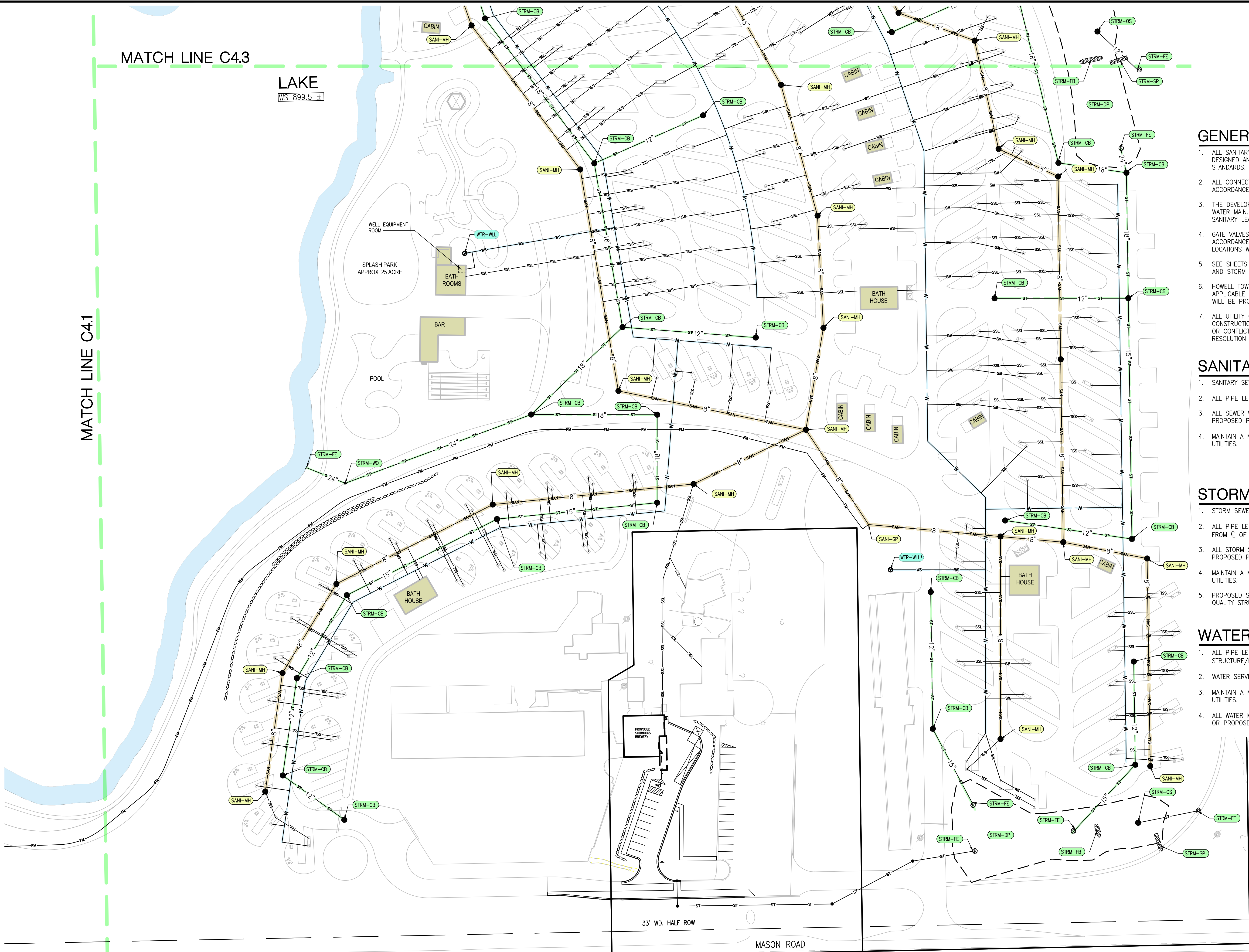
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MATCH LINE C4.1

MATCH LINE C4.3

LAKE  
WS 899.5 ±



**GENERAL UTILITY NOTES:**

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5. SEE SHEETS C6.0-C6.5 FOR PROPOSED DETENTION BASIN DETAIL AND STORM WATER MANAGEMENT PLAN.
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**SANITARY SEWER NOTES:**

1. SANITARY SEWER SHALL BE PVC SDR 26 PIPE.
2. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE.
3. ALL SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

**STORM SEWER NOTES:**

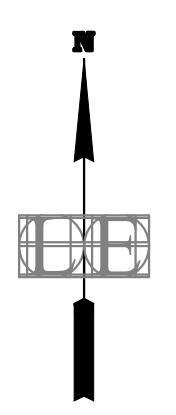
1. STORM SEWER TO BE RCP C76 CLIV UNLESS OTHERWISE NOTED.
2. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE OR FROM  $\phi$  OF STRUCTURE TO END OF FLARED END SECTION.
3. ALL STORM SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
5. PROPOSED STRUCTURES WITH A WQ DESIGNATION ARE WATER QUALITY STRUCTURES. MODEL TO BE DETERMINED.

**WATER MAIN NOTES:**

1. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE/FITTING.
2. WATER SERVICE LEADS SHALL BE 2" DIA. TYPE 'K' COPPER.
3. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
4. ALL WATER MAIN/LEADS WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.

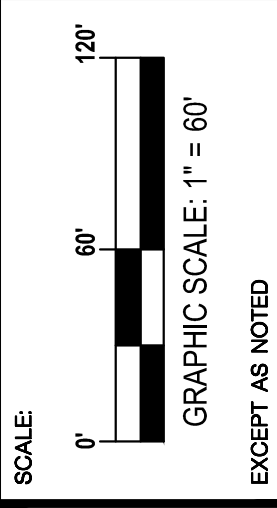
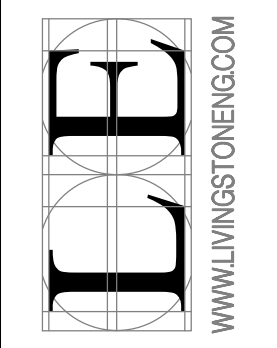
**KEYED NOTES:**

- WTR-WLL WELL
- WTR-WLL\* EXISTING WELL
- SANI-MH MANHOLE
- SANI-GP GRINDER PUMP
- STRM-CB CATCH BASIN
- STRM-FB FOREBAY FILTER BERM
- STRM-FE FLARED END SECTION
- STRM-OS DETENTION BASIN OUTLET CONTROL STRUCTURE
- STRM-SP EMERGENCY SPILLWAY
- STRM-DP DETENTION POND
- STRM-WQ WATER QUALITY CONTROL STRUCTURE



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CLIENT  
 BEDROCK VENTURES, LLC  
 4944 MASON ROAD  
 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 UTILITY PLAN - SOUTHEAST

REVISIONS	DATE

JOB NO. 20221-2  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

C4.2



**GENERAL UTILITY NOTES:**

1. ALL SANITARY SEWER, STORM SEWER, & WATER MAIN SHALL BE DESIGNED AND CONSTRUCTED TO MEET HOWELL TOWNSHIP STANDARDS.
2. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN ACCORDANCE TO HOWELL TOWNSHIP STANDARDS.
3. THE DEVELOPMENT SHALL BE SERVICED BY SANITARY SEWER AND WATER MAIN. ALL SITES SHALL BE SERVICED BY INDIVIDUAL SANITARY LEADS AND COMMUNAL WATER WELLS.
4. GATE VALVES SHALL BE INSTALLED ON THE WATER MAIN IN ACCORDANCE WITH TOWNSHIP STANDARDS. PROPOSED GATE VALVE LOCATIONS WILL BE PROVIDED IN THE FINAL SITE PLAN PACKAGE.
5. SEE SHEETS C6.0-C6.5 FOR PROPOSED DETENTION BASIN DETAIL AND STORM WATER MANAGEMENT PLAN.
6. HOWELL TOWNSHIP STANDARD DETAILS SHALL BE USED FOR ALL APPLICABLE CONSTRUCTION ACTIVITIES. THESE STANDARD DETAILS WILL BE PROVIDED IN THE FINAL SITE PLAN PACKAGE.
7. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.

**SANITARY SEWER NOTES:**

1. SANITARY SEWER SHALL BE PVC SDR 26 PIPE.
2. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE.
3. ALL SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

**STORM SEWER NOTES:**

1. STORM SEWER TO BE RCP C76 CLIV UNLESS OTHERWISE NOTED.
2. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE OR FROM  $\phi$  OF STRUCTURE TO END OF FLARED END SECTION.
3. ALL STORM SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

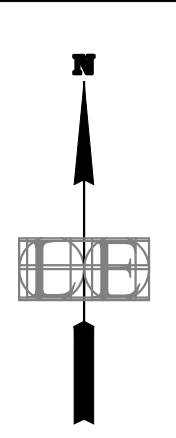
**WATER MAIN NOTES:**

1. ALL PIPE LENGTHS SHOWN ARE FROM  $\phi$  TO  $\phi$  OF STRUCTURE/FITTING.
2. WATER SERVICE LEADS SHALL BE 2" DIA. TYPE 'K' COPPER.
3. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
4. ALL WATER MAIN/LEADS WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.



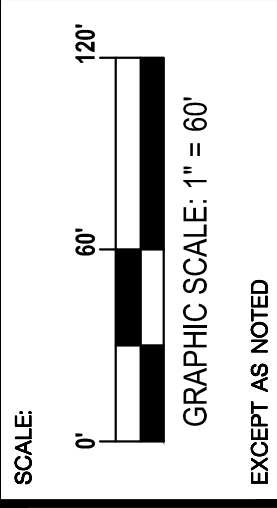
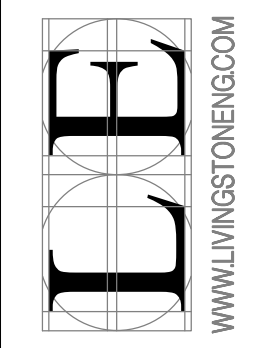
**KEYED NOTES:**

- (SANI-MH) MANHOLE
- (STRM-CB) CATCH BASIN
- (STRM-FB) FOREBAY FILTER BERM
- (STRM-FE) FLARED END SECTION
- (STRM-SP) EMERGENCY SPILLWAY
- (STRM-OS) DETENTION BASIN OUTLET CONTROL STRUCTURE
- (STRM-DP) DETENTION POND



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 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 UTILITY PLAN - NORTHEAST

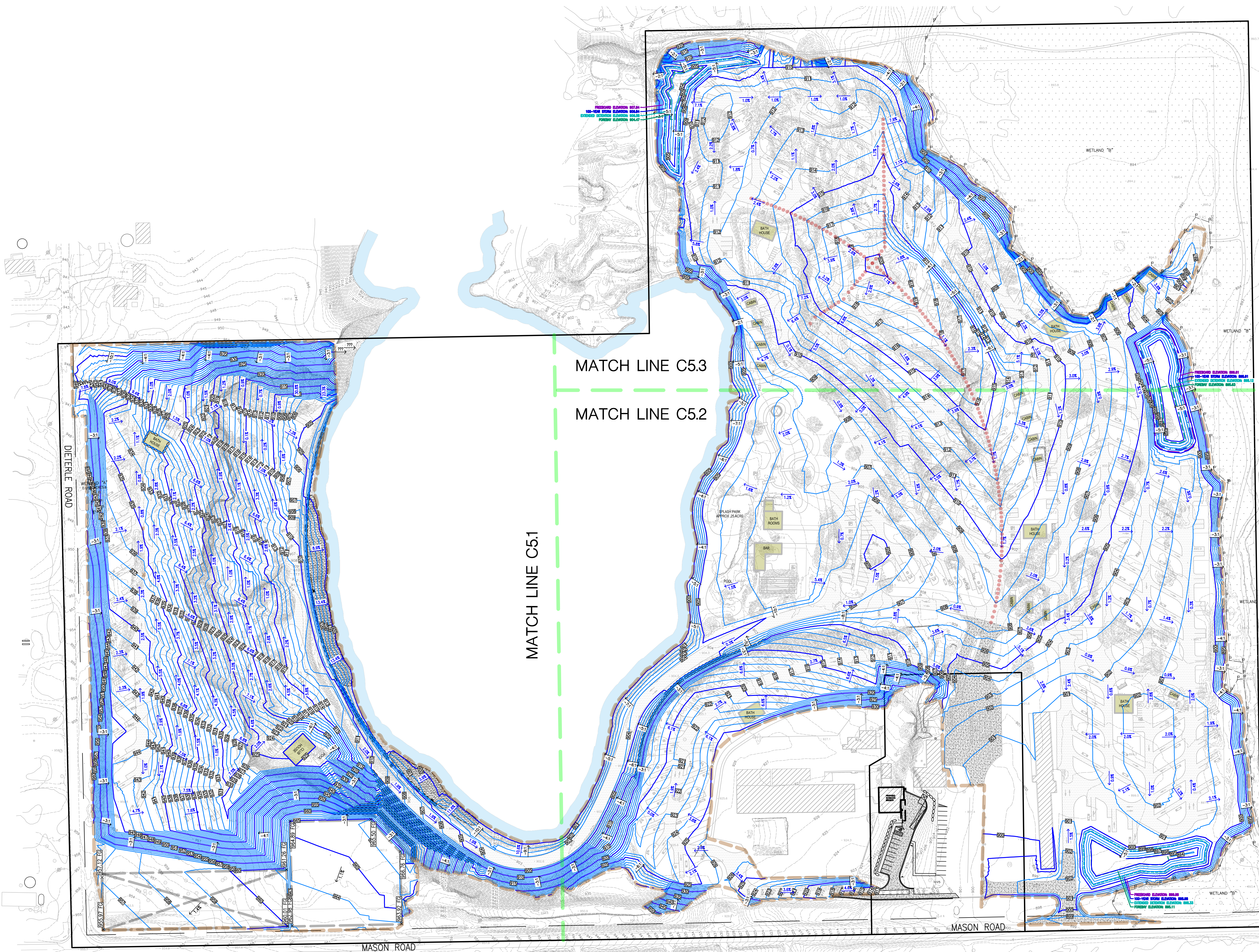
REVISIONS	DATE

JOB NO  
**20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

**C4.3**

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FILE:C:\Users\user\Dropbox (Livingston)\Projects\2021\2021-2\American Concrete 4944 Mason Rd\03\_DWG\Site\Site Plan - The Quarry\_RVA\2021-2\_C5.0\_GRADES.dwg



MATCH LINE C5.1

MATCH LINE C5.3

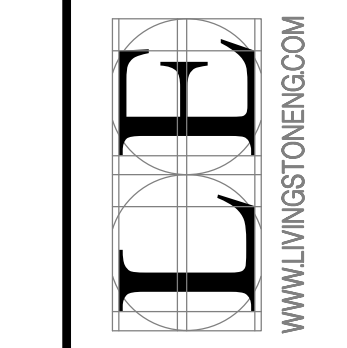
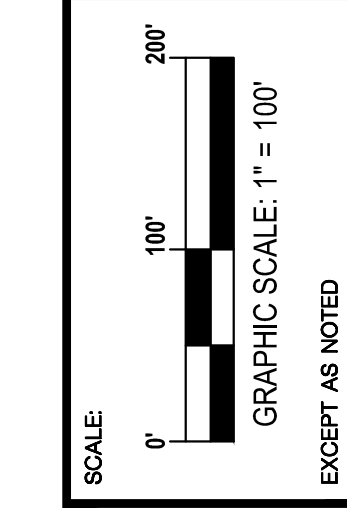
MATCH LINE C5.2

JOB NO.	2021-2
DRAWN:	MSA
CHECKED:	TJZ
APPROVED:	TJZ
DATE:	09/24/2024

REVISIONS	DATE

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE GRADING PLAN - OVERALL

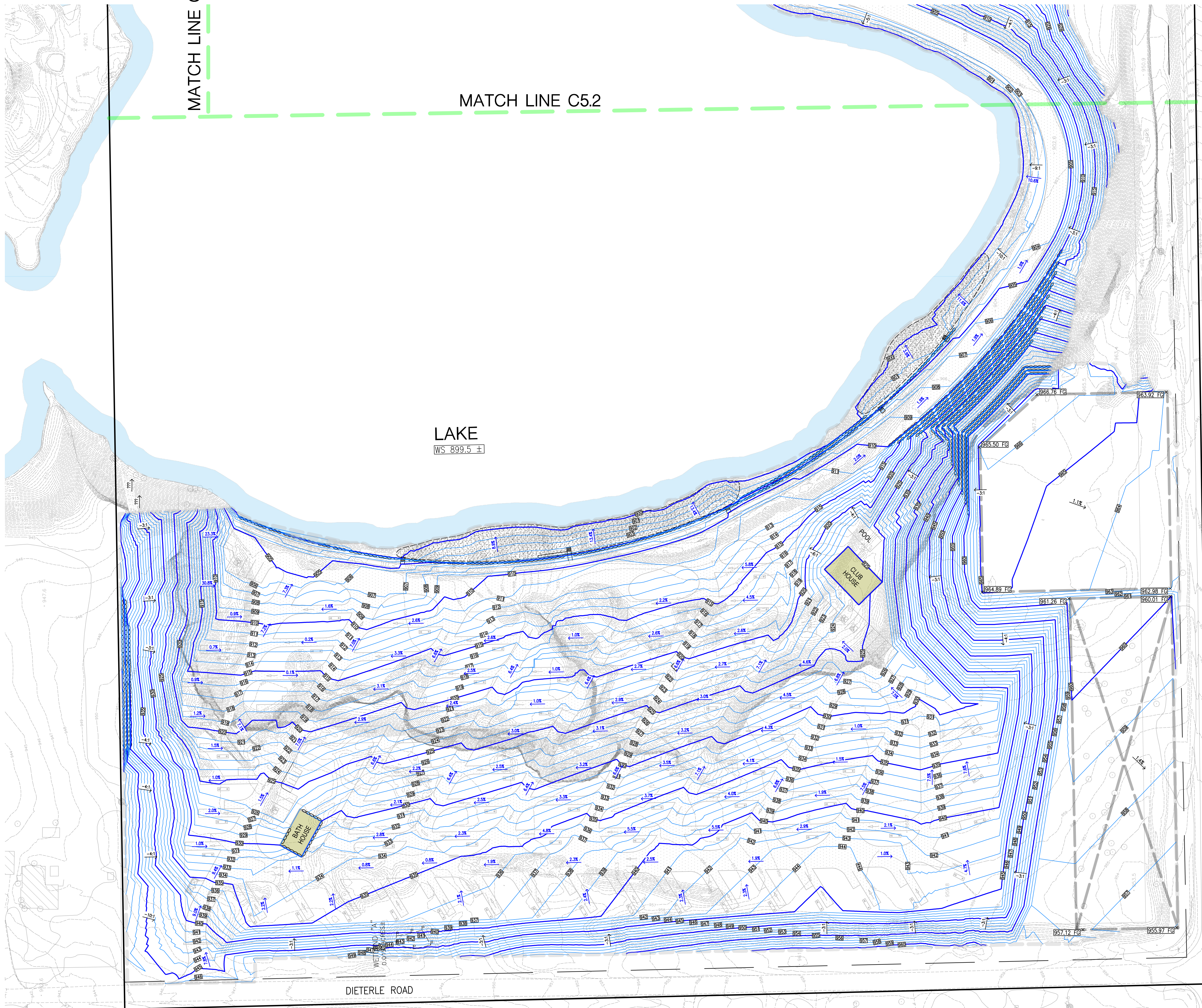
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C5.0

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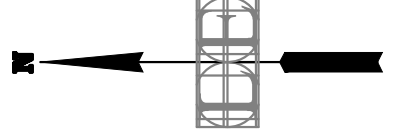
MATCH LINE C5.3

MATCH LINE C5.2

LAKE  
WS 899.5 ±

DIETERLE ROAD

MASON ROAD



**GRADE PLAN NOTES:**

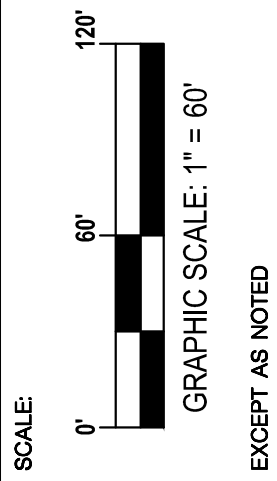
- 1. CROSS-SLOPE IN BARRIER FREE PARKING SHALL NOT EXCEED 2% PER ADA STANDARDS

**SPOT GRADE ABBREVIATIONS LIST**

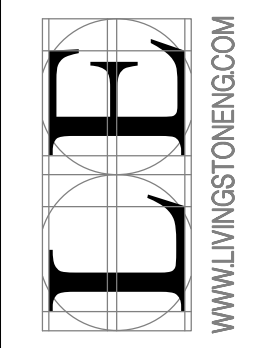
FG = FINISHED GRADE

**GRADE PLAN LEGEND**

- PR. CONTOUR
- LIMITS OF GRADING
- RIDGE LINE
- DRAINAGE ARROW
- PR. SPOT GRADE



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 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE GRADING PLAN - WEST

REVISIONS	DATE

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 APPROVED: TIZ  
 DATE: 09/24/2024

C5.1

FILE:C:\Users\user\Dropbox (Livingston)\Projects\2021\2021 American Concrete 4844 Mason Rd\03 DWG\Site\Site Plan - The Quarry\_RV\2021-2\_C5.0\_GRADE.dwg

MATCH LINE C5.3

LAKE  
WS 899.5 ±

**GRADE PLAN NOTES:**

- 1. CROSS-SLOPE IN BARRIER FREE PARKING SHALL NOT EXCEED 2% PER ADA STANDARDS

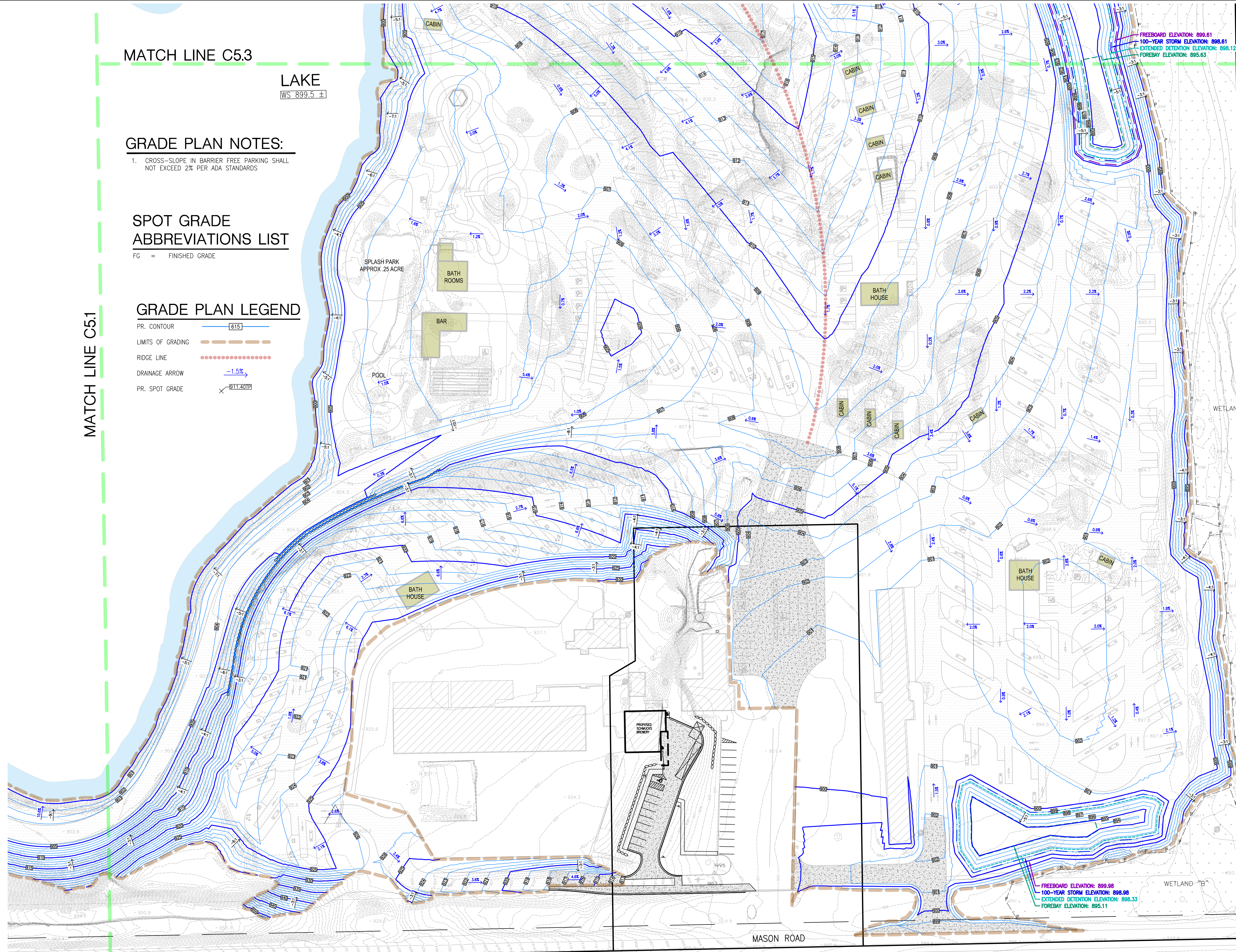
**SPOT GRADE ABBREVIATIONS LIST**

FG = FINISHED GRADE

**GRADE PLAN LEGEND**

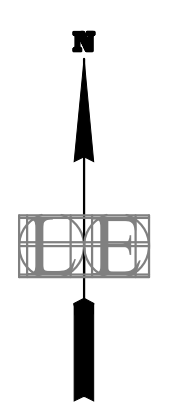
- PR. CONTOUR [615]
- LIMITS OF GRADING [---]
- RIDGE LINE [.....]
- DRAINAGE ARROW [-1.5%]
- PR. SPOT GRADE [X 8211.401P]

MATCH LINE C5.1



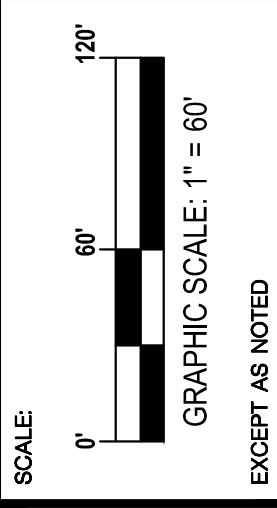
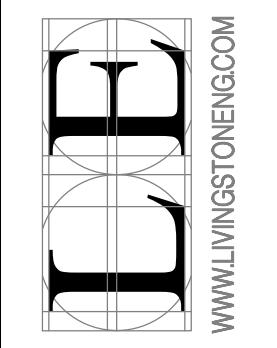
FREEBOARD ELEVATION: 899.61  
 100-YEAR STORM ELEVATION: 898.61  
 EXTENDED DETENTION ELEVATION: 898.12  
 FOREBAY ELEVATION: 895.63

FREEBOARD ELEVATION: 899.98  
 100-YEAR STORM ELEVATION: 898.98  
 EXTENDED DETENTION ELEVATION: 898.33  
 FOREBAY ELEVATION: 895.11



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 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE GRADING PLAN - SOUTHEAST

REVISIONS	DATE

JOB NO.  
**20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
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 DATE: 09/24/2024

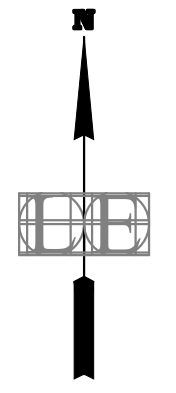
C5.2

**GRADE PLAN NOTES:**

- CROSS-SLOPE IN BARRIER FREE PARKING SHALL NOT EXCEED 2% PER ADA STANDARDS

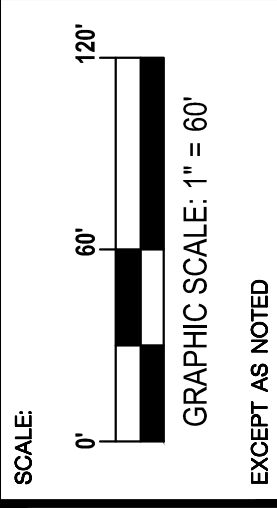
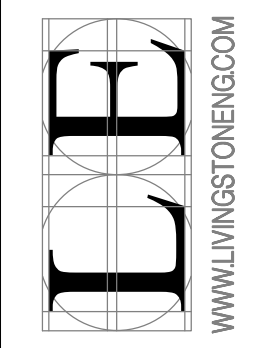
**GRADE PLAN LEGEND**

- PR. CONTOUR
- LIMITS OF GRADING
- RIDGE LINE
- DRAINAGE ARROW
- PR. SPOT GRADE



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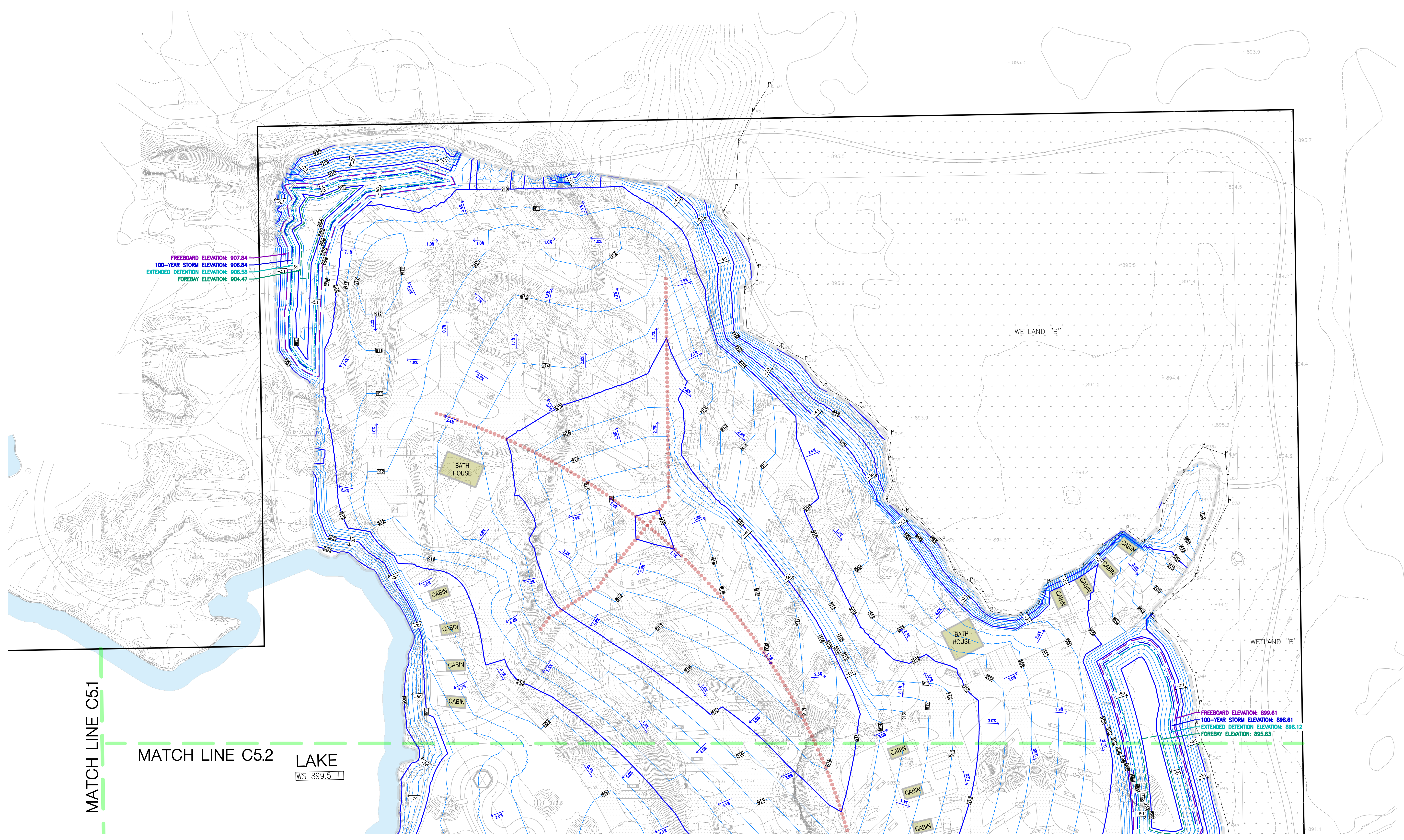
**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 SITE GRADING PLAN - NORTHEAST

REVISIONS	DATE

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**C53**

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FREEBOARD ELEVATION: 907.84  
 100-YEAR STORM ELEVATION: 906.84  
 EXTENDED DETENTION ELEVATION: 906.38  
 FOREBAY ELEVATION: 904.47

FREEBOARD ELEVATION: 899.61  
 100-YEAR STORM ELEVATION: 898.61  
 EXTENDED DETENTION ELEVATION: 898.12  
 FOREBAY ELEVATION: 895.63

MATCH LINE C5.1

MATCH LINE C5.2

LAKE  
 WS 899.5 ±

# STORM WATER NARRATIVE

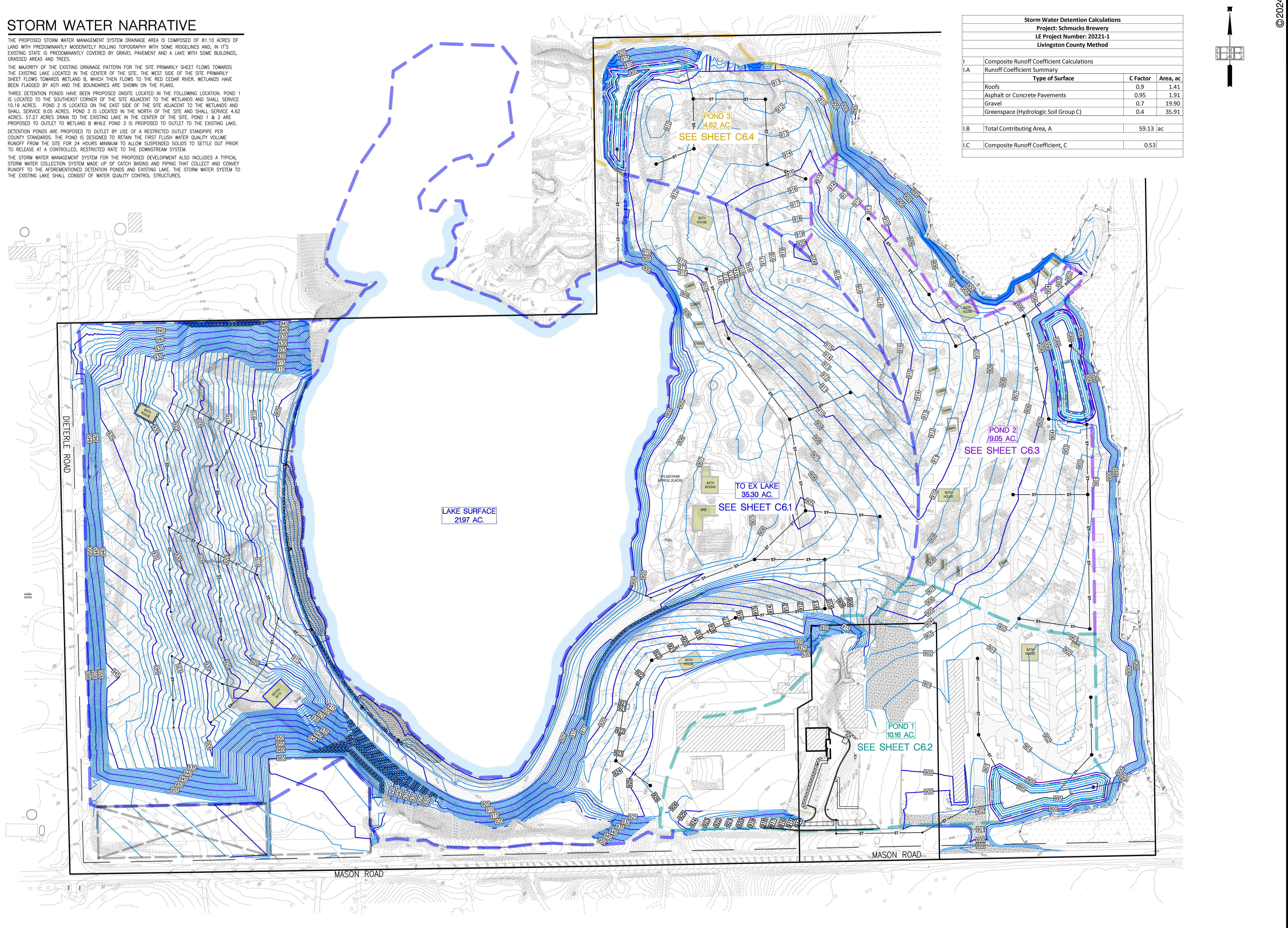
THE PROPOSED STORM WATER MANAGEMENT SYSTEM DRAINAGE AREA IS COMPOSED OF 81.10 ACRES OF LAND WITH PREDOMINANTLY MODERATELY ROLLING TOPOGRAPHY WITH SOME RIDGELINES AND, IN ITS EXISTING STATE IS PREDOMINANTLY COVERED BY GRAVEL PAVEMENT AND A LAKE WITH SOME BUILDINGS, GRASSED AREAS AND TREES.

THE MAJORITY OF THE EXISTING DRAINAGE PATTERN FOR THE SITE PRIMARILY SHEET FLOWS TOWARDS THE EXISTING LAKE LOCATED IN THE CENTER OF THE SITE. THE WEST SIDE OF THE SITE PRIMARILY SHEET FLOWS TOWARDS WETLAND B, WHICH THEN FLOWS TO THE RED CEDAR RIVER. WETLANDS HAVE BEEN FLAGGED BY ASTI AND THE BOUNDARIES ARE SHOWN ON THE PLANS.

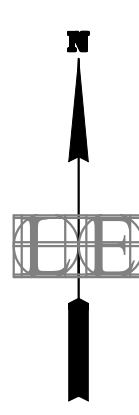
THREE DETENTION PONDS HAVE BEEN PROPOSED ONSITE LOCATED IN THE FOLLOWING LOCATION. POND 1 IS LOCATED TO THE SOUTHEAST CORNER OF THE SITE ADJACENT TO THE WETLANDS AND SHALL SERVICE 10.16 ACRES. POND 2 IS LOCATED ON THE EAST SIDE OF THE SITE ADJACENT TO THE WETLANDS AND SHALL SERVICE 9.05 ACRES. POND 3 IS LOCATED IN THE NORTH OF THE SITE AND SHALL SERVICE 4.62 ACRES. 57.27 ACRES DRAIN TO THE EXISTING LAKE IN THE CENTER OF THE SITE. POND 1 & 2 ARE PROPOSED TO OUTLET TO WETLAND B WHILE POND 3 IS PROPOSED TO OUTLET TO THE EXISTING LAKE.

DETENTION PONDS ARE PROPOSED TO OUTLET BY USE OF A RESTRICTED OUTLET STANDPIPE PER COUNTY STANDARDS. THE POND IS DESIGNED TO RETAIN THE FIRST FLUSH WATER QUALITY VOLUME. RUNOFF FROM THE SITE FOR 24 HOURS MINIMUM TO ALLOW SUSPENDED SOLIDS TO SETTLE OUT PRIOR TO RELEASE AT A CONTROLLED, RESTRICTED RATE TO THE DOWNSTREAM SYSTEM.

THE STORM WATER MANAGEMENT SYSTEM FOR THE PROPOSED DEVELOPMENT ALSO INCLUDES A TYPICAL STORM WATER COLLECTION SYSTEM MADE UP OF CATCH BASINS AND PIPING THAT COLLECT AND CONVEY RUNOFF TO THE AFOREMENTIONED DETENTION PONDS AND EXISTING LAKE. THE STORM WATER SYSTEM TO THE EXISTING LAKE SHALL CONSIST OF WATER QUALITY CONTROL STRUCTURES.



Storm Water Detention Calculations		
Project: Schmucks Brewery		
LE Project Number: 20221-1		
Livingston County Method		
I Composite Runoff Coefficient Calculations		
I.A Runoff Coefficient Summary		
Type of Surface	C Factor	Area, ac
Roofs	0.9	1.41
Asphalt or Concrete Pavements	0.95	1.91
Gravel	0.7	19.90
Greenspace (Hydrologic Soil Group C)	0.4	35.91
I.B Total Contributing Area, A	59.13 ac	
I.C Composite Runoff Coefficient, C	0.53	



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THE QUARRY R.V. RESORT  
PARCEL ID# 4706-32-300-003  
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
PRELIMINARY SITE PLAN  
STORM WATER MANAGEMENT PLAN - OVERALL

SCALE  
0' 100' 200'  
GRAPHIC SCALE: 1" = 100'  
EXCEPT AS NOTED

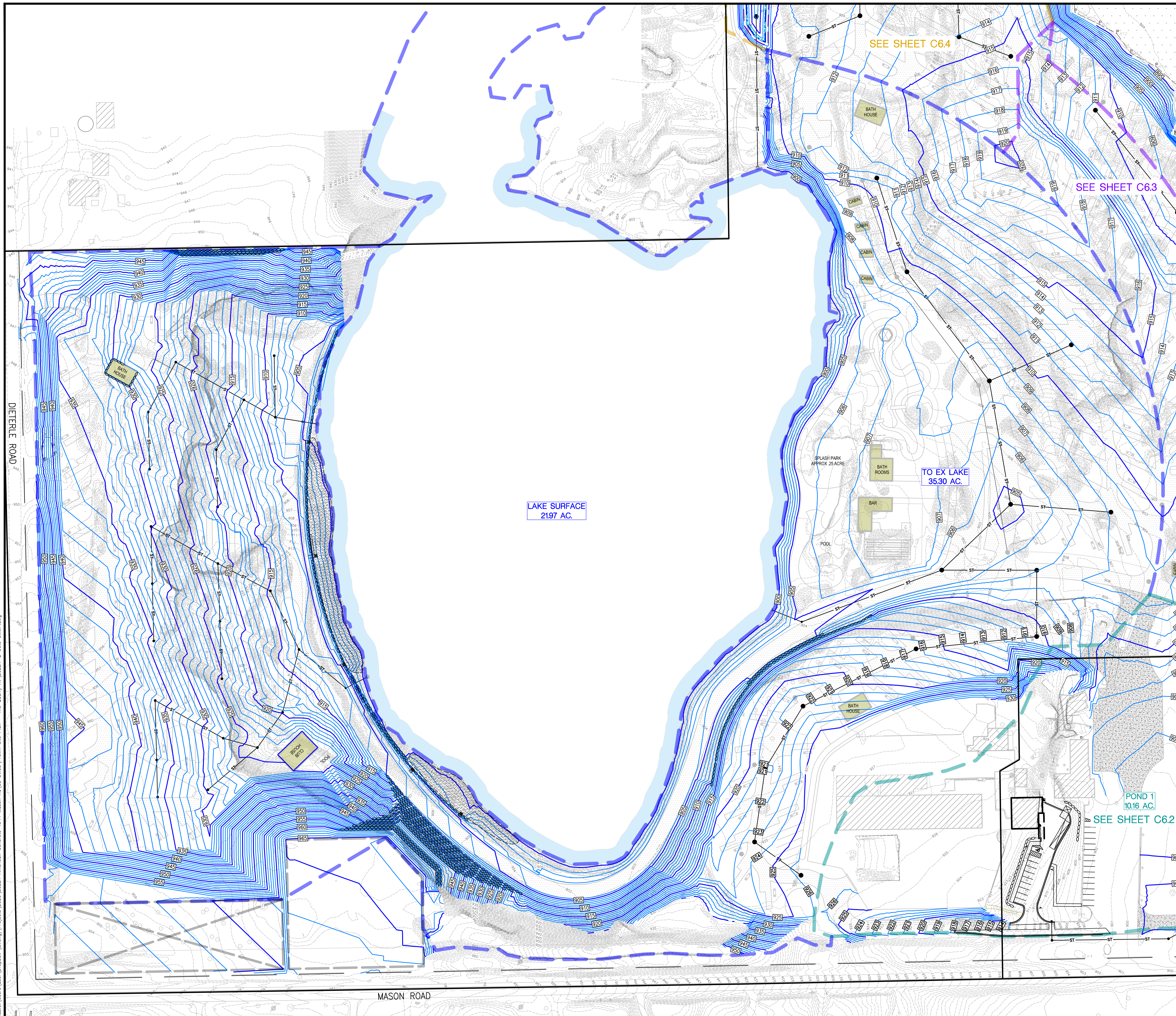
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APPROVED: TIZ  
DATE: 09/24/2024

C60

FILE:C:\Users\jason\Documents\Projects\2021\2021 American Concrete 4844 Mason Rd\03 DWG\Plan Site Plan - The Quarry RA\2021-2 C6.0 SWMP.dwg



**Storm Water Detention Calculations**  
**Project: Schmucks Brewery Existing Lake**  
**LE Project Number: 20221-1**  
**Livingston County Method**

I Composite Runoff Coefficient Calculations			
I.A Runoff Coefficient Summary			
Type of Surface	C Factor	Area, ac	
Water Surfaces	1	21.97	
Composite Runoff Coefficient (See Sheet C6.0)	0.53	35.30	
I.B Total Contributing Area, A		57.27 ac	
I.C Composite Runoff Coefficient, C		0.71	
II Time of Concentration Calculations			
II.A Sheet Flow, $t_{sheet}$			
K =	0.48		
Slope (S) =	2.32 %		
$V = K \times S^{0.5}$	0.73 ft/s		
L =	100 ft		
Flow time = $L / (V \times 60)$	2.3 min		
II.B Shallow Flow (along roadway or swale, upstream of sewer), $t_{shallow}$			
K =	1.2		
Slope (S) =	1 %		
$V = K \times S^{0.5}$	1.20 ft/s		
L =	130 ft		
Flow time = $L / (V \times 60)$	1.8 min		
II.C Sewer Flow, $t_{sewer}$			
V (avg velocity from sewer flow)	2.50 ft/s		
L =	1133 ft		
Flow time = $L / (V \times 60)$	7.6 min		
II.D Time of Concentration			
$t_c = t_{sheet} + t_{shallow} + t_{sewer}$	15.0 min		
* $t_c = 10$ minutes per county standard for sites that are 2 acres or less, 15 minutes minimum else			
III 100-year Peak Intensity		6.3 in/hr	
$i_{100} = 83.3 / (9.17 + t_c)^{0.81}$			
IV Channel Protection Control (CPVC), Site Runoff from First 1.3" of Rainfall, $V_{CPVC}$			
$V_{CPVC} = 1.3" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$			
$V_{CPVC} = 4,719 \times C \times A$		192,097 cf	
V Channel Protection Rate Control (CPRC), Extended Detention for the Site Runoff from a 1.9" Rainfall Event, $V_{ED}$			
V.A $V_{ED} = 1.9" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$			
$V_{ED} = 6,897 \times C \times A$		280,757 cf	
V.B Extended Detention Volume Discharge Rate, $Q_{ED}$			
$Q_{ED} = V_{ED} / (48 \text{ hr} \times 60 \text{ min} \times 60 \text{ sec})$			
$Q_{ED} = 1.62$		cfs	
VI Variable Release Rate, $Q_{VRR}$			
$Q_{VRR} = 1.1055 - 0.206 \ln(A)$			
$Q_{VRR} = 0.27$		cfs/acre	
*The variable release rate is capped at 1.0 cfs/acre for developments 2 acres or less			
VII 100 Year Allowable Peak Flow Rate, $Q_{100P}$			
$Q_{100P} = Q_{VRR} \times A$			
$Q_{100P} = 15.56$		cfs	
VIII 100-year Peak Inflow Rate, $Q_{100IN}$			
$Q_{100IN} = C \times I_{100} \times A$			
$Q_{100IN} = 257.0$		cfs	
IX 100-Year Storage Volume, $V_D$			
IX.A 100-year Peak Runoff Volume, $V_{100R}$			
$V_{100R} = 18,985 \times C \times A$			
$V_{100R} = 772,824$		cf	
IX.B Storage Curve Factor (R)			
$R = 0.206 - 0.15 \ln(Q_{100P} / Q_{100IN})$			
$R = 0.627$			
IX.C $V_D = (V_{100R} \times R)$			
$V_D = 484,290$		cf	

XI Proposed Basin Volumes		
Detention Pond		
Elevation	Area (sf)	Volume (cf)
899.50	957,200	
900.50	957,200	957,200

XII Design Storm Elevations			
The following interpolations determine the pond water elevations for the different storm events:			
XII.C 100-Year Storm Event Elevation, Elev $V_{100P}$			
Elevation	900.50	- 899.50 = $x_3$	- 899.50
Volume	957200	0	484290
Elev $V_{100P}$		= $x_3$	= 900.01

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**LE**

SCALE: 1" = 80'  
 0' 80' 160'

GRAPHIC SCALE: 1" = 80'  
 EXCEPT AS NOTED

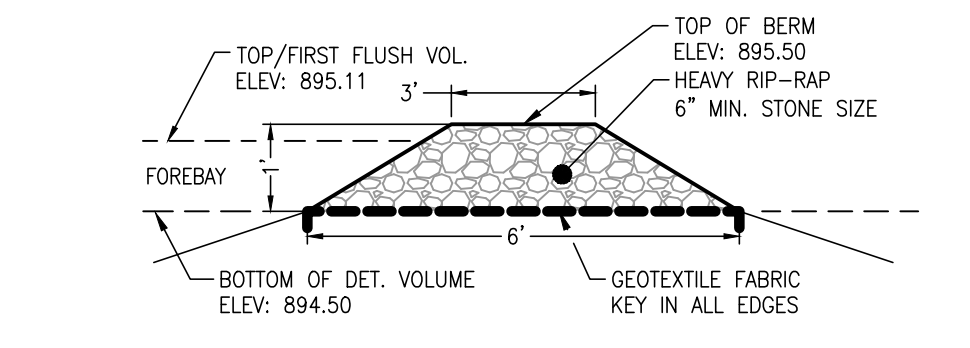
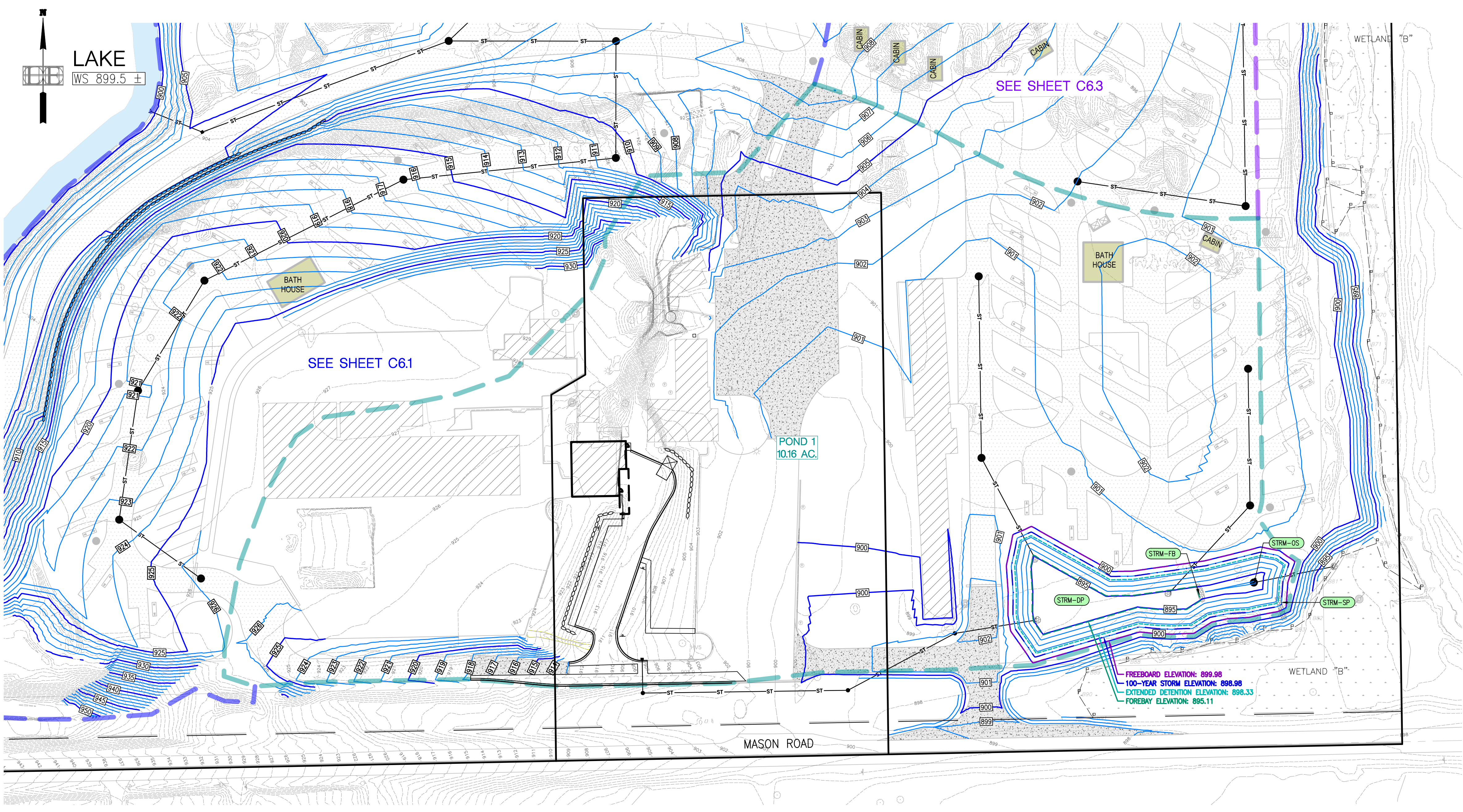
CLIENT: **BEDROCK VENTURES, LLC**  
 4944 MASON ROAD  
 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 STORM WATER MANAGEMENT PLAN - EX. LAKE

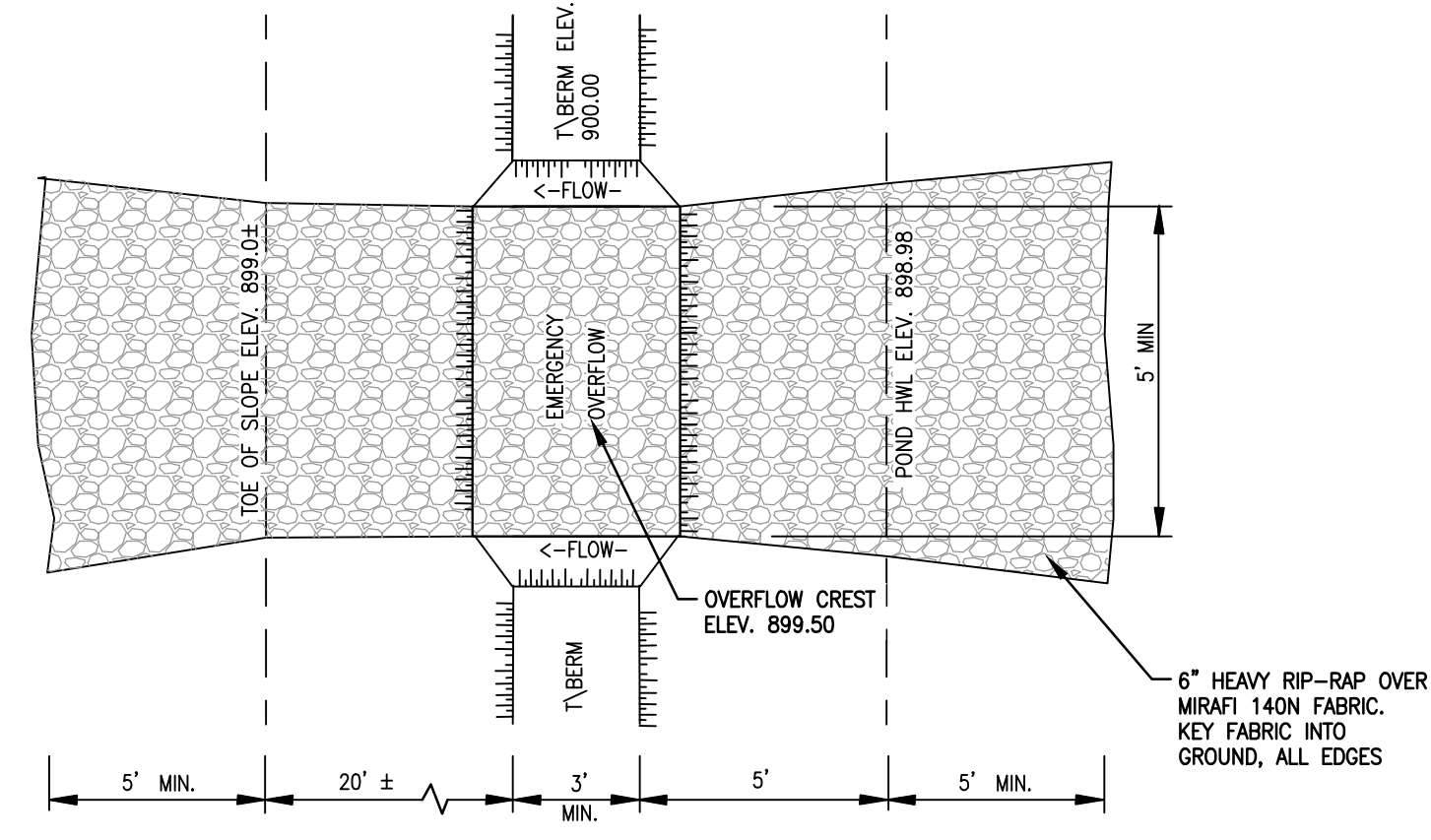
REVISIONS	DATE

JOB NO: **20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

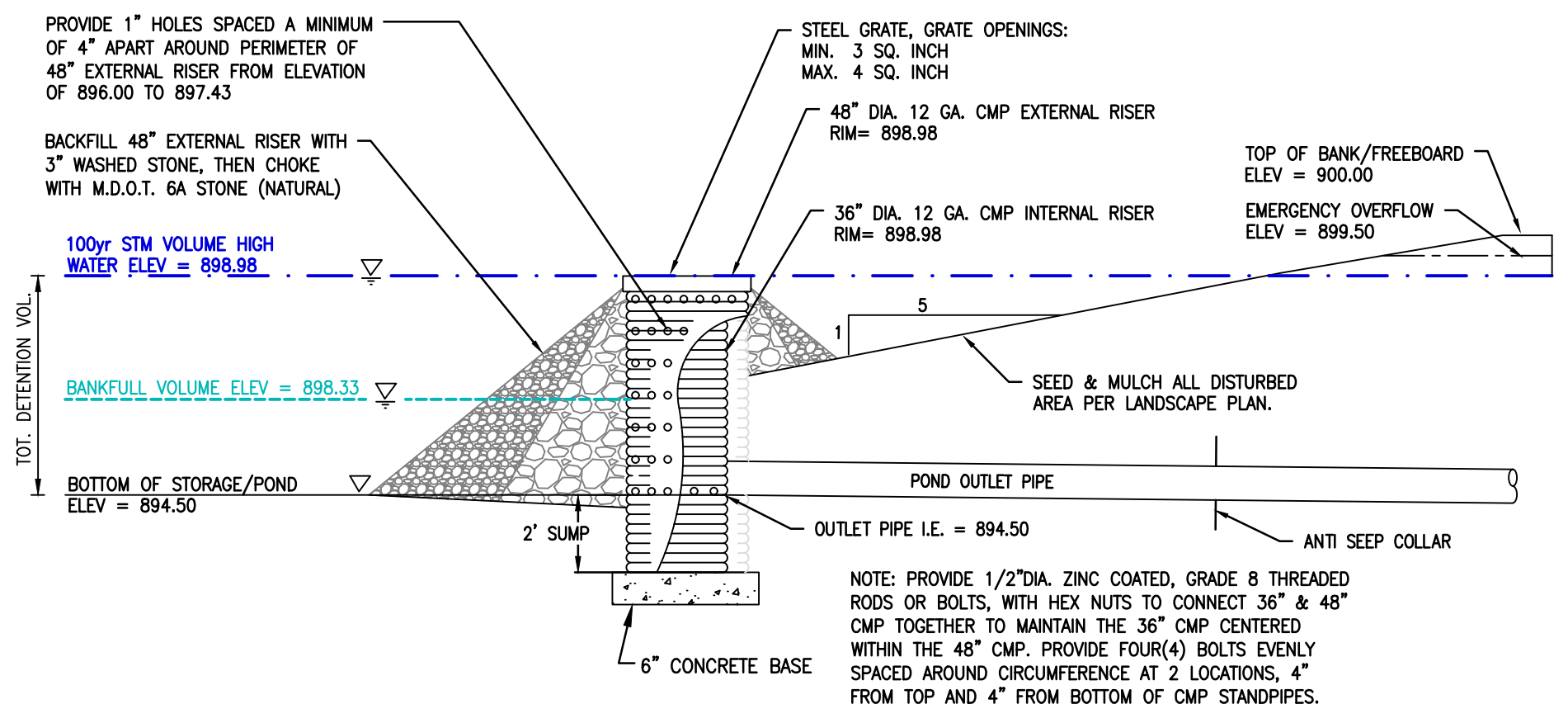
**C6.1**



**FOREBAY FILTER BERM**  
NOT TO SCALE



**EMERGENCY SPILLWAY**  
NOT TO SCALE



**DETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL**  
NO SCALE

XI Proposed Basin Volumes						
Forebay			Detention Pond			Total Accumulated
Elevation	Area (sf)	Volume (cf)	Elevation	Area (sf)	Volume (cf)	Volume (cf)
894.50	4,235	-	894.50	552	-	6,225
895.50	6,375	5,305	895.50	1,287	920	6,225
			895.50	7,717	-	6,225
			896.00	9,233	4,238	10,462
			897.00	12,403	10,818	21,280
			898.00	15,749	14,076	35,356
			899.00	19,268	17,509	52,865

Storm Water Detention Calculations		
Project: Schmucks Brewery Pond 1		
LE Project Number: 20221-1		
Livingston County Method		
I	Contribution Area to Pond	
I.A	Contributing Area, A	11.26 ac
I.B	Composite Runoff Coefficient, C	0.53
II	Time of Concentration Calculations	
II.A	Sheet Flow, $t_{sheet}$	
	$K =$	0.48
	Slope (S) =	1.35 %
	$V = K \times S^{0.5}$	0.56 ft/s
	L =	305 ft
	Flow time = $L / (V \times 60)$	9.1 min
II.B	Shallow Flow (along roadway or swale, upstream of sewer), $t_{shallow}$	
	$K =$	1.2
	Slope (S) =	17 %
	$V = K \times S^{0.5}$	4.95 ft/s
	L =	69 ft
	Flow time = $L / (V \times 60)$	0.2 min
II.C	Sewer Flow, $t_{sewer}$	
	V (avg velocity from sewer flow)	2.50 ft/s
	L =	450 ft
	Flow time = $L / (V \times 60)$	3.0 min
II.D	Time of Concentration	
	$t_c = t_{sheet} + t_{shallow} + t_{sewer}$	15.0 min
III	100-year Peak Intensity	
	$i_{100} = 83.3 / (9.17 + t_c)^{0.81}$	6.3 in/hr
IV	Channel Protection Control (CPVC), Extended Detention for the Site Runoff from a 1.9" Rainfall, $V_{CPVC}$	
	$V_{CPVC} = 1.3" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$	
	$V_{CPVC} = 4,719 \times C \times A$	28,196 cf
V	Channel Protection Rate Control (CPRC), Extended Detention for the Site Runoff from a 1.9" Rainfall Event, $V_{ED}$	
V.A	$V_{ED} = 1.9" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$	
	$V_{ED} = 6,897 \times C \times A$	41,209 cf
V.B	Extended Detention Volume Discharge Rate, $Q_{ED}$	
	$Q_{ED} = V_{ED} / (48 \text{ hr} \times 60 \text{ min} \times 60 \text{ sec})$	0.24 cfs
VI	Variable Release Rate, $Q_{VRR}$	
	$Q_{VRR} = 1.1055 - 0.206 \ln(A)$	0.61 cfs/acre
*The variable release rate is capped at 1.0 cfs/acre for developments 2 acres or less		
VII	100 Year Allowable Peak Flow Rate, $Q_{100P}$	
	$Q_{100P} = Q_{VRR} \times A$	6.83 cfs
VIII	100-year Peak Inflow Rate, $Q_{100IN}$	
	$Q_{100IN} = C \times I_{100} \times A$	37.7 cfs
IX	100-Year Storage Volume, $V_D$	
IX.A	100-year Peak Runoff Volume, $V_{100R}$	
	$V_{100R} = 18,985 \times C \times A$	113,434 cf
IX.B	Storage Curve Factor (R)	
	$R = 0.206 - 0.15 \ln(Q_{100P}/Q_{100IN})$	0.462
IX.C	$V_D = (V_{100R} \times R)$	52,439 cf
Key Rule: $V_{100P} \geq V_{ED}$		
		52,439 > 41,209
X	First Flush (Sediment Forebay) Storage Volume, $V_{FF}$	
X.A	Water Quality Control Volume, $V_{WQV}$	
	$V_{WQV} = 3,630 \times C \times A$	21,689 cf
X.B	Forebay Min. Storage of 15% of $V_{WQV}$	
	$V_{FF} = 0.15 \times V_{WQV}$	3,253 cf
The Site Plan must be designed to accommodate the following volumes:		
	CPVC	28,196 cf
	CPRC, Extended Detention	41,209 cf
	Flood Control	52,439 cf

XII Design Storm Elevations		
The following interpolations determine the pond water elevations for the different storm events:		
XII.A Forebay Elevation, $V_{FF}$		
Elevation	895.50 - 894.50 = $x_1$ - 894.50	
Volume	5305 - 0 = $x_1$ - 0	
Elev $V_{FF}$	= $x_1$ = 895.11	
XII.B Extended Detention Elevation, Elev $V_{ED}$		
Elevation	899.00 - 898.00 = $x_2$ - 898.00	
Volume	52865 - 35356 = 41209 - 35356	
Elev $V_{CPVC}$	= $x_2$ = 898.33	
XII.C 100-Year Storm Event Elevation, Elev $V_{100P}$		
Elevation	899.00 - 898.00 = $x_3$ - 898.00	
Volume	52865 - 35356 = 52439 - 35356	
Elev $V_{100P}$	= $x_3$ = 898.98	

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 DRAWN: MEA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

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**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 STORM WATER MANAGEMENT PLAN - POND 1

CLIENT  
 BEDROCK VENTURES, LLC  
 4944 MASON ROAD  
 HOWELL, MI 48843

JOB NO. 20221-2  
 DATE: 09/24/2024

**C6.2**



**Storm Water Detention Calculations**  
**Project: Schmucks Brewery Pond 2**  
**LE Project Number: 20221-1**  
**Livingston County Method**

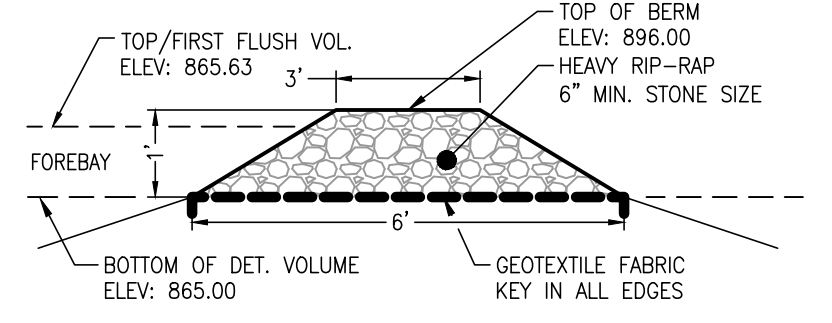
<b>I Contribution Area to Pond</b>	
I.A Contributing Area, A	9.05 ac
<b>I.C Composite Runoff Coefficient, C</b>	
I.C	0.53
<b>II Time of Concentration Calculations</b>	
II.A Sheet Flow, $t_{sheet}$	
K =	0.48
Slope (S) =	2.32 %
$V = K \times S^{0.5}$	0.73 ft/s
L =	9 ft
Flow time = $L / (V \times 60)$	0.2 min
II.B Shallow Flow (along roadway or swale, upstream of sewer), $t_{shallow}$	
K =	1.2
Slope (S) =	1 %
$V = K \times S^{0.5}$	1.20 ft/s
L =	268 ft
Flow time = $L / (V \times 60)$	3.7 min
II.C Sewer Flow, $t_{sewer}$	
V (avg velocity from sewer flow)	2.50 ft/s
L =	496 ft
Flow time = $L / (V \times 60)$	3.3 min
II.D Time of Concentration	
$t_c = t_{sheet} + t_{shallow} + t_{sewer}$	15.0 min
<b>III 100-year Peak Intensity</b>	
$I_{100} = 83.3 / (9.17 + t_c)^{0.81}$	6.3 in/hr
<b>IV Channel Protection Control (CPVC), Site Runoff from First 1.3" of Rainfall, <math>V_{CPVC}</math></b>	
$V_{CPVC} = 1.3" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$	
$V_{CPVC} = 4,719 \times C \times A$	22,673 cf
<b>V Channel Protection Rate Control (CPRC), Extended Detention for the Site Runoff from a 1.9" Rainfall Event, <math>V_{ED}</math></b>	
$V_{ED} = 1.9" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$	
$V_{ED} = 6,897 \times C \times A$	33,137 cf
V.B Extended Detention Volume Discharge Rate, $Q_{ED}$	
$Q_{ED} = V_{ED} / (48 \text{ hr} \times 60 \text{ min} \times 60 \text{ sec})$	0.19 cfs
VI Variable Release Rate, $Q_{VRR}$	
$Q_{VRR} = 1.1055 - 0.206 \ln(A)$	0.65 cfs/ac
<b>*The variable release rate is capped at 1.0 cfs/acre for developments 2 acres or</b>	
VII 100 Year Allowable Peak Flow Rate, $Q_{100P}$	
$Q_{100P} = Q_{VRR} \times A$	5.90 cfs
VIII 100-year Peak Inflow Rate, $Q_{100IN}$	
$Q_{100IN} = C \times I_{100} \times A$	30.3 cfs
IX 100-Year Storage Volume, $V_D$	
IX.A 100-year Peak Runoff Volume, $V_{100R}$	
$V_{100R} = 18,985 \times C \times A$	91,214 cf
IX.B Storage Curve Factor (R)	
$R = 0.206 - 0.15 \ln(Q_{100P} / Q_{100IN})$	0.452
IX.C $V_D = (V_{100R} \times R)$	
	41,190 cf
<b>Key Rule: <math>V_{100P} \geq V_{ED}</math></b>	
	41,190 > 33,137
X First Flush (Sediment Forebay) Storage Volume, $V_{FF}$	
X.A Water Quality Control Volume, $V_{WQCV}$	
$V_{WQCV} = 3,630 \times C \times A$	17,440 cf
X.B Forebay Min. Storage of 15% of $V_{WQCV}$	
$V_{FF} = 0.15 \times V_{WQCV}$	2,616 cf
<b>The Site Plan must be designed to accommodate the following volumes:</b>	
CPVC	22,673 cf
CPRC, Extended Detention	33,137 cf
Flood Control	41,190 cf

XI Proposed Basin Volumes					
Forebay			Detention Pond		
Elevation	Area (sf)	Volume (cf)	Elevation	Area (sf)	Volume (cf)
895.00	3,397	2,860	895.00	4,049	3,455
896.00	4,865	4,131	896.00	9,006	7,586
			897.00	11,795	10,401
			898.00	14,753	13,274
			899.00	17,877	16,315
					47,575

<b>XII Design Storm Elevations</b>	
The following interpolations determine the pond water elevations for the different storm events:	
<b>XII.A Forebay Elevation, <math>V_{FF}</math></b>	
Elevation	896.00 - 895.00 = $x_1$ - 895.00
Volume	4131 0 2616 0
Elev $V_{FF}$	= $x_1$ = 895.63
<b>XII.B Extended Detention Elevation, Elev <math>V_{ED}</math></b>	
Elevation	899.00 - 898.00 = $x_2$ - 898.00
Volume	47575 31260 33137 31260
Elev $V_{ED}$	= $x_2$ = 898.12
<b>XII.C 100-Year Storm Event Elevation, Elev <math>V_{100P}</math></b>	
Elevation	899.00 - 898.00 = $x_3$ - 898.00
Volume	47575 31260 41190 31260
Elev $V_{100P}$	= $x_3$ = 898.61

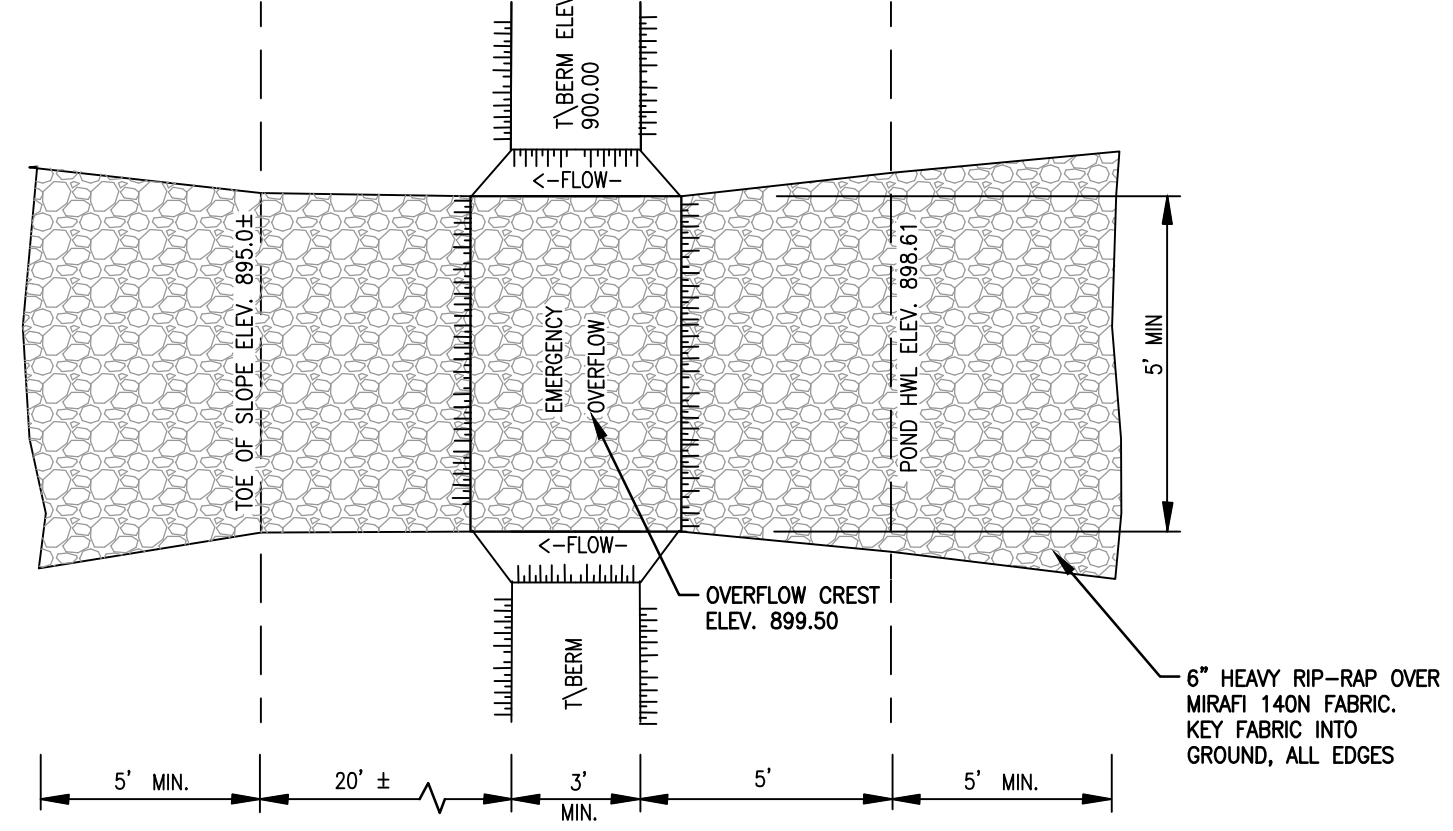
**KEYED NOTES:**

- (STRM-FB) FOREBAY FILTER BERM
- (STRM-OS) DETENTION BASIN OUTLET CONTROL STRUCTURE
- (STRM-SP) EMERGENCY SPILLWAY
- (STRM-DP) DETENTION POND



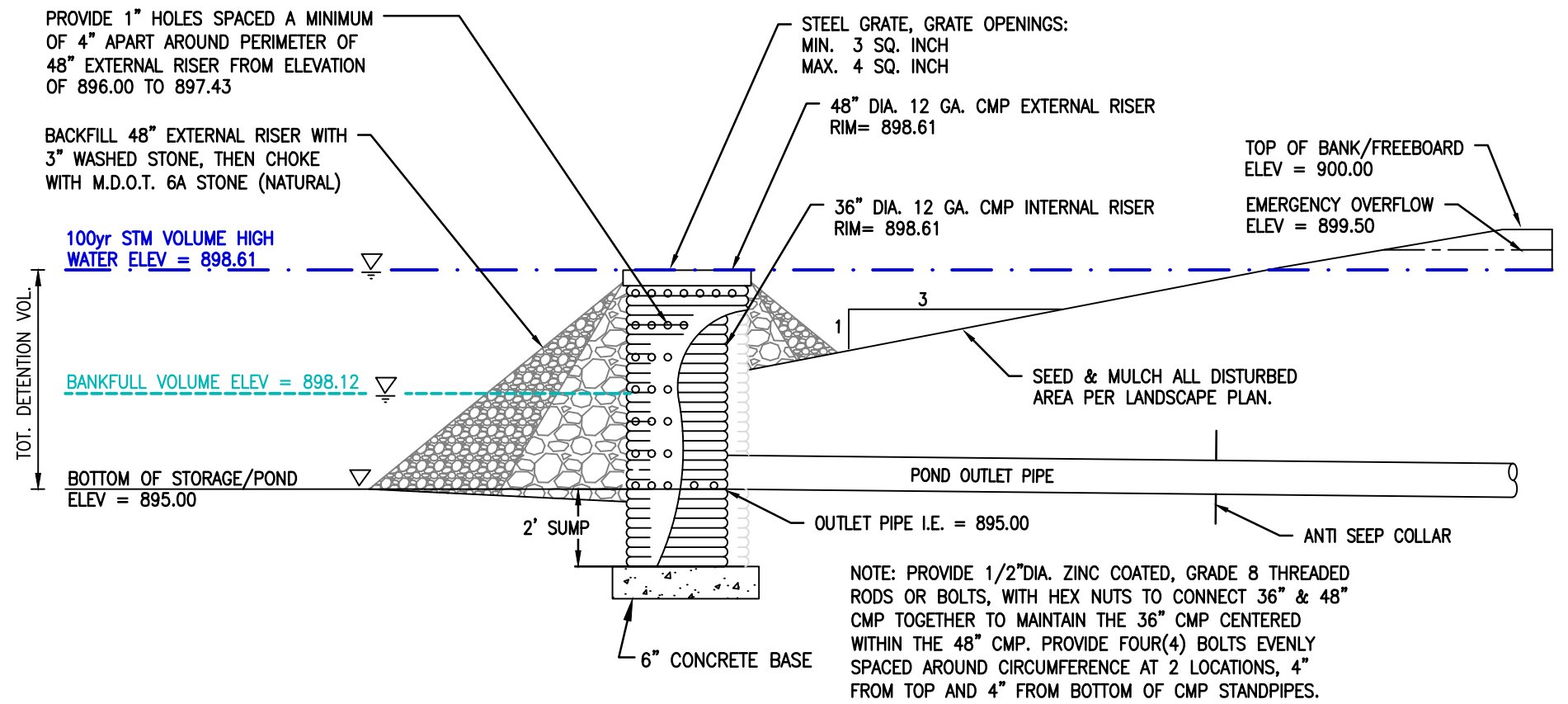
**FOREBAY FILTER BERM**

(STRM-FB) NOT TO SCALE



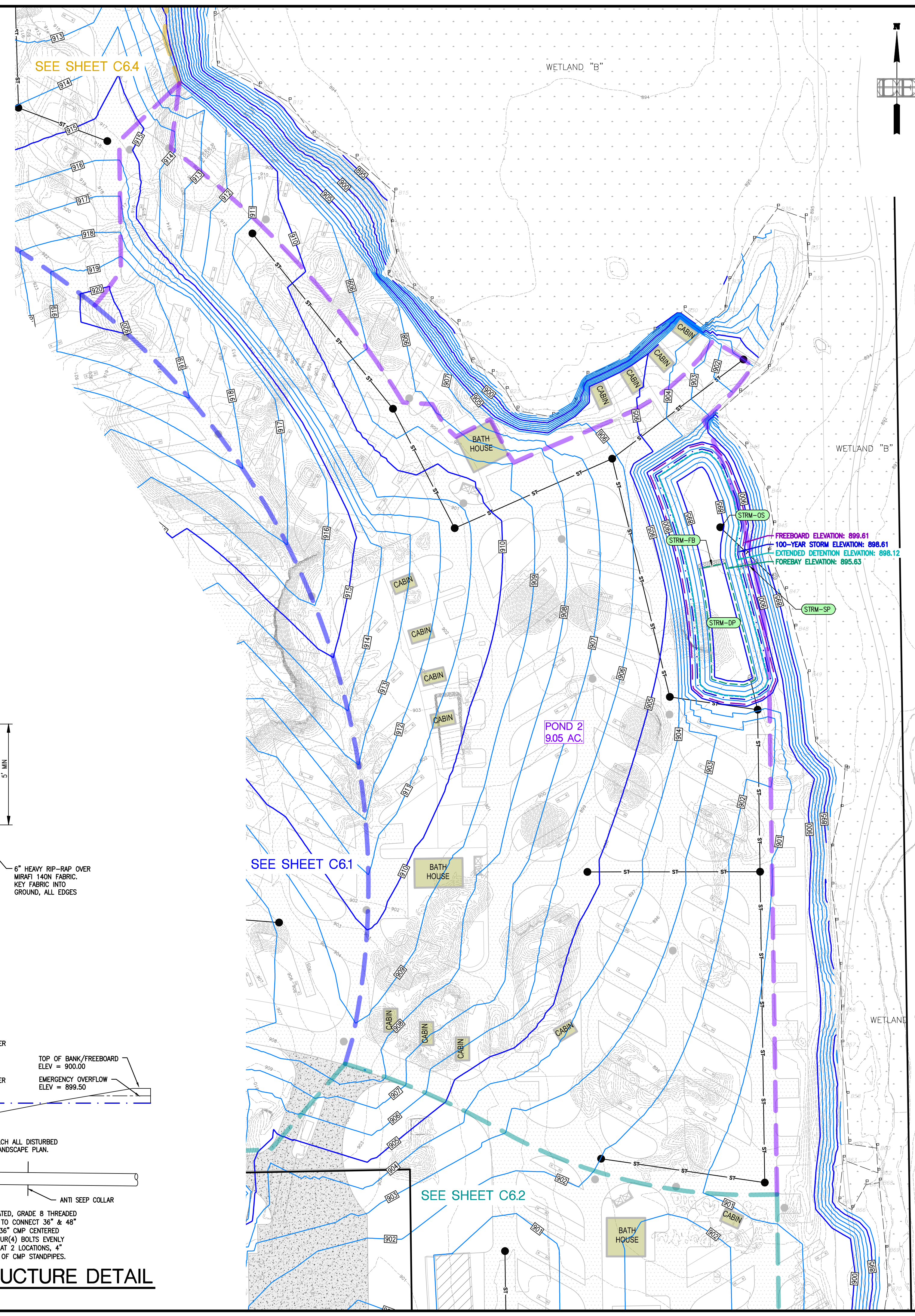
**EMERGENCY SPILLWAY**

(STRM-SP) NOT TO SCALE



**DETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL**

(STRM-OS) NO SCALE



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**LE**

SCALE: 1" = 60'  
 0' 60' 120'  
 GRAPHIC SCALE: 1" = 60'  
 EXCEPT AS NOTED

CLIENT: BEDROCK VENTURES, LLC  
 4944 MASON ROAD  
 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN  
 STORM WATER MANAGEMENT PLAN - POND 2

REVISIONS	DATE

JOB NO: 20221-2  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

**C6.3**

Storm Water Detention Calculations		
Project: Schmucks Brewery Pond 3		
LE Project Number: 20221-1		
Livingston County Method		
I	Contribution Area to Pond	
I.A	Contributing Area, A	4.62 ac
I.A	Composite Runoff Coefficient, C	0.53
II	Time of Concentration Calculations	
II.A	Sheet Flow, $t_{sheet}$	
	K =	0.48
	Slope (S) =	2.32 %
	$V = K \times S^{0.5}$	0.73 ft/s
	L =	9 ft
	Flow time = $L / (V \times 60)$	0.2 min
II.B	Shallow Flow (along roadway or swale, upstream of sewer), $t_{shallow}$	
	K =	1.2
	Slope (S) =	1 %
	$V = K \times S^{0.5}$	1.20 ft/s
	L =	268 ft
	Flow time = $L / (V \times 60)$	3.7 min
II.C	Sewer Flow, $t_{sewer}$	
	V (avg velocity from sewer flow)	2.50 ft/s
	L =	496 ft
	Flow time = $L / (V \times 60)$	3.3 min
II.D	Time of Concentration	
	$t_c = t_{sheet} + t_{shallow} + t_{sewer}$	15.0 min
	<b>*<math>t_c</math> = 10 minutes per county standard for sites that are 2 acres or less</b>	
III	100-year Peak Intensity	
	$I_{100} = 83.3 / (9.17 + t_c)^{0.81}$	6.3 in/hr
IV	Channel Protection Control (CPVC), Site Runoff from First 1.3" of Rainfall, $V_{CPVC}$	
	$V_{CPVC} = 1.3" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$	
	$V_{CPVC} = 4,719 \times C \times A$	11,573 cf
V	Channel Protection Rate Control (CPRC), Extended Detention for the Site Runoff from a 1.9" Rainfall Event, $V_{ED}$	
V.A	$V_{ED} = 1.9" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$	
	$V_{ED} = 6,897 \times C \times A$	16,914 cf
V.B	Extended Detention Volume Discharge Rate, $Q_{ED}$	
	$Q_{ED} = V_{ED} / (48 \text{ hr} \times 60 \text{ min} \times 60 \text{ sec})$	0.10 cfs
VI	Variable Release Rate, $Q_{VRR}$	
	$Q_{VRR} = 1.1055 - 0.206 \ln(A)$	0.79 cfs/ac
	<b>*The variable release rate is capped at 1.0 cfs/acre for developments 2 acres or</b>	
VII	100 Year Allowable Peak Flow Rate, $Q_{100P}$	
	$Q_{100P} = Q_{VRR} \times A$	3.65 cfs
VIII	100-year Peak Inflow Rate, $Q_{100IN}$	
	$Q_{100IN} = C \times I_{100} \times A$	15.5 cfs
IX	100-Year Storage Volume, $V_D$	
IX.A	100-year Peak Runoff Volume, $V_{100R}$	
	$V_{100R} = 18,985 \times C \times A$	46,557 cf
IX.B	Storage Curve Factor (R)	
	$R = 0.206 - 0.15 \ln(Q_{100P} / Q_{100IN})$	0.423
IX.C	$V_D = (V_{100R} \times R)$	19,678 cf
	<b>Key Rule: <math>V_{100P} \geq V_{ED}</math></b>	
		19,678 > 16,914
X	First Flush (Sediment Forebay) Storage Volume, $V_{FF}$	
X.A	Water Quality Control Volume, $V_{WQC}$	
	$V_{WQC} = 3,630 \times C \times A$	8,902 cf
X.B	Forebay Min. Storage of 15% of $V_{WQC}$	
	$V_{FF} = 0.15 \times V_{WQC}$	1,335 cf
	<b>The Site Plan must be designed to accommodate the following volumes:</b>	
	CPVC	11,573 cf
	CPRC, Extended Detention	16,914 cf
	Flood Control	19,678 cf

XI Proposed Basin Volumes					
Forebay		Detention Pond		Total Accumulated	
Elevation	Area (sf)	Volume (cf)	Elevation	Area (sf)	Volume (cf)
904.00	2,004		904.00	467	
905.00	3,628	2,816	905.00	1,424	946
			905.00	5,099	3,762
			906.00	8,707	6,903
			907.00	12,735	10,721
					21,386

### XII Design Storm Elevations

The following interpolations determine the pond water elevations for the different storm events:

#### XII.A Forebay Elevation, $V_{FF}$

Elevation	905.00	-	904.00	=	$x_1$	-	904.00
Volume	2816	0	1335	0			
Elev $V_{FF}$	= $x_1$ = 904.47						

#### XII.B Extended Detention Elevation, Elev $V_{ED}$

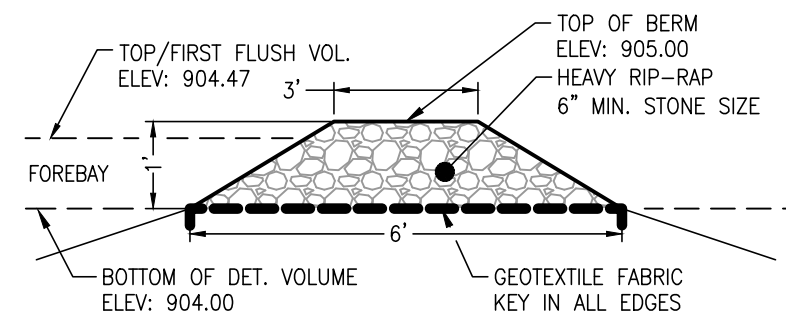
Elevation	907.00	-	906.00	=	$x_2$	-	906.00
Volume	21386	10665	16914	10665			
Elev $V_{ED}$	= $x_2$ = 906.58						

#### XII.C 100-Year Storm Event Elevation, Elev $V_{100P}$

Elevation	907.00	-	906.00	=	$x_3$	-	906.00
Volume	21386	10665	19678	10665			
Elev $V_{100P}$	= $x_3$ = 906.84						

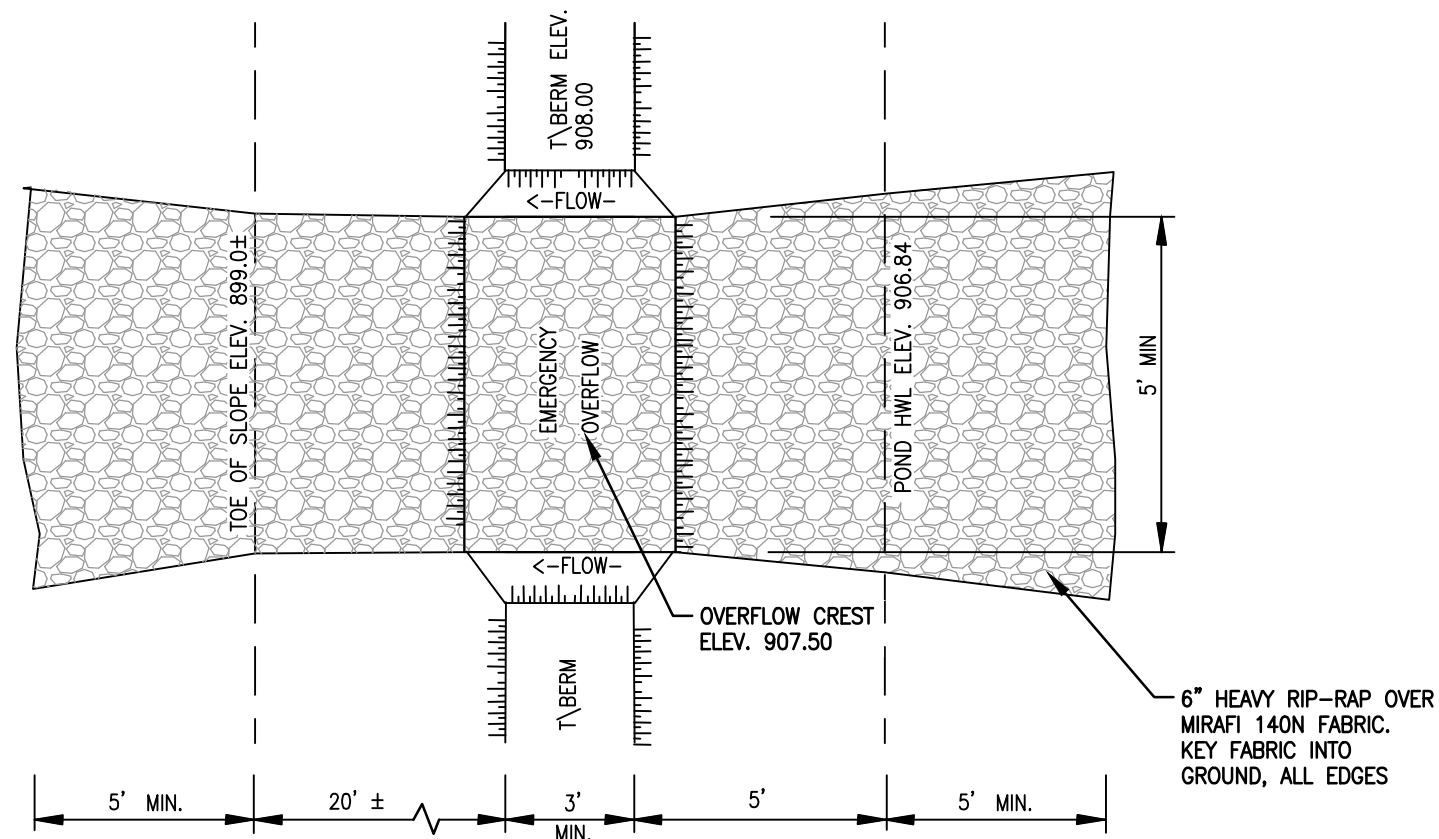
### KEYED NOTES:

- STRM-FB FOREBAY FILTER BERM
- STRM-OS DETENTION BASIN OUTLET CONTROL STRUCTURE
- STRM-SP EMERGENCY SPILLWAY
- STRM-DP DETENTION POND



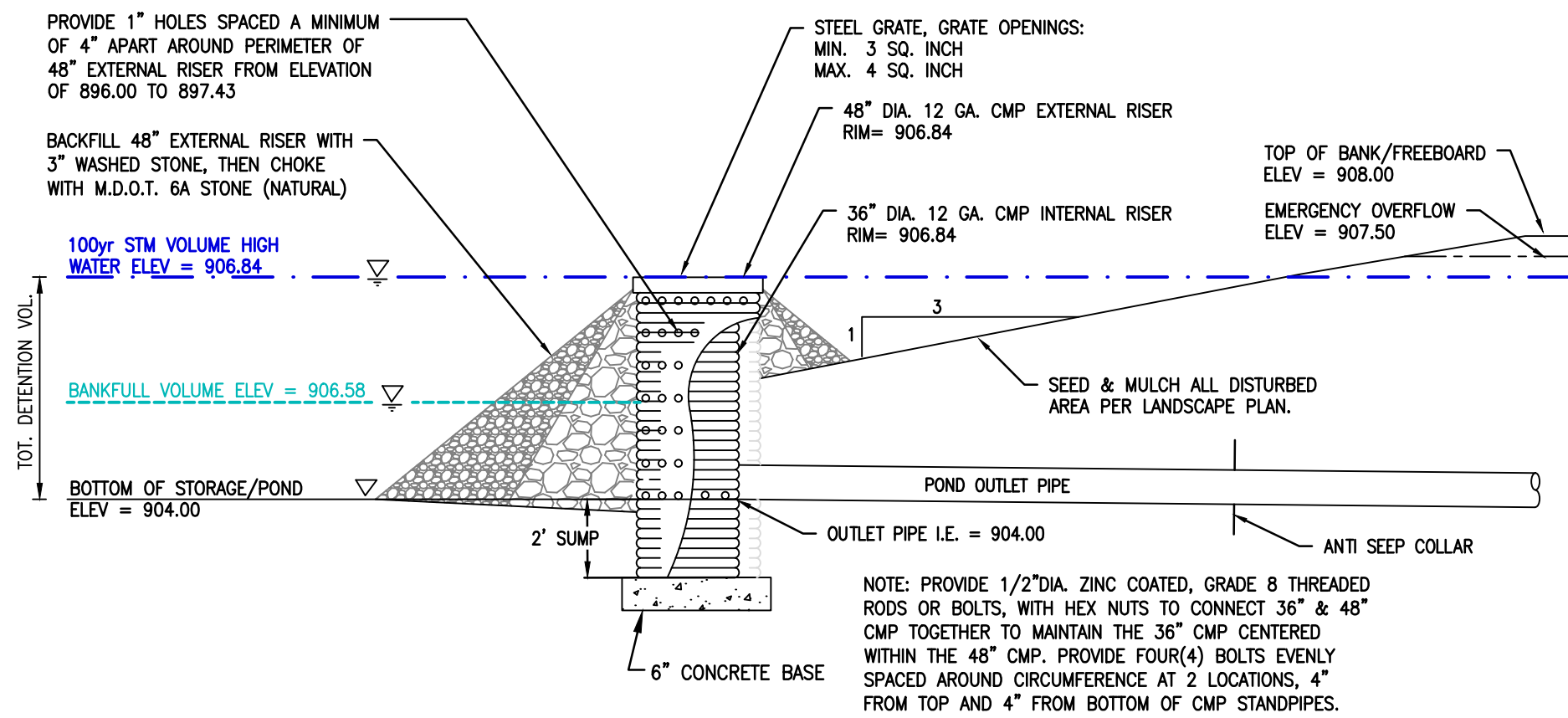
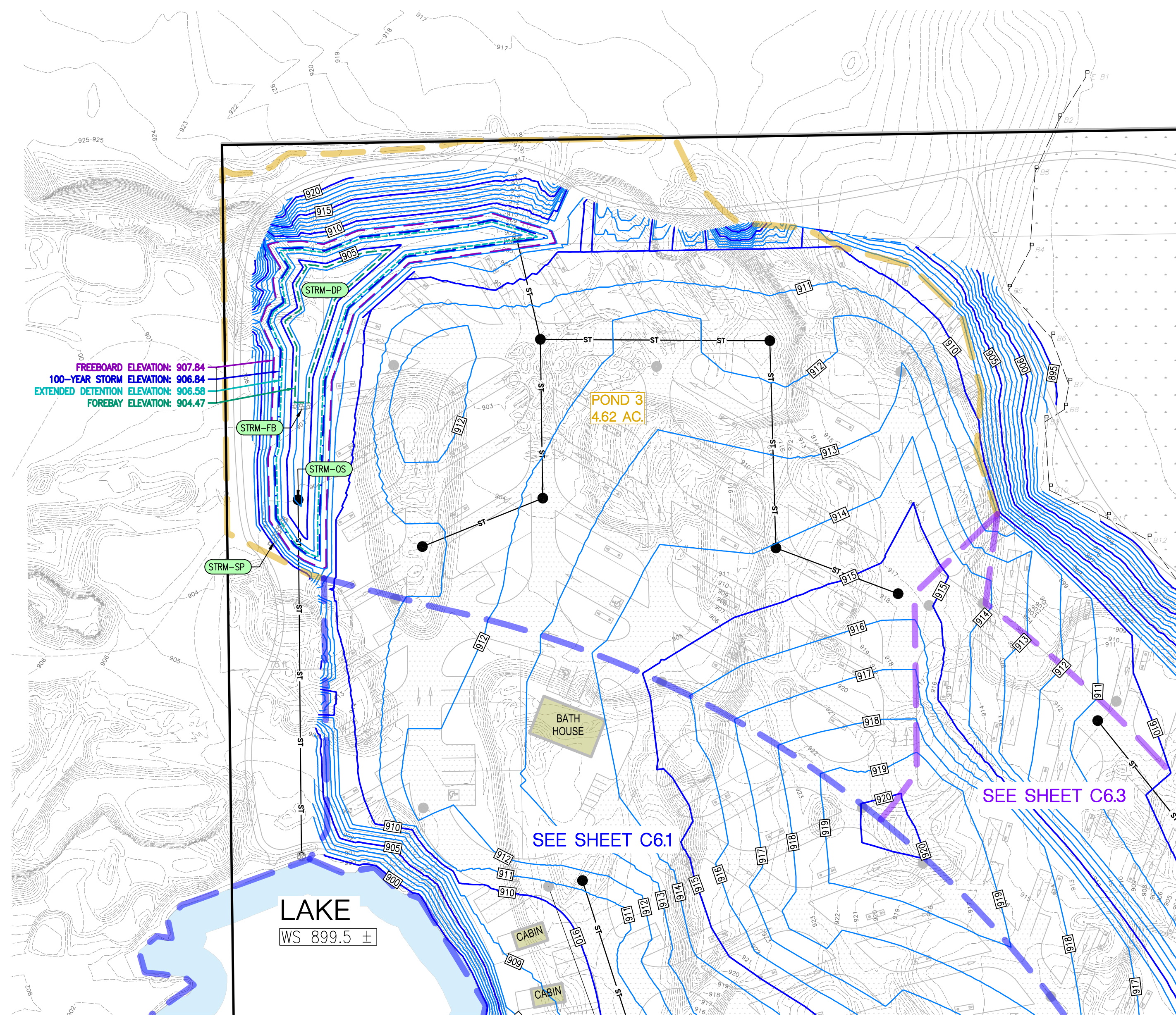
### FOREBAY FILTER BERM

STRM-FB NOT TO SCALE



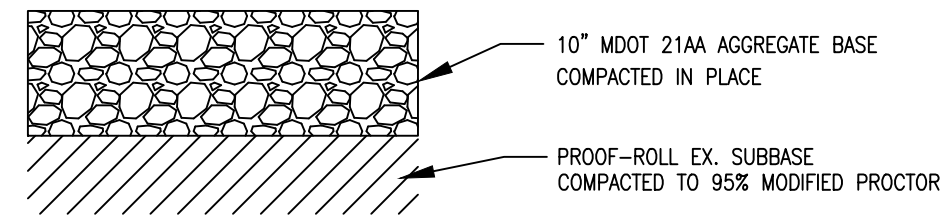
### EMERGENCY SPILLWAY

STRM-SP NOT TO SCALE

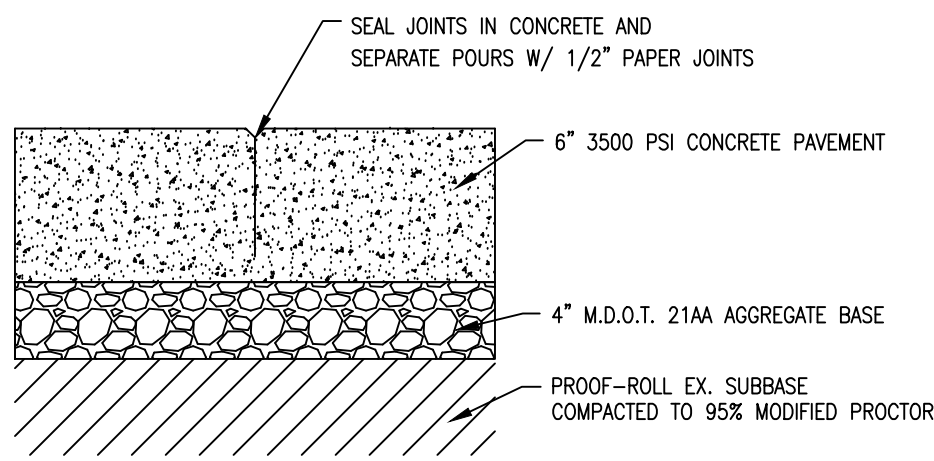


### DETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL

STRM-OS NO SCALE



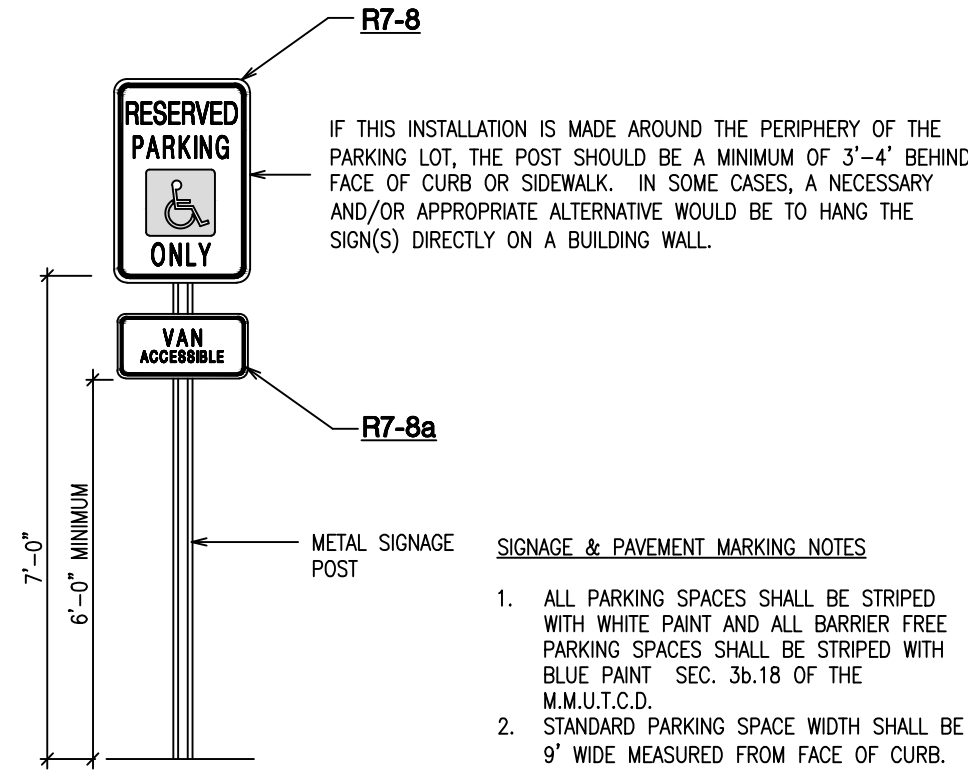
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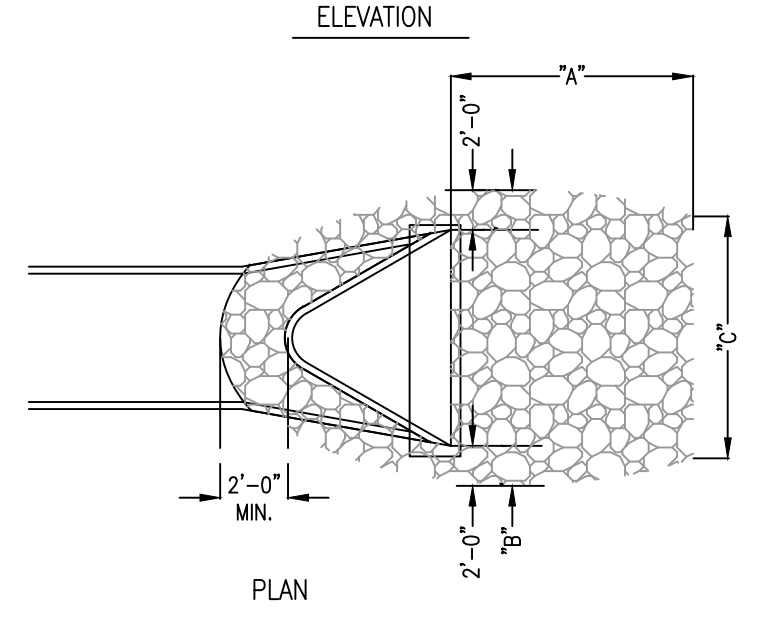
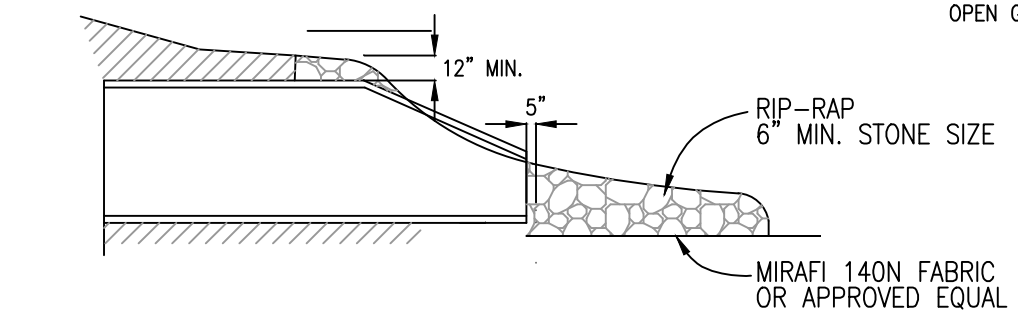
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**CONCRETE PAVEMENT SECTION**  
 NOT TO SCALE



**UTIL-CO**  
**RV UTILITY CONNECTION PAD**  
 NOT TO SCALE

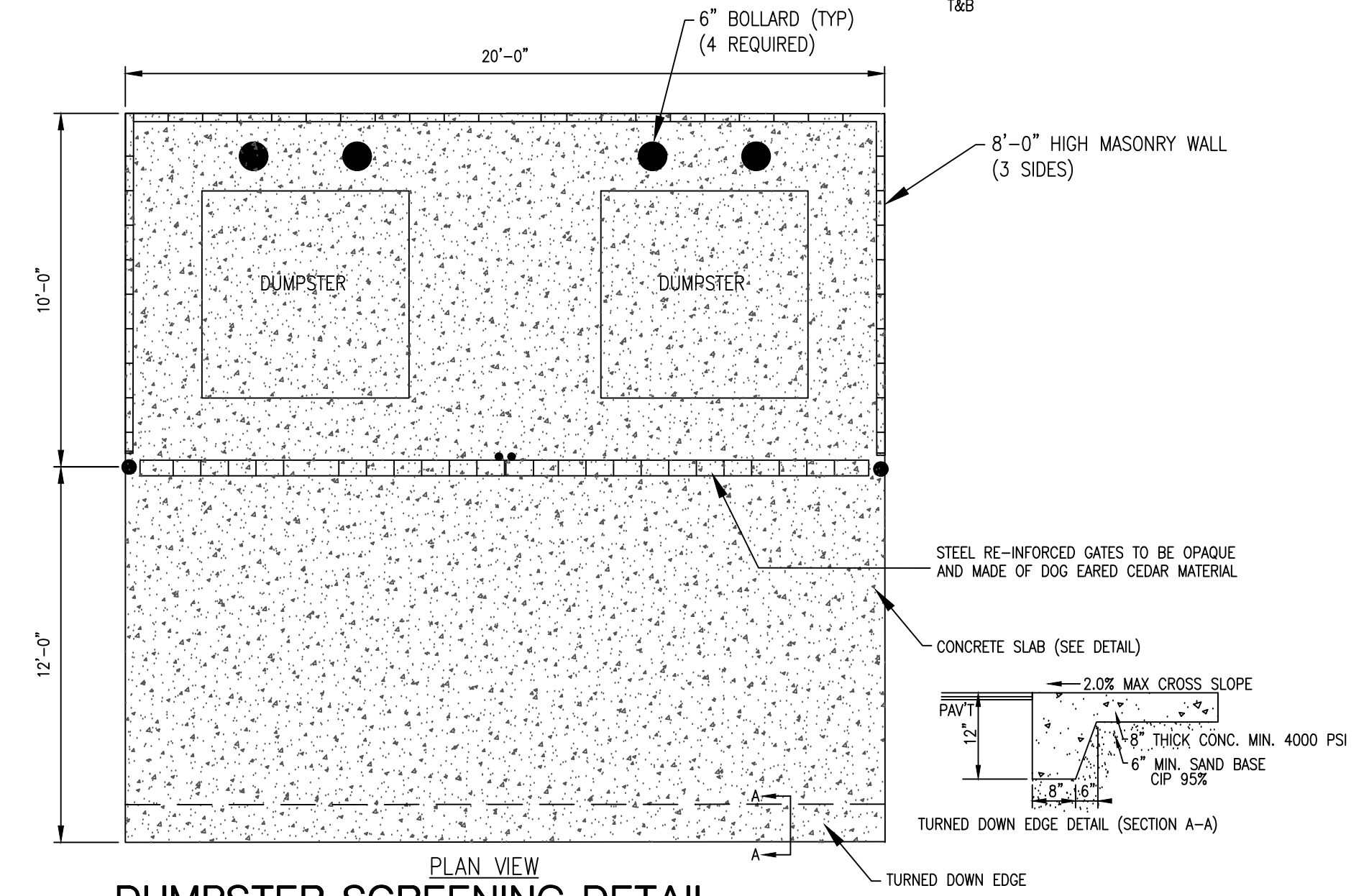
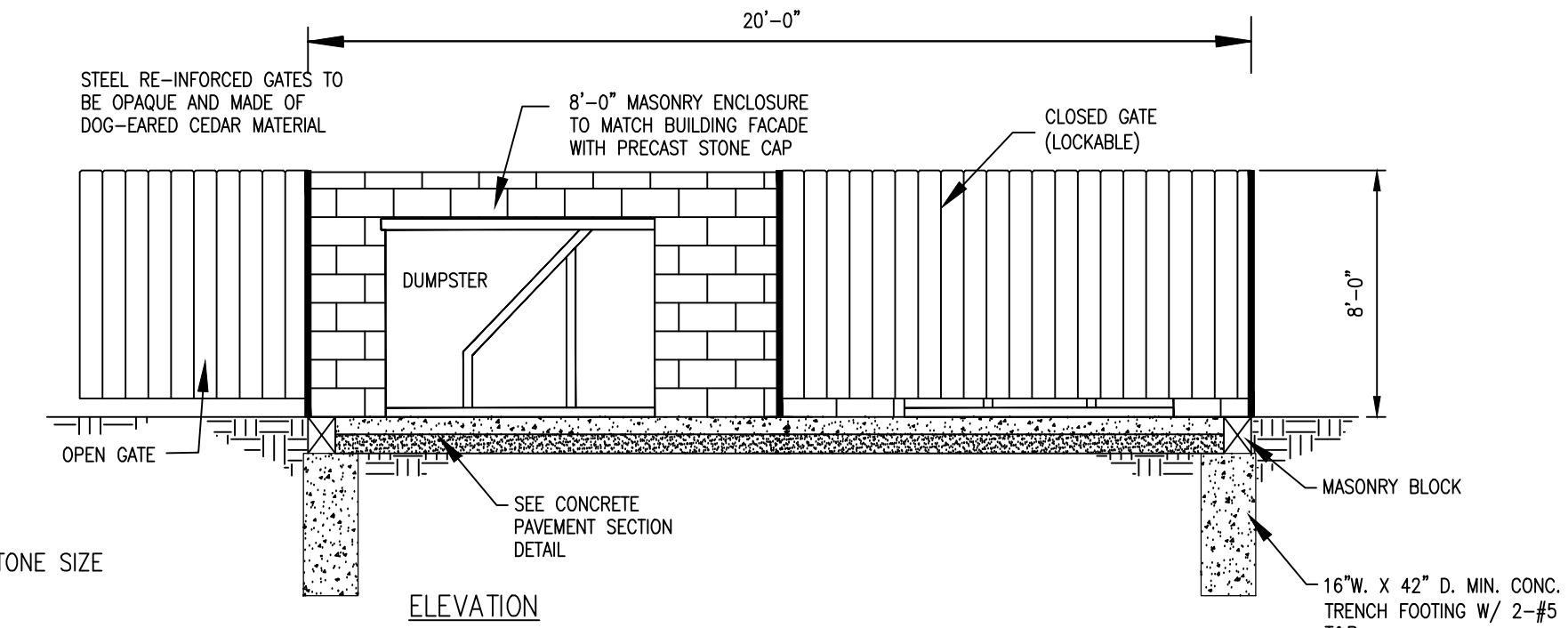


**SIGN-BF**  
**BARRIER FREE SIGN**  
 NOT TO SCALE

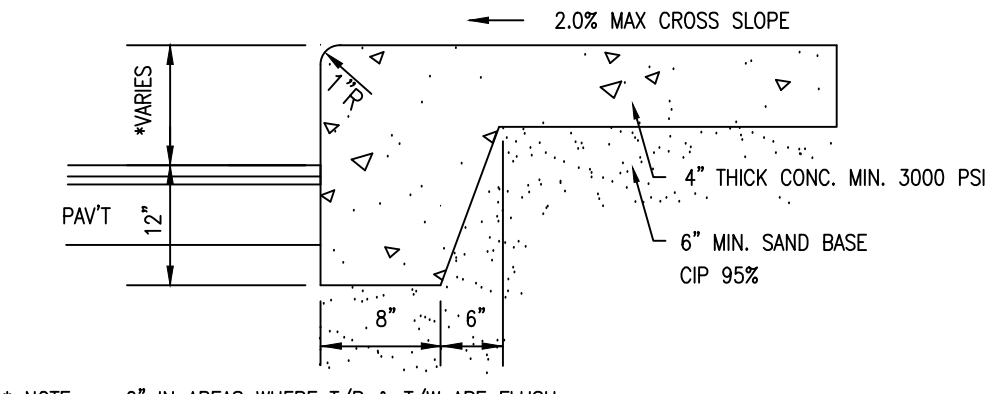


PIPE DIAMETER	"A"	"B"	"C"	SQUARE YARDS
12"	5'-0"	6'-6"	3'-0"	15 MIN
15"	5'-0"	7'-0"	3'-0"	15 MIN
18"	5'-0"	7'-6"	3'-6"	15 MIN
21"	5'-6"	8'-0"	4'-0"	15 MIN
24"	6'-0"	8'-6"	4'-6"	15 MIN

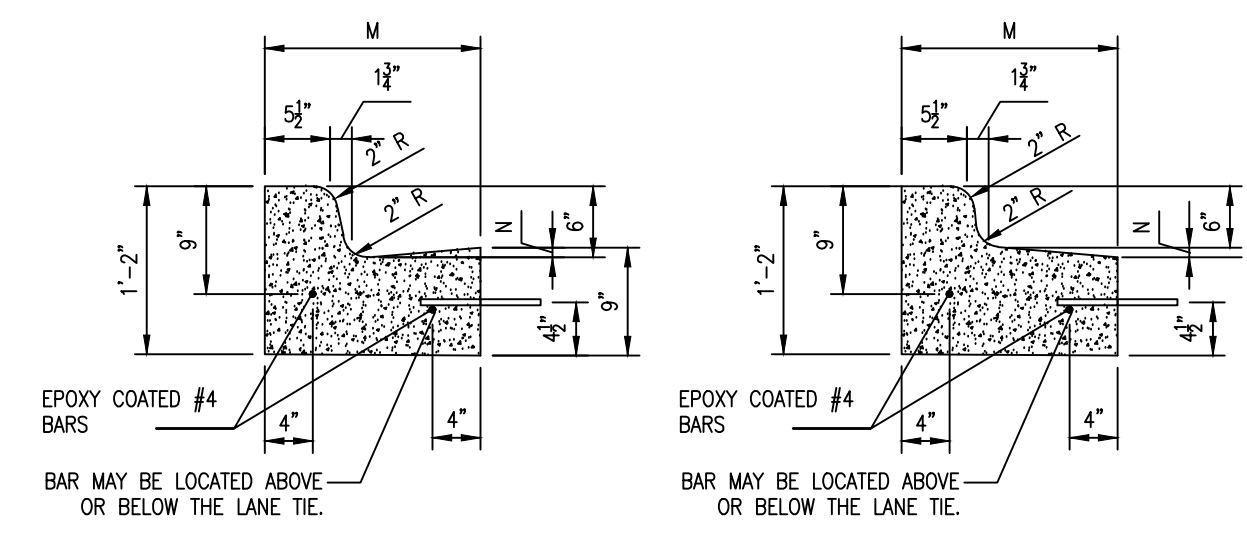
**SITE-RR**  
**RIP-RAP DETAIL**  
 NOT TO SCALE



**SITE-DE**  
**DUMPSTER SCREENING DETAIL**  
 NOT TO SCALE

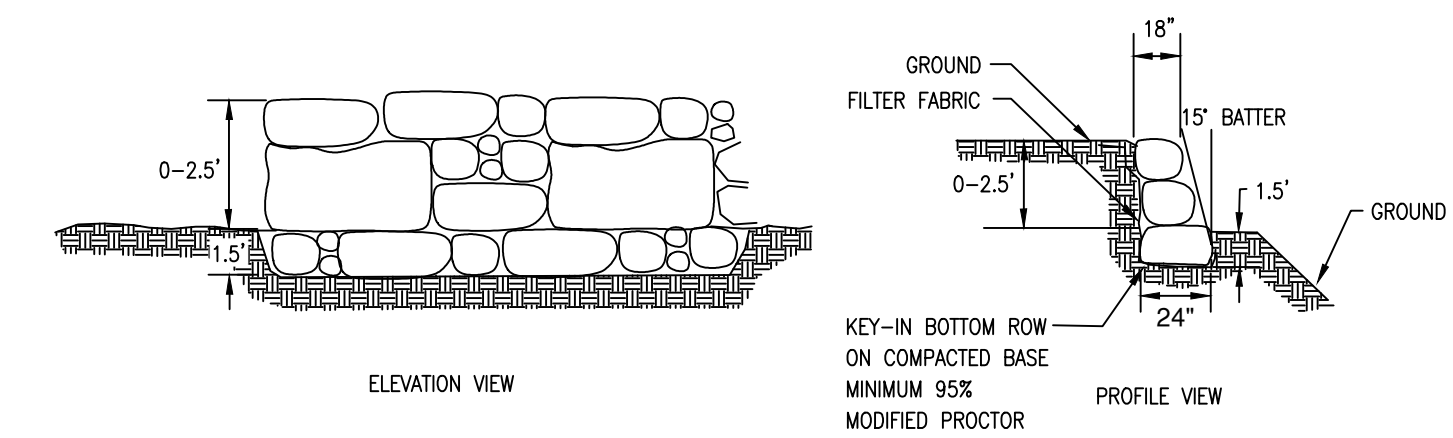


**CONC-FW**  
**CURB FACE WALK**  
 NOT TO SCALE



DETAIL	DIMENSIONS	LANE	CONCRETE
	M	N	CU. YD. / LIN. FT.
F1	1'-6"	7/8"	AS SHOWN 0.0484
F2	1'-6"	7/8"	OMITTED 0.0484
F3	2'-0"	1 3/8"	AS SHOWN 0.0610
F4	2'-0"	1 3/8"	OMITTED 0.0610
F5	2'-6"	1 7/8"	AS SHOWN 0.0737
F6	2'-6"	1 7/8"	OMITTED 0.0737

**CURB-F4**  
**MDOT "F" CONCRETE CURB**  
 NOT TO SCALE



**SITE-RW**  
**BOULDER LANDSCAPE WALL(0-2.5' HIGH)**  
 (RANDOM STONE MIX, BOULDERS SHALL BE 6"-18" IN SIZE)

NOTE: RETAINING WALL STRUCTURAL CALCULATIONS WILL BE REQUIRED FOR ANY RETAINING WALL GREATER THAN 2.5 FEET

FILE:C:\Users\user\Desktop (User)\Projects\2021\2021 American Concrete 4944 Mason Rc\03\_DWG\Prelin\_Site\_Plan - The Quarry\_RV\2021-2\_C7.0\_DETAILS.dwg

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 PHONE: (810) 225-7100 FAX: (810) 225-7699  
 WWW.LIVINGSTONENG.COM

SCALE: EXCEPT AS NOTED

CLIENT: **BEDROCK VENTURES, LLC**  
 4944 MASON ROAD  
 HOWELL, MI 48843

**THE QUARRY R.V. RESORT**  
 PARCEL ID# 4706-32-300-003  
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI  
 PRELIMINARY SITE PLAN DETAILS

DATE	REVISIONS

JOB NO: **20221-2**  
 DRAWN: MSA  
 CHECKED: TIZ  
 APPROVED: TIZ  
 DATE: 09/24/2024

C7.0



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: October 9, 2024

## Site Plan Review For Howell Township, Michigan

<b>Applicant:</b>	Bedrock Ventures, LLC
<b>Project Name:</b>	The Quarry R.V. Resort
<b>Plan Date:</b>	September 24, 2024
<b>Location:</b>	4944 Mason Road (#4076-31-400-002, #4076-31-400-003, #4076-31-400-004)
<b>Zoning:</b>	Agricultural-Residential (AR) Neighborhood Service Commercial (NSC)
<b>Action Requested:</b>	Special Land Use Review

### PROJECT AND SITE DESCRIPTION

The applicant has submitted a preliminary site plan dated September 24, 2024, that proposes the development of a campground. The proposed development includes a splash park, bar, and two (2) pools. The proposed development is on parcels #4076-32-300-002 (20.16 acres), #4076-31-400-003 (37.71 acres), #4076-32-300-003 (40.39 acres) located in the Agricultural-Residential (AR) zoning district with a small area of Neighborhood Service Commercial (NSC). The total acreage of the combined parcels is 98.26 acres. All existing buildings are proposed to remain with the addition of a registration point, bar, six (6) bathhouses, seventeen (17) cabins, five (5) glamping sites, sixteen (16) tent sites, and two-hundred and fifty-two (252) RV sites.

Campgrounds are a permitted principal special use with conditions in the AR zoning district and are subject to the additional standards of Section 4.04.D and the Special Uses procedures per Article XVI of the Howell Township Zoning Ordinance. Campgrounds or travel trailer parks are

oriented for short term use, not to exceed fifteen (15) days consecutively per Article II of the Zoning Ordinance. The majority of the site is currently zoned Agricultural-Residential (AR) while 4.24 acres of the southern portion of parcel #4706-32-300-003 is zoned Neighborhood Service Commercial (NSC). Figure 1 provides an aerial image of the subject site outlined in blue with the NCS parcel where Schmucks Brewery is to be located, in red.

**Figure 1. Aerial Image of Subject Site and Vicinity**



*Source: Nearmap, June 2024*

**Items to be Addressed: None.**

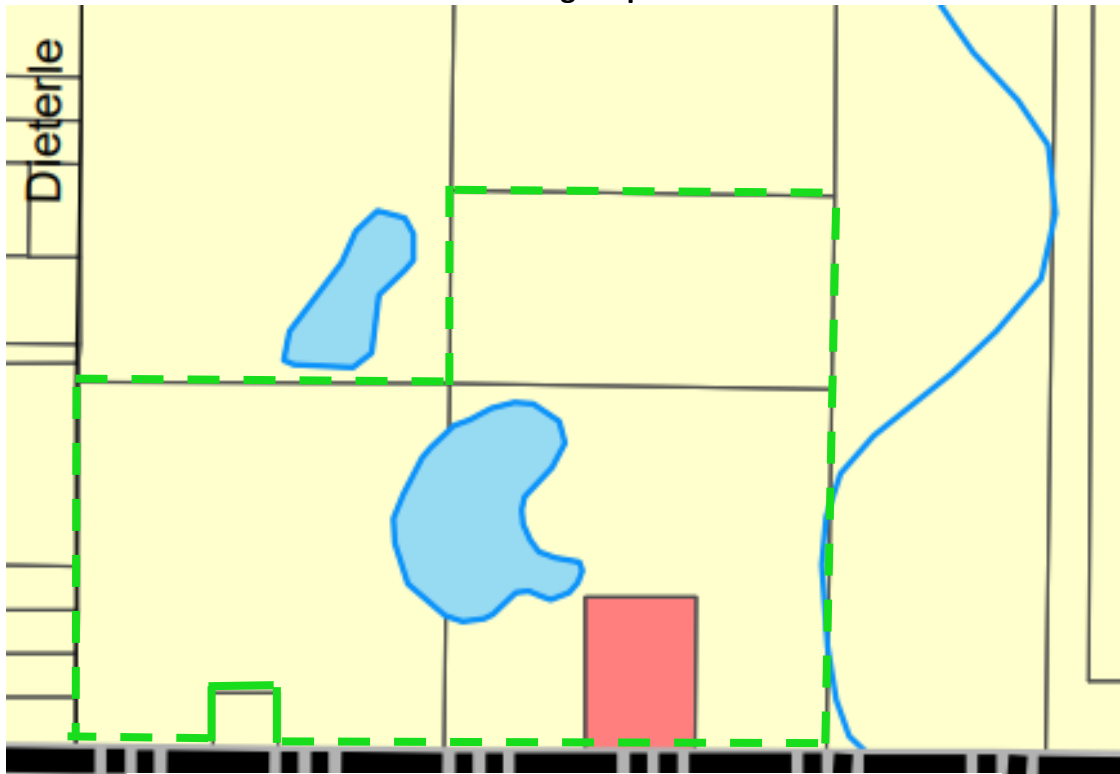
**NEIGHBORING ZONING, LAND USE AND MASTER PLAN**

Neighboring zoning designations are summarized in Table 1.

**Table 1. Zoning District**

	Zoning
<b>Subject Site</b>	AR – Agricultural Residential NCS – Neighborhood Service Commercial
<b>North</b>	AR – Agricultural Residential
<b>South</b>	AR – Agricultural Residential
<b>East</b>	AR – Agricultural Residential
<b>West</b>	AR – Agricultural Residential

**Zoning Map**



**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	

Currently, campgrounds and day camps are a permitted principal special use with conditions in the Agricultural-Residential District. Campgrounds and day camps are not a permitted use in the Neighborhood Service Commercial District.

**Items to be Addressed: None.**

## SPECIAL USE CONDITIONS

The following summarizes requirements listed in Section 4.03.D of the Howell Township Zoning Ordinance.

1. Minimum lot size shall be forty (40) acres. The lot shall provide direct vehicular access to a public street or road. The term lot shall mean a campground or travel trailer park.

*The combined lot size of the three (3) parcels is 98.26 acres. Of that, 94.02 acres are zoned Agricultural-Residential. The proposed vehicular access to a public street is located along Mason Road.*

2. Each site on a lot designated for camping use may accommodate a travel trailer or tent and shall be provided with individual electrical outlets.

*Five (5) of the proposed sites designated for camping, excluding proposed cabin sites, do not provide an individual electrical outlet.*

3. Public stations, housed in all-weather structures containing adequate water outlet, toilet, waste container and shower facilities, shall be provided uniformly throughout the lot at a ratio of not less than one (1) such station per each twenty (20) sites.

*The submitted plans do not indicate whether cabins will have their own shower facilities. For this reason, cabins will be included in the calculation. Two hundred and ninety (290) camping sites including tent, RV, glamping, and cabins are proposed. Fifteen (15) bathhouses and waste containers are required for the proposed site (290 sites / 1 station per 20 sites = 14.5 = 15 stations). Six (6) bath houses and three (3) waste enclosures, able to hold six (6) waste receptacles, are provided throughout the site.*

4. Each campground and day camp containing more than sixty (60) sites shall provide a masonry building containing machine laundry (wash and dry) facilities.

*The submitted plans do not indicate a building which contains machine laundry facilities.*

5. No commercial enterprises shall be permitted to operate on the lot, except that a convenience goods shopping building may be provided on a lot containing more than eighty (80) sites.

*A swim up bar is proposed near the recreation amenities as well as a bar and additional swim up bar are located at the main pool. No convenience goods stores are proposed. The Planning Commission must make a determination that the swim up bar is consistent with the intent of this land use.*

*If the Planning Commission determines that the swim up bar is consistent with the intent of this land use the applicant shall provide the maximum number of employees during maximum employment hours in order to determine if off-street parking requirements are fulfilled.*

6. Each lot shall provide a hard surfaced vehicle parking area for site occupant and guest parking. Such parking area shall be located within four hundred (400) feet of the site it is intended to serve (except in the case of sites specifically designated only for tent camping). Each parking space shall be two hundred (200) square feet in area and guest parking shall be provided at a ratio of not less than one (1) space per each two (2) sites. Occupant parking space for two (2) vehicles shall be provided on each site.

*Five-hundred and eighty (580) parking spaces are required for lodgers occupying the campground sites (2 spaces per site x 290 sites = 580 total parking spaces). Five-hundred and forty-eight (548) of these shall be hard surfaced vehicle parking areas for site occupants occupying RV, cabin, and glamping sites (2 hard surface parking spaces for non-tent sites x 274 sites = 548 hard surface parking spaces). One-hundred and forty-five (145) guest parking spaces are required for guests visiting the campground sites (290 sites / 1 space per 2 sites).*

*Overall, the total parking spaces required for the campground as proposed is seven hundred and twenty-five (725) spaces. Of these, six-hundred and eighty-five (685) spaces shall be hard-surface (548 occupant/at site and 137 guest).*

*The applicant has provided four hundred and fifty (450) occupant parking spaces, seventy-two (72) guest parking spaces, and forty-two (42) spaces reserved for golf cart parking. This does not include the ten (10) parking spaces, six (6) golf cart parking spaces, or five (5) RV staging spaces within the portion of the parcel zoned Neighborhood Service Commercial (NSC). It is not clear if this parking currently serves the existing building or if it is an addition to provide parking for the proposed registration center.*

7. Each site shall contain a minimum of fifteen hundred (1500) square feet. Each site shall be set back from any right-of-way or property line at least seventy-five (75) feet, and from any private street at least forty (40) feet.

*Square footage of each site and setback information is not included.*

8. A common use area shall be provided on each lot at a ratio of not less than one thousand (1000) square feet of such area per each site. This common area shall be developed by



seeding, landscaping, picnic tables, barbeque stands and passive recreation equipment (i.e., swings, horseshoe pits, shuffleboard courts and the like) for the general use of all occupants of the entire lot.

*Common use areas are provided, but details of their development and square footage are not provided.*

9. Each travel trailer site shall have direct access to a hard-surfaced roadway of at least twenty-four (24) feet in width for two-way traffic and twelve (12) feet in width for one-way traffic. Parking shall not be allowed on any roadway. Public roads shall be paved with asphalt or concrete. Sites specifically designated for, and only used for, tent camping need not have direct vehicular access to any street or road, but shall be provided with adequately cleared and marked pedestrian pathway access which originates at a point on a street or road within two hundred (200) feet of the parking area mentioned in paragraph six (6). Access to the parcel or development shall be a hard-surfaced major thoroughfare.

*A combination of two-lane and single-lane (one-way) streets are proposed throughout the site. Two-lane roads are twenty-five (25) feet wide and single-lane roads are eighteen (18) feet wide.*

10. Any open drainage ways must have seeded banks sloped at least 3:1 and designed to properly drain all surface waters into the county drain systems subject to approval by the Drain Commissioner of Livingston County.

*Approval by the Drain Commissioner of Livingston County has not been provided. It is our understanding that the drain commissioner's office has requested that the township engineers review the stormwater for the development.*

11. The development of the entire lot is subject to all applicable requirements of the Department of Environmental Quality.

*Approval by the Department of Environmental Quality has not been provided.*

12. A minimum distance of fifteen (15) feet shall be provided among all travel trailers and tents.

*Measurements between travel trailers and tents have not been provided.*

13. Fences and green belts may be required by the Planning Commission. The location of common use areas, roadways, streets, and buildings shall be subject to approval by the Planning Commission.

*Planning Commission to give input.*

14. Maximum lot density of not more than twelve (12) lots per acre (including roads and other common areas) shall be required.

Lot density of the site is calculated by Number of Camping Lots divided by Total Area in Acres (290 / 98.26 = 2.95). The proposed site has a lot density of less than three (3) lots per acre.

We note that camping is not an allowed use within the Neighborhood Service Commercial (NSC) District. Currently, the proposed registration area is located within the section of the parcel zoned Neighborhood Service Commercial District. The registration building should be relocated to a portion of a parcel which is zoned Agriculture-Residential (AR).

**Items to be Addressed:** 1) Provide individual electrical outlets for the five designated camping sites without. 2) Provide 15 bathhouses and waste containers throughout the site. 3) Indicate where machine laundry facilities will be located. 4) The Planning Commission must make a determination that the swim up bar is consistent with the intent of this land use. 5) Provide 725 parking spaces of which 685 are located on a hard surface space. 6) Include square footage of each site and setback information. 7) Provide details of common use areas and buildings including the square footage of those areas. 8) Ensure all proposed street's widths are labeled. 9) Submit approval by the Drain Commissioner of Livingston County or designated reviewer. 10) Submit approval by the Department of Environmental Quality. 11) Provide measurements between travel trailers and tents. 12) Planning Commission to give input on the requirement of fences and green belts. 13) Planning Commission to approve the location of common use areas, roadways, streets, and buildings. 14) Relocate the registration building to an area of the site zoned Agriculture-Residential (AR).

**AREA, WIDTH, HEIGHT, SETBACKS**

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use in the Agricultural – Residential District (AR) and with campgrounds as Special Uses with Conditions.

**Table 2. Density, Placement, and Height Regulations**

	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
<b>Lot Area</b>	40 Acres	98.26 Acres	Complies
<b>Lot Width</b>	150 Feet	Not Provided	More Information Needed
<b>Front Setback</b>	50 Feet	Not Provided	More Information Needed
<b>Side Setback</b>	20 Feet	Not Provided	More Information Needed

<b>Rear Setback</b>	50 Feet	Not Provided	More Information Needed
<b>Lot Coverage</b>	20 % Max	Not Provided	More Information Needed
<b>Building Height</b>	25 Feet Max	Not Provided	More Information Needed
<b>Minimum Floor Area</b>	1 story = 900 sq ft 2 story = 600 sq ft combined to equal at least 900 sq ft	Not Provided	More Information Needed

Additional information is needed to accurately determine compliance with the Zoning Ordinance.

**Items to be Addressed:** Applicant to provide building, placement, and height details for the site.

### SITE ARRANGEMENT AND LOCATION

The proposed site is located at the corner of Dieterle Road and Mason Road, it spans east across the lake until it meets the Red Cedar River. The proposed camping sites are located around several existing buildings that are to remain. There is one main entrance located on the southeastern side of the site where visitors would drive through the portion zoned Neighborhood Service Commercial (NCS) to reach registration.

The applicant has not provided information as to how visitors are directed to the registration building. Any proposed directional signage should be included. The applicant has not provided information regarding the controlled access gates, how they are operated, and who will run them, or if they are automatic.

We recommend that the parking lot with fifteen (15) spaces located within the Neighborhood Service Commercial (NCS) District be reconfigured to reduce the amount of open paved area. This could be done through the addition of more parking spaces and/or an island.

**Items to be Addressed:** 1) Applicant to provide information of access gates including hours of operation and if an attendant is required for operation. 2) Provide information as to how visitors are directed to registration.

### PARKING, LOADING

Seven-hundred and twenty-five (725) parking spaces are required on site per requirements listed in Section 4.03.D.6. We found that the applicant has provided a total of five-hundred and twenty-two (522) parking spaces which does not meet the requirements listed in Section 4.03.D.6. However, total parking spaces, dimensions of parking spaces, and whether spaces will be on hard surfaces have not been provided.

The proposed use does not have additional parking space requirements in Section 18.02 than those listed previously in this review. Section 18.02.E.3 allows the Planning Commission to waive certain hard surface paving requirements where gravel surfacing and potential problems arising from dust or scattered gravel will not impact neighboring properties, or if hard surfacing will significantly increase stormwater runoff creating potential flooding and/or soil erosion.

Section 18.02.E.1 states that all off-street parking spaces shall not be closer than the required front, side and rear yard setbacks in the zoning district in which they are located to any property line. No setback lines have been provided.

**Items to be Addressed:** *The applicant must provide the required number of parking spaces per Section 4.03.D.6. of the Zoning Ordinance.*

### SITE ACCESS AND CIRCULATION

There are two (2) access points provided from Mason Road and Dieterle Road. The access point on mason is shared with the access for the existing buildings.

Two lane roads run throughout the proposed campground with direct lake access on the east side of the lake near the recreation amenities. Four (4) controlled access gates are located on the site. The plans do not specify whether an attendant will be operating the gates. Several dog walks and playgrounds are located on the campgrounds.

Section 4.03.D.9 requires each travel trailers to have direct access to a hard-surfaced roadway of at least twenty-four (24) feet in width for two-way traffic and twelve (12) feet in width for one-way traffic. Throughout the majority of the site two-lane roads are proposed to be twenty-five (25) feet in width and single-lane roads are proposed to be eighteen (18) feet in width. Dimensions of the two-way road located west of the existing buildings have not been provided.

The applicant has not provided an emergency vehicle circulation plan demonstrating proper vehicle traffic flow.

We defer to Engineering and the Fire Chief for further consideration.

**Items to be Addressed:** *1) Applicant to provide emergency vehicle circulation plan. 2) Add width of the two-lane road located west of existing buildings on Sheet C3.2.*

### SITE PLAN REQUIREMENTS

The table on the following page outlines the site plan requirements set forth in Section 20.06 of the Howell Township Zoning Ordinance.

<b>Requirement</b>	<b>Included (Yes/No)</b>	<b>Complies (Yes/No)</b>	<b>Comments</b>
<i>Stage 1 – Preliminary Information</i>			
Cover sheet includes project name, owner info, preparer info, location on vicinity map, and preparation date.	Yes	Yes	None.
Plot or survey of the property prepared by a licensed land surveyor showing property lines, easements, roads, and contour lines.	Yes	No	Survey is not clearly stamped by a land surveyor and contour lines not included.
<i>Stage 2 – Detailed Information</i>			
Grading plan prepared by a licensed/registered Engineer, Architect, or Landscape Architect.	Yes	N/A	We defer to engineering for further review.
Construction drawings of utility systems prepared by a licensed Engineer.	Yes	N/A	We defer to engineering for further review.
Construction details of all improvements prepared by a licensed Engineer, Architect, or Landscape Architect.	No	No	Floorplans and elevations for proposed structures have not been provided.
Landscape planting plans prepared by a registered Landscape Architect.	No	No	No landscaping plan provided.
<i>Stage 1 and Stage 2 – Site Plan Information</i>			
Scale (graphic & numeric) for projects more than 40 acres shall be at 1 inch = 200 feet	Yes	No	Graphic scale is 1" = 100'
Each plan has a date of preparation and revisions.	Yes	Yes	None.

Requirement	Included (Yes/No)	Complies (Yes/No)	Comments
Each plan has the signature and stamp of the licensed professional.	Yes	Yes	Submitted plans are sealed by a licensed engineer on the Cover Sheet.
Informational studies required by the Planning Commission.	No	N/A	Informational studies have not yet been required.

Section 20.06.5 lists the relevant agencies for review. We believe the following are applicable for this project: County Road Commission, County Drain Commissioner, County District Health Department, State Department of Environmental Quality (DEQ), State Department of Public Health, and Local Fire Marshall.

**Items to be Addressed:** 1) Applicant to provide clearly sealed survey with contour lines. 2) Provide construction details for all improvements. 3) Provide Landscaping Plans sealed by a Landscape Architect. 4) Provide outside agencies reviews.

**NATURAL FEATURES**

The location of the site includes two wetlands, lake access, and an abundance of mature trees situated along the boundaries of the site. The current site utilizes a pervious groundcover for much of the site. The proposed plans do not indicate whether this will change or remain.

Wetland “A” is located on the western boundary line and is recorded at approximately 0.015 acres per the submitted site plans. Wetland “B” is located on the eastern boundary line and fully extends from the north boundary line to the south.

The Department of Environment, Great Lakes, and Energy depict a larger area of the site as potential wetlands. No wetland survey has been provided. Outdoor camping is a permitted use in wetland areas. Section 15.07.E requires the applicant, for the proposed use and construction on the site, to secure approval from the Michigan Department of Environmental Quality (now Department of the Environment Great Lakes and Energy EGLE)) prior to the approval of a zoning permit.

A detention pond is proposed near the relocated entrance from Mason Road. County Drain Commissioner approval has not been provided. Specific landscaping details are not included.

**Items to be Addressed:** None.

**LANDSCAPING**

The applicant has not provided a landscape plan. The table below outlines the requirements for the proposed use in the Agricultural Residential District.

The preliminary site plan does not include current landscaping or proposed landscaping details for the site. Per Section 20.06.B, conceptual landscape planting plans prepared by a registered Landscape Architect are required and shall show the location, name and size of trees, shrubs, vines and ground covers to be planted on-site, including plantings related to buildings and structures, buffer areas and screenings, including detailed cost estimates for each item of construction is required for preliminary site plan review.

**Table 3. Landscaping Requirements Nonresidential Uses in Residential Districts**

Landscaped Area	Requirement	Factor	Required	Provided
<b>General Requirements</b>	Unpaved portions of site shall be planted with suitable live plant material extending to road pavement edge.	More information needed		
	Grass areas in the front yard shall be planted with sod, hydroseeding, or mulched or covered seeding	More information needed		
	1 evergreen or deciduous tree per 3,000 sq ft of any unpaved open area	More information needed		
<b>Protective Screening Requirements</b>	4 foot berm or obscuring wall where a nonresidential use abuts land zoned for residential purposes	North: Residential East: Residential South: Residential West: Residential	4 foot berm or obscuring wall on North, East, South, and West property lines	More information needed
<b>Screening of Off-Street Parking</b>	4 foot high obscuring wall along off-street parking within 25 feet of land zoned for residential purposes	More information needed		

Landscaped Area	Requirement	Factor	Required	Provided
<b>Road Frontages Mason Road</b>	1 deciduous or evergreen tree per 40 linear feet			More information needed
	1 ornamental tree per 100 linear feet			
	Min. of 8 shrubs per every 40 linear feet			
<b>Road Frontages North Dieterle Road</b>	1 deciduous or evergreen tree per 40 linear feet			More information needed
	1 ornamental tree per 100 linear feet			
	Min. of 8 shrubs per every 40 linear feet			
<b>Stormwater Detention/ Retention Pond</b>	Slope sides and bottom of pond shall be sodded or seeded			More information needed
	1 deciduous shade or evergreen per 50 lineal feet of perimeter			
	10 shrubs per 50 lineal feet of perimeter			

**Items to be Addressed:** Applicant to provide a detailed landscaping plan sealed by a Landscape Architect.

**LIGHTING**

No lighting plan has been provided. Per Section 20.06.B requires outdoor lighting be included in the preliminary information.

**Items to be Addressed:** Applicant to provide a lighting plan in compliance with Section 14.22.

**SIGNS**

Site plan does not reference any proposed signage.

If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of Article XIX of the Zoning Ordinance.

**Items to be Addressed:** None.



## FLOOR PLAN AND ELEVATIONS

Floor plan and elevation sheets have not been included in the site plan. Section 20.06.B requires all buildings and structures be shown. Floor plans and elevations are required for bath houses, cabins, bathrooms, bar, and clubhouse. The plans should detail what a “glamping” site is proposed to include along with floor plans and elevations if a structure is anticipated.

**Items to be Addressed:** *Applicant to provide floor plans and elevations for the proposed structures.*

## TRASH ENCLOSURE

Campgrounds and day camps require a waste container of one (1) per each twenty (20) sites which are to be distributed uniformly throughout the site. For two-hundred and ninety (290) sites, fifteen (15) waste containers are required (290 sites / 1 container per 20 sites = 14.5). The applicant has provided four (4) waste receptacle areas, which hold a total of eight (8) waste containers.

Waste receptacle areas are required to be enclosed by a six (6) foot high masonry or wooden wall per Sheet C7.0 of the Zoning Ordinance. The applicant is proposing an eight (8) foot masonry enclosure on three (3) sides with lockable gates made of cedar material on the fourth. The enclosures are twenty (20) feet by ten (10) feet with a concrete apron extending an additional twelve (12) from the gates. The enclosure includes four (4) six (6) inch bollards.

**Items to be Addressed:** *Waste receptacles shall be enclosed by a six (6) foot high masonry or wooden wall per Sheet C7.0*

## SPECIAL LAND USE STANDARDS

Section 16.06 lists the required standards and findings for making determinations relating to Special Land Uses. The items below shall be reviewed to determine if the proposed use:

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

*This standard can be met so long as the proposed bars and club house are deemed appropriate by the Planning Commission and with the relocation of the registration building to an area zoned Agricultural Residential (AR).*

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

*This standard can be met provided the proposed structures building materials are of a harmonious appearance with the surrounding area.*

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

*We defer to the Fire Marshall and Township Engineer for further evaluation.*

4. Will not be hazardous or disturbing to existing or future neighboring uses.

*The planning commission should review the specific details for the proposed use to determine if this use will be disturbing. Campgrounds are an approved Special Land Use in the Agricultural Residential (AR) District. The proposed site has adequate space to implement appropriate screening between uses through landscaping, walls, and fencing.*

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

*We defer to the Township Engineer for further evaluation.*

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

*This standard may be met. Appropriate environmental reviews should be completed before final determination.*

**Items to be Addressed:** *Planning Commission to determine if the special use standards have been met. The Planning commission can place conditions on special uses if it is determined to be necessary to meet these standards.*

## RECOMMENDATIONS

We recommend the following items be addressed before the Planning Commission takes action on the preliminary site plan:


- 1) Provide individual electrical outlets for the five designated camping sites without.
- 2) Provide 15 bathhouses and waste containers throughout the site.
- 3) Include details of common use areas and buildings including the square footage of those areas.
- 4) Applicant to provide the maximum number of employees during maximum employment hours if the Planning Commission determines that the swim up bar is consistent with the intent of this land use.
- 5) Indicate where machine laundry facilities will be located.
- 6) Provide 725 parking spaces, with dimensions, of which 685 are located on a hard surface space per Section 4.03.D.6.
- 7) Include square footage of each site and setback information.
- 8) Provide a 15-foot measurement between travel trailers and tents.
- 9) Applicant to provide construction details for all improvements.
- 10) Applicant to provide information of registration point and access gates including hours of operation and if an attendant is required for operation.
- 11) The applicant must provide the required number of parking spaces per Section 4.03.D.6. of the Zoning Ordinance.
- 12) Add width of the two-lane road located west of existing buildings on Sheet C3.2.
- 13) Provide an emergency vehicle circulation plan.
- 14) Applicant to provide clearly sealed survey with contour lines.
- 15) Provide Landscaping Plans sealed by a Landscape Architect.
- 16) Applicant to submit approval from the Michigan Department of Environmental Quality.
- 17) Applicant to submit approval from the County Drain Commissioner or designated reviewer for the detention pond.
- 18) Applicant to provide a lighting plan in compliance with Section 14.22.
- 19) Provide building, placement, and height details for the site.

- 20) Detail how visitors are directed to registration.
- 21) Provide outside agencies reviews.
- 22) Applicant to provide floor plans and elevations for all proposed structures.
- 23) Waste receptacles shall be enclosed by a six (6) foot high masonry or wooden wall per Sheet C7.0
- 24) Relocate the registration building to an area of the site zoned Agriculture-Residential (AR).

Before the Planning Commission makes a recommendation to Township Board, it should make the following determinations:

- 1) Determine conditional approval of conceptual plan.
- 2) The Planning Commission must make a determination that the swim up bar is consistent with the intent of this land use.
- 3) Determine the requirement of fences and green belts.
- 4) Approve the location of common use areas, roadways, streets, and buildings.
- 5) Determine if the special use standards have been met.
- 6) Determine if conditions are necessary to ensure special uses standards are met.

Respectfully submitted,

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

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
**Grayson Moore**  
**Community Planner**

## Howell Township Treasurer

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**From:** Kim Hiller <[khiller@livingstonroads.org](mailto:khiller@livingstonroads.org)>  
**Sent:** Thursday, September 26, 2024 7:41 AM  
**To:** Howell Township Treasurer; Bradley, John W.; Paul Montagno  
([pmontagno@cwaplan.com](mailto:pmontagno@cwaplan.com)); Bryan Hager  
**Subject:** RE: Special Use Permit

Jonathan,

We briefly reviewed the proposed site plan and offer the following comments.

- The approach on Mason Road is being moved to the east to maximize the sight distance as we requested previously.
- We have also determined that a center left turn lane is warranted on Mason Road due to the proposed uses of the site.
- We have not received a sight distance review application for the approach off Dieterle Road. This should be completed to determine if there is a location that meets our specifications for a commercial driveway/private road approach on Dieterle Road. Is this going to be a full access approach or an emergency access only approach?

The applicant or their engineer will need to submit a commercial driveway approach application to our office. If the access drives are going to be named, a private road approach application should be submitted instead of a commercial approach application.

Thank you,

**Kim Hiller, P.E.**

Utilities and Permits Engineer  
Livingston County Road Commission  
3535 Grand Oaks Drive  
Howell, MI 48843  
Ph. (517) 546-4250  
[khiller@livingstonroads.org](mailto:khiller@livingstonroads.org)  
Office Hours: M-F 7:00 AM – 3:30 PM

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# Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843  
office: 517-546-0560 fax: 517-546-6011  
[firemarshal@howellfire.net](mailto:firemarshal@howellfire.net)

**DATE:** October 2, 2024

**TO:** Jonathan Hohenstein  
Howell Township  
3525 Byron Rd  
Howell, MI 48855

**FROM:** Bryan Hager- Fire Inspector

**PROJECT:** Site Plan Review for 4944 Mason Rd, The Quarry R.V. Resort. – Howell Twp

**COMMENTS:** I have reviewed the above-listed site plan and find it is **satisfactory** as presented with the following comments. All of the following is required to be complete at time of Final Inspection for C of O:

1. All roadways shall meet fire department access requirements to include the following conditions:
  - a. The minimum unobstructed width shall be 20 feet.
  - b. The minimum unobstructed height shall be 13 feet.
  - c. The roadways shall be accessible at all times, even after seasonal operation, for access to all buildings (i.e. snow removal if needed).
  - d. The roadways shall be constructed so it can support up to 100,000-pound fire apparatus.
  - e. “No Parking-Fire Lane” signs shall be required along the opposite side of parking areas.
2. Building(s) shall have approved building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be at least 6” high and shall contrast with their background.
3. Buildings will need fire extinguishers of no less 2A10BC in size
4. A Knox Box is required for the Club House building. Purchase can be completed on-line at [www.knoxbox.com](http://www.knoxbox.com).
5. All gates require Knox Gate Keys or Knox Locks.
6. A final inspection of the buildings and site shall be performed by the fire department before Certificate of Occupancy is issued

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. Please feel free to give me a call if there are any concerns. Thank you for the opportunity to review this site plan.

## Howell Township Inspector

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**From:** Nick Hess [REDACTED] >  
**Sent:** Saturday, October 5, 2024 3:05 PM  
**To:** Howell Township Inspector  
**Subject:** R.V. Campsite special use permit- Howell Township

Good afternoon to whom this may concern.

I am writing in regards to the proposed special use permit on Mason/ Dieterle road for the R.V. Campsite.

My name is Nick Hess, the owner of 39 N Dieterle RD. It is hard to put into words the anger I have towards this proposal. I had moved from the city of Howell in 2022 because I was so sick and tired of the noise, the sounds of cars, yelling and screaming, the traffic. I moved to this area because it was zoned AG residential. I moved to this area to get away from all of that, to enjoy the simplicity of dirt road, country living. Now you want to build a trailer park city on my front doorstep?!

This proposal is sick. Not one person on Dieterle or Mason Road gains anything from this campground being put in. It takes away from our peace and quiet, our sense of safety, lowers our property values! Tell me, who in their right mind would want to buy a house when you walk out the front door and all you see is trailers, trash, the sound of generators, kids screaming, dogs barking, drunks scattered around, loud music at all hours of the day and night. Nobody wants this!

I work 24 hour shifts, I work a lot on weekends, I get home in the mornings and get as much sleep as I can, this is why I chose this area, for its peace and quiet. I do not want to listen to loud music, people yelling and screaming all weekend and into the late hours of the night. And what do we get out of it? Probably a hike in our taxes! yay for us!

If this is to go through, there should be absolutely no access from Dieterle Road, There is no reason for hundreds of trucks and trailers to be deteriorating our already poorly maintained road, every weekend. We should not be able to see any trailers from our house's, and there should be a wall built past the woodline to discourage any campers from accessing or seeing anything from Dieterle, they will not be welcome on any private property, especially late at night when they are drunk and wandering the streets. There is no reason to have any access off of Dieterle, this whole quarry is currently accessed off Mason, and it can stay that way.

Dieterle road is a little slice of heaven for all of us, minimal traffic, a place where we can keep our doors unlocked as we trust the only thing to get stolen from us is a beer from our fridge from a thirsty neighbor. Let's not ruin the residents' livelihood on Dieterle for a money grab.

I am completely opposed to this change, and I look forward to being at the meeting.

Best,

A sincerely pissed off resident.

## Howell Township Inspector

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**From:** Mike REAID [REDACTED]  
**Sent:** Friday, October 4, 2024 1:51 PM  
**To:** Howell Township Inspector  
**Subject:** 4944 Mason Rd

To the Inspector,

I have read there is a proposal to allow a RV Campground to be built at 4944 Mason rd and continuing onto Dieterle Rd.

I live on Dieterle Rd and I find it very disrespectful to the community to allow a RV Campground to be built in a zoned Residential neighborhood. I pay a lot of money in taxes to live in seclusion and this will defiantly change my neighborhood where I reside.

I want to be put on record I strongly oppose the allowance of this RV Campground to be built in this residential Neighborhood, and I will be at the Township hall meeting on October 22, 2024.

Regards,  
Mike Reaid

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-- French version --

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## **SECTION 1 MODIFY SECTION 2.02 TO INCLUDE DWELLING, ACCESSORY TO DEFINITIONS**

**Dwelling, Accessory (ADU):** A supplemental, smaller dwelling unit either developed within an existing single-family house such as a basement, attic, or as an attached addition. ~~or as a smaller detached accessory building in which at least a 15-foot wall is shared with the Principal Dwelling Unit.~~

## **SECTION 3 MODIFY SECTION 14.10 ACCESSORY BUILDING AS DWELLING TO INCLUDE BASEMENT AS DWELLING AND ADDITIONAL REGULATIONS**

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

Accessory dwelling units (ADU's), except as otherwise permitted in this Ordinance, shall be subject to Section 14.07 and the following regulations:

- A. **Authorization:** No ADU shall be established prior to the issuance of a land use permit for the ADU. The applicant shall submit the following information for review to the Zoning Administrator:
  1. A plot plan showing the location of the proposed accessory dwelling unit, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, location of structures on adjacent lots, abutting streets, driveways, and parking areas.
  2. Sufficient architectural drawings or clear photographs to show the exterior building alterations proposed.
  3. Interior floor plans showing the floor area of the proposed accessory dwelling unit and the primary dwelling.
- B. **Dimensions & Setbacks:** ADU's must meet lot dimensions and setbacks of the corresponding zoning district.
- C. **Lot Coverage:** ADU's shall adhere to the lot coverage requirements of the corresponding zoning district.
- D. **Floor Area:** The floor area of an ADU shall be no more than 1000 Square feet. ~~25% of the floor area of the principle residence.~~
- E. **Amount of ADUs per Parcel:** No more than 1 ADU per parcel shall be constructed. ADUs are only permitted on lots with a single-family dwelling. ADUs are not permitted on parcels with existing duplexes/apartments.
- F. **Occupancy/Bedroom Requirements:** An ADU shall have no more than four (4) individuals including those less than 18 years of age residing and no more than two (2) bedrooms within the ADU.
- G. **Access:**
  1. ~~Attached~~ ADUs are permitted to have up to two access points where one is located in a common entrance foyer and the other is an exterior entrance located on the side or rear of the ADU.

~~2. Detached ADUs are permitted to have a main entrance located on the front of the dwelling and an additional side/rear yard entrance.~~

H. **Design Characteristics:** The ADU shall be designated so that the appearance of the building will remain that of a single-family dwelling. The ADU shall not detract from the appearance of the lot as a place of one (1) residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.

I. **Driveway and Parking:** Shall provide a combined off-street parking for a minimum of four (4) automobiles for the parcel. An ADU shall not be permitted to have a separate driveway.

J. **Renting an ADU:** Leasing or renting an ADU for shorter than thirty (30) days is prohibited. The ADU shall not otherwise be made available to any one (1) person for periods less than thirty (30) days.

K. **Utilities:**

1. An ADU shall be connected to potable water and sanitary facilities in compliance with the Livingston County Health Department.

~~2. Utility service to an ADU shall rely on the same metering and service panel as those that serve the Primary Dwelling Unit except as otherwise required by the building inspector.~~

L. **Garage:** A garage may be erected to serve an ADU subject to the following requirements:

1. An ADU garage shall be part of the same structure as the ADU

2. An ADU garage shall be no greater than 450 square feet in gross floor area.

3. An ADU garage shall be no higher than seventeen (17) feet as measured to the highest point of the roof. Shall be a maximum of one (1) story and at no time taller than the Principal Dwelling Unit.

4. An ADU garage shall comply with the same setback standards as required for an ADU in the corresponding zoning district.

5. No more than one (1) ADU garage shall be erected on a lot.

6. At no time shall the garage be used as a dwelling.

M. **Principal Dwelling Unit:**

1. Must be owner occupied.

2. The Principal Dwelling Unit and the ADU must share common water, septic, and electric facilities, in compliance with state and county codes.

3. No basement structure shall be used for an ADU, unless a completed story is situated immediately above the basement structure and is used as an owner-occupied dwelling, apart from underground homes designed and built in accordance with the Construction Code in effect in the Township.

~~N. Detached ADU:~~

~~1. Shall only be located in the rear yard, outside of rear and side setbacks with a minimum of 10 feet behind the Principal Dwelling Unit.~~

## Howell Township Treasurer

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**From:** kerrychi [REDACTED]  
**Sent:** Monday, October 7, 2024 11:19 AM  
**To:** Howell Township Treasurer  
**Subject:** ADU Interest for our Marr Rd Property

Good Morning Jonathan,

You and I briefly spoke about ADU, and how Howell Twp. has not yet moved forward with the allowance of such. I appreciate the invite to the meeting on October 22. Myself and my husband will be in attendance to voice our desire to have this passed for our township.

My desire for a push for the allowance of ADU's is due to the situation I am currently experiencing with my elderly parents. They are currently living over an hour away, and are in the need of somewhat assisted living. My father is a Vietnam Vet and in recent years has undergone [REDACTED]

[REDACTED]  
[REDACTED] My mother suffers from [REDACTED]. Their mobility is limited, and currently I am responsible for taking them to and from appointments when most of their doctors are in the Metro-Detroit area and they live in Clio. I am the only family here in Michigan, as my brother is in AZ.

Unfortunately, their financial situation does not afford them the luxury of just picking up and moving to Howell. The housing costs in Livingston County are astronomically greater than those where my parents live currently. They own their home which is paid off. They are wanting to sell their home and purchase a modular or single wide home to be placed on our property of nearly 18 acres that we have lived on since June 2016.

Allowing for the acceptance of ADU would provide my family the ability to care for my almost 80 year old parents, while still allowing them the independence they still deserve. I hope the Board takes cases like mine into consideration and moves forward with the change in zoning.

Thank you so much for your time.

Kerry McFarland  
Marr Rd.  
[REDACTED]

**MODIFY SECTION 2.02 TO INCLUDE PORTABLE STORAGE CONTAINERS AND CARGO CONTAINERS IN DEFINITIONS**

*Portable Storage Containers.* Portable, weather-resistant receptacle designed and used for the temporary storage and/or shipment of household goods or building materials (i.e. PODS or MODS), which are typically leased on a short-term basis.

*Cargo Containers.* A primarily metal weather-resistant container designed to store or ship goods or building materials. Such containers include reusable steel boxes, freight and bulk shipping containers, and those with similar qualities which are intended for use as an accessory structure.

**MODIFY SECTION 14.07 TO INCLUDE CARGO CONTAINER PROVISIONS**

Section 14.07 ACCESSORY BUILDING PROVISIONS.

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

A. *Any Residential accessory* 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 still adhere to the requirements of this section including the need for a~~ zoning permits and payment of fees required under other provisions of this Ordinance except for placement requirements in subsection B. below.

B. Detached accessory buildings shall be located entirely in the rear yard outside of the side and rear setback ~~with the following exceptions; 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.~~

1. 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.
2. For accessory structures to a residential use, if the primary residence is situated in the rear portion of a parcel over 2 acres, an accessory structure may be in the front yard if it:
  - a. Is setback at least 100 feet from the front property line.
  - b. Meets the required side yard setback.

- c. Is designed to be architecturally compatible with the principal structure, or screening that provides 80% opacity is provided between the structure and immediately adjacent neighbor properties and the road.
- d. Has a roof overhang or eave of not less than twelve (12) inches on all sides, or alternatively with windowsills or roof drainage systems concentrating roof drainage at collection points along the sides of the structure.
- e. 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	Subject to Max lot coverage	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~~ shall have the authority to but not be obligated to determine the most appropriate location for them and allow 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.

I. Additional standards for Cargo Containers to be used as an accessory structure to a residential use.

1. Containers shall not be stacked above the height of a single container.

2. The exterior appearance of all cargo containers shall be well maintained and absent of unwarranted rust, holes, and other evidence of aging.
3. No writing, advertising, or graphics are permitted on the exterior of the container.
4. Cargo containers shall be completely screened from view of abutting properties and/or rights-of-ways by a fence or vegetative screening that meets the requirements of Section 14.26 Fences and 28.03 Specific Landscaping Requirements for Zoning Districts.
5. Cargo containers shall be located upon a foundation that will support the weight of the structure and prevents rodent infestation.
6. No plumbing or electricity may be connected to a cargo container.
7. No livestock or pets may be housed in a cargo container.
9. Cargo containers shall not be used to store hazardous materials, as defined by the Michigan Fire Prevention Code, 1941 PA 107, MCL 29.1 et seq.

#### **MODIFY SECTION 14.20 TO INCLUDE PORTABLE STORAGE CONTAINER PROVISIONS**

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.

A. Portable Storage Container may be permitted as a temporary structure subject to the following conditions:

1. No portable storage container may be stacked on top of another or any other object.
2. No electricity or plumbing may be connected to a portable storage container.
3. Portable storage containers must be placed on a driveway, gravel or paved area.
4. No portable storage container shall be used for living quarters.
5. No livestock or pets may be stored in a portable storage container.
6. Portable storage containers may be placed on a vacant lot only if that lot is associated with an approved building construction project.
7. Portable storage containers shall not be used to store hazardous materials, as defined by the Michigan Fire Prevention Code, 1941 PA 107, MCL 29.1 et seq.
8. No portion of a portable storage container shall be placed in a location which may cause hazardous conditions or constitute a threat to public safety.

[9. Portable storage containers in non-residential districts or which are associated with a non-residential use shall not occupy required off-street parking, loading or landscaping areas.](#)

**MODIFY SECTION 4.04 TO INCLUDE CARGO CONTAINERS AS PERMITTED ACCESSORY USES WITHIN THE AGRICULTURAL RESIDENTIAL DISTRICT**

SECTION 4.04 PERMITTED ACCESSORY USES.

- A. Buildings and structures customarily incidental to the operation of an agricultural enterprise.
- B. Accessory buildings and structures customarily incidental to single family residential.
- C. Signs related to the permitted agricultural enterprise, provided that all such signs shall conform to the requirements of this Ordinance.
- D. House Hold Pets

[E. Cargo Containers, subject to Section 14.07](#)

**MODIFY SECTION 5.04 TO INCLUDE CARGO CONTAINERS AS PERMITTED ACCESSORY USES WITHIN THE RESEARCH AND TECHNOLOGY DISTRICT**

Section 5.04 PERMITTED ACCESSORY USES

- A. Normal accessory uses to all permitted uses in Sections 5.02 and 5.03 above.

[B. Cargo Containers, see Section 14.07](#)

**MODIFY SECTION 8.04 TO INCLUDE CARGO CONTAINERS AS PERMITTED ACCESSORY USES WITHIN THE OFFICE SERVICE DISTRICT**

Section 8.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to “Permitted Principal Uses.”
- B. Normal accessory uses to approved “Permitted Principal Special Uses.”
- C. Incidental commercial services that serve only the occupants of the offices and have access only from inside the building in which the occupants are located.
- D. See Section 14.34.

[E. Cargo Containers, subject to Section 14.07](#)

**MODIFY SECTION 10.04 TO INCLUDE CARGO CONTAINERS AS PERMITTED ACCESSORY USES WITHIN THE REGIONAL SERVICE COMMERCIAL DISTRICT**

Section 10.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to all “Permitted Principal Uses.”
- B. Normal accessory uses to all “Permitted Principal Special Uses.” See Section 14.34. 14.
- [C. Cargo Containers, subject to Section 14.07](#)

**MODIFY SECTION 11.04 TO INCLUDE CARGO CONTAINERS AS PERMITTED ACCESSORY USES WITHIN THE HIGHWAY SERVICE COMMERCIAL DISTRICT**

Section 11.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to all “Permitted Principal Uses.”
- B. Normal accessory uses to all “Permitted Principal Special Uses.”
- [C. Cargo Containers, subject to Section 14.07](#)

**MODIFY SECTION 12.04 TO INCLUDE CARGO CONTAINERS AS PERMITTED ACCESSORY USES WITHIN THE INDUSTRIAL FLEX ZONE**

Section 12.04 PERMITTED ACCESSORY USES.

- A. All normal accessory uses to all “Permitted Principal Uses” and “Permitted Principal Special Uses” including:
  - 1. Restaurants.
  - 2. Cafeterias.
  - 3. Medical and health care facilities.
  - 4. Office facilities.
  - 5. Warehouse and storage facilities.
  - 6. Physical fitness facilities.
  - 7. Work clothing sales and service facilities.
  - 8. Banking facilities.



9. Education, library and training facilities.
10. Research and experimentation facilities.
11. Truck or other vehicular and equipment service maintenance, repair and storage facilities conducted completely within a building, or structure.
12. Indoor sales display areas.
13. See Section 14.34.

[14. Cargo Containers, subject to Section 14.07](#)

**MODIFY SECTION 13.04 TO INCLUDE CARGO CONTAINERS AS PERMITTED ACCESSORY USES WITHIN THE INDUSTRIAL DISTRICT**

Section 13.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to all Permitted Principal Uses.
- B. Normal accessory uses to all Permitted Principal Special Uses.
- C. See Section 14.34

[D. Cargo Containers, see Section 14.07](#)

## Howell Township Inspector

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**From:** barbara kramarczyk [REDACTED] >  
**Sent:** Monday, October 7, 2024 3:25 PM  
**To:** Howell Township Inspector  
**Subject:** Meeting regarding portable storage containers.

I am against portable storage containers in residential neighborhoods. Depending on what is stored, there could be animals living in them. I live in Oakdale Estates and we have had a few and still do. They are not too pleasant to look at and makes the neighborhood look bad.

I have complained to the township but nothing was ever done.

Thank you for your time.

Barbara and Anthony Kramarczyk

Sent from my iPhone

**ARTICLE XXX**  
**WELLHEAD PROTECTION OVERLAY DISTRICT**

**Howell Township Zoning Ordinance**  
**Livingston County, Michigan**

**Draft Date 10/15/24**

DRAFT

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# ARTICLE XXX

## WELLHEAD PROTECTION OVERLAY DISTRICT

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### Section 1 – STATEMENT OF PURPOSE

The purpose of the Wellhead Protection Overlay District is to provide supplemental developmental regulations in the designated wellhead protection zone so as to protect and preserve the surface and groundwater resources of Howell Township and the region from any use of land or buildings that may reduce the quality and/or quantity of water resources. This Wellhead Protection Overlay District has been created in accordance with both the City of Howell's and Howell, Marion, Oceola & Genoa Sewer and Water Authority's (MHOG) **Wellhead Protection Plans** drafted by Wood Environment & Infrastructure Solutions, Inc. (Wood). This Wellhead Protection Overlay District was also created in conjunction with the City of Howell and Marion Township.

### Section 2 – DEFINITIONS

As used in this Article, the following words and terms shall have the meaning specified, unless the context clearly indicates otherwise.

**Aquifer.** A geologic formation composed of rock or sand and gravel that contain significant amounts of potentially recoverable potable water.

**Discharge.** Discharge includes, but is not limited to, any spilling, leaking, seeping, pouring, misapplying, emitting, emptying or dumping of any pollutants prohibited by law or regulation, which affects surface water and/or groundwater.

**Impervious Surface.** Materials or structures on or above the ground that do not allow precipitation to infiltrate the underlying soil.

**Overlay District.** That area of the Township in which special requirements and restrictions are applied to land uses and activities to eliminate or minimize contamination of the aquifers supplying the City of Howell's and MHOG's municipal water wells.

**Regulated Substances** shall include: 1. Substances for which there is a material safety data sheet (MSDS), as established by the United States Occupational Safety and Health Administration, and the MSDS cites possible health hazards for said substance; 2. Hazardous Waste, as defined by the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976, as amended; 3. Hazardous Substance, as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) when the hazardous substance is the focus of remedial or removal action being conducted under CERCLA in accordance with the U.S. EPA regulations; 4. Radiological materials; ~~and~~ 5. Biohazards; and 6. "Hazardous Materials" as defined in the NFPA 1, the International Fire Code Council, and categorized as a hazardous material under 49 CFR 172.101.

**Wellhead Protection Area.** The surface and subsurface area surrounding a public water supply well or well field through which contaminants, if discharged, are reasonably likely to move toward and reach the well or the well field. This area is also known as the zone of contribution (ZOC) which contributes groundwater to the well or well field. The Wellhead Protection Area for the City of Howell and MHOG are present in areas of the Township, and the boundaries of such are specifically set forth in Figure 1 attached to this Ordinance.

### **Section 3 – SCOPE OF AUTHORITY**

The Wellhead Protection Overlay District is a mapped zoning district that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay district is established, the property is placed simultaneously in the two districts, and the property may be developed only under the applicable conditions and requirements of both districts. In the event there is a conflict between the requirements of the two districts, the requirements of the Wellhead Protection Overlay District shall prevail.

### **Section 4 – CREATION OF OVERLAY DISTRICT BOUNDARIES**

The Wellhead Protection Overlay District boundaries shall be established on the official Township Zoning Map. The Overlay District boundaries may be amended according to the Zoning Ordinance procedures in Article XXIII.

### **Section 5 – DISTRICT DELINEATION**

- A. The Wellhead Protection Overlay District is hereby established to include all lands within Howell Township, lying within the City of Howell's or MHOG's Wellhead Protection Areas, including recharge areas of groundwater aquifers and watershed areas that lie within the wellhead protection area which now or may in the future provide public water supply. If the wellhead protection area includes a portion of the parcel, the entire parcel shall be considered to be within the wellhead protection area. [This area is set forth in Figure 1, and may thereafter be amended.](#)
- B. Where the boundaries delineated are in doubt or in dispute, the burden of proof shall be upon the owner(s) of the land in question to show whether the property should be located in the District. At the request of the owner(s), the Township may engage the services of a qualified professional to determine more accurately the location and extent of an aquifer within the wellhead protection area. The Township shall charge the owner(s) for all or a part of the investigation. The Owner shall place the funds necessary into an escrow account at the Township to cover the necessary fees of the qualified professional. [Such dispute shall be presented as an interpretation/appeal to the Zoning Board of Appeals.](#)

### **Section 6 – SITE PLAN REVIEW REQUIREMENTS**

- A. **New or Expanded Uses and Structures.** All proposed new or expanded structures or uses within the Wellhead Protection Overlay District, except single family uses, shall be subject to site plan review, pursuant to Article XX, Section 20.06.
- B. **Existing Uses and Structures.** All land uses and activities existing prior to approval of the Wellhead Protection Overlay District must conform to the site plan review standards in this Article ~~within 365 days~~ [with respect to any new, expanded, or amendments to any approvals existing prior to](#) adoption of the Wellhead Protection Overlay Ordinance.
- B.C. [Township Determination of No Hazard.](#) All new or expanded structures or uses subject to site plan review and special land use review shall be subject to a separate determination by the zoning body with authority to approve or deny the zoning request sought that the use of hazardous materials with any permitted use does not pose an unreasonable risk to the Township's

Wellhead Protection Area. Such determination will include consultation with the Township's engineer, MHOG, and any additional consultants with necessary subject matter expertise to assist the zoning body with authority to make such a determination.

## **Section 7 – DATA REQUIREMENTS**

The following data are required for site plan review in the Wellhead Protection Overlay District, in addition to the information required by Article XX, Section 20.06.

- A. **List of Regulated Substances.** A complete list of chemicals, pesticides, fuels, and other Regulated Substances to be used or stored on the premises. Businesses that use or store such Regulated Substances shall file a management plan with the Fire Chief. The management plan shall include the following, at minimum:
1. Provisions to protect against the discharge of Regulated Substances or wastes to the environment due to spillage, accidental damage, corrosion, leakage or vandalism, including spill containment and clean-up procedures.
  2. Provisions for indoor, secured storage of Regulated Substances and wastes with impervious floor surfaces.
  3. Evidence of compliance with the rules and regulations of the Michigan Department of the Environment Great Lakes and Energy (EGLE).
  4. Drainage recharge features and provisions to prevent loss of recharge.
  5. Provisions to control soil erosion and sedimentation, soil compaction, and to prevent seepage from sewer pipes.

### 5-6. Material Safety Data Sheets

- B. **Service Facilities and Structures.** Location of existing and proposed service facilities and structures, above and below ground, including:
1. General location of the site within the Wellhead Protection Overlay District.
  2. Areas to be used for the storage, loading/unloading, recycling, or disposal of Regulated Substances, including interior and exterior areas.
  3. Underground storage tank locations.
  4. Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store or transport storm water or wastewater. The point of discharge for all drains and pipes shall be specified on the site plan.
- C. **Water Resources.** Location of existing wetlands and watercourses, including ponds and streams on or within a quarter mile of the site.
- D. **Soils.** Soil characteristics of the site, at least to the detail provided by the Natural Resources Conservation Service.

- E. **Topography.** Existing topography of the site, with a maximum contour interval of two (2) feet.
- F. **Existing Contamination.** Delineation of areas on the site that are known or suspected to be contaminated, together with a report on the status of site clean-up.
- G. **EGLE Checklist.** Completion of the EGLE checklist, indicating the types of environmental permits and approvals that may be needed for the project.

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## Section 8 – PERMITTED PRINCIPAL USES

The following uses shall be permitted in the Wellhead Protection Overlay District, provided they comply with all applicable restrictions and standards specified in this Article:

- A. Single family residential uses.
- B. Residential accessory uses, including garages, driveways, private roads, utility rights-of-way, and on-site wastewater disposal systems (i.e., septic systems).
- C. Agricultural uses such as farming, grazing, and horticulture.
- D. Forestry and nursery uses.
- E. Outdoor recreation uses, including fishing, boating, and play areas.
- F. Conservation of water, plants, and wildlife, including wildlife management areas.
- F.G. Any use with all Regulated Substances upon a final determination that such Regulated Substances will not pose an unreasonable risk to the Township’s Wellhead Protection Area.

## Section 9 – SPECIAL USES

The following uses may be permitted subject to conditions specified for each use, review and recommendation by the Planning Commission and approval by the Township Board, and subject further to any special conditions that are necessary to fulfill the purposes of this Ordinance, and the provisions set forth in Article XVI:

- A. Commercial, industrial, governmental or education uses which are allowed in the underlying district, and which are not prohibited in Section 11.
- B. Any enlargement, intensification, alteration, or change of use of an existing commercial, industrial, governmental or education use that complies with this Article.
- C. The rendering impervious of more than fifteen percent (15%) or 2,500 sq. ft. of any parcel, whichever is less, provided that a system for artificial recharge of precipitation to groundwater is developed, which shall not result in degradation of the groundwater.
- D. The mining or excavation for removal of earth, loam, sand, gravel and other soils or mineral resources, provided that such excavation shall not extend closer than five (5) feet above the historical high groundwater table (as determined from on-site monitoring wells and historical water fluctuation data compiled by the United States Geological Survey). One (1) or more monitoring wells shall be installed by the property owner to verify groundwater elevations. This sub-section shall not apply to excavations incidental to permitted uses, including but not limited to installation or maintenance of structural foundations, freshwater ponds, utility conduits or on-site sewage disposal.
  - 1. Upon completion of earth removal operations, all altered areas shall be restored with topsoil and vegetative plantings suitable to control erosion on the site.

2. All fine materials, such as clays and silts, removed as part of the earth removal operation and leftover as by-products, shall be disposed of off-site to prevent damage to aquifer recharge characteristics.
- E. The storage of sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for removal of ice and snow on roads, provided such chemicals are covered and located on a paved surface with berms, or within a structure designed to prevent the generation and escape of contaminated run-off.
  - F. Fertilizers, pesticides, herbicides, lawn care chemicals, or other leachable materials provide that such materials are stored in accordance with the manufacturer’s label instructions approved by the United States Environmental Protection Agency or the Michigan Department of Agriculture and that they are used in routine agricultural operations and applied under the “Generally Accepted Agricultural Management Practices” and all other necessary precautions are taken to minimize adverse impact on surface and groundwater.
  - G. The storage of commercial fertilizers and soil conditioners provided such storage shall be within structures designed to prevent the generation and escape of contaminated run-off or leachate.
  - H. All ~~liquid~~ Regulated Substances provided such materials must be stored either in a freestanding container within a building, or in a freestanding container above ground level with protection to contain a spill the size of the container’s total storage capacity upon a final determination that such Regulated Substances will not pose an unreasonable risk to the Township’s Wellhead Protection Area.

## **Section 10 –CONDITIONS**

In addition to Section 9, Special Uses shall comply with the following:

- A. The Township Board may grant Special Use approval only upon finding that the proposed use meets to the following standards:
  1. In no way, during construction or thereafter, shall a project adversely affect the quality or quantity of water that is available in the Wellhead Protection Overlay District.
  2. The project shall be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and water-related natural characteristics of the site to be developed.
- B. The Township Board shall not approve a Special Use under this section unless the petitioner’s application materials include, in the Board’s opinion, sufficiently detailed, definite and credible information to support positive findings in relation to the standards of this section.

## **Section 11 – PROHIBITED USES**

The following uses are prohibited in the Wellhead Protection Overlay District:

- A. Business and industrial uses that generate, use, treat, process, store, or dispose of Regulated Substances, including, but not limited to metal plating, chemical manufacturing, wood preserving, and dry-cleaning factory, except for the following:
  1. Generators of a very small quantity of Regulated Substances (less than 20 kilograms or six (6) gallons per month), subject to Special Land Use review.

2. Municipally operated or sanctioned household waste collection stations.
  3. Waste oil retention facilities.
  4. Treatment works designed for the treatment of contaminated ground or surface waters, provided the facilities have been approved by EGLE.
- B. Business and industrial uses that dispose of processed wastewater on-site.
- C. Solid waste landfills, dumps, landfilling, spreading or storage of sludge or septage, with the exception of disposal of brush or stumps.
- D. Storage of liquid petroleum products of any kind, except for the following:
1. Storage that is incidental to:
    - a. Normal household use and outdoor maintenance or the heating of a structure.
    - b. Use of emergency generators.
    - c. Treatment works designed for the treatment of contaminated ground or surface waters, provided the facilities have been approved by EGLE.
  2. Replacement of storage tanks and systems for the keeping, dispensing or storing of gasoline, which existed at the time of adoption of this Article, provided that:
    - a. All such replacement storage tanks or systems shall be located underground as required by EGLE.
    - b. All such storage systems shall be protected by a secondary containment system as specified by EGLE.
    - c. The Fire Chief may deny an application for tank replacement or approve it subject to conditions if he/she determines that it would constitute a danger to public or private water supplies.
- E. Outdoor storage of salt, de-icing materials, pesticides, or herbicides and outside storage of hazardous materials as defined by the EPA Regulated Materials.
- F. Dumping or disposal on the ground, in water bodies, or in residential septic systems of any toxic chemical, including, but not limited to septic systems cleaners which contain toxic chemicals such as methylene chloride and 1-1-1 trichlorethane, or other household Regulated Substances.
- G. Stockpiling and disposal of snow or ice removed from highways and streets located outside of the Wellhead Protection Overlay District that contains sodium chloride, calcium chloride, chemically treated abrasives, or other chemicals used for snow and ice removal.
- H. Sewage disposal systems that are designed to receive more than 110 gallons of sewage per quarter acre per day or 440 gallons of sewage per acre per day, whichever is greater, provided that:

1. The replacement or repair of an existing system shall be exempted if it does not result in an increase in design capacity above the original design.
2. ~~In calculating the maximum sewage disposal system density, it shall be assumed that each single family residential home will generate 280 gallons of sewage per day.~~
3. ~~The maximum sewage disposal system density may be computed using the following method:~~
  - a. ~~On an individual per lot basis i.e., a single family home typically generates 280 gallons of sewage per day, creating the need for a minimum lot area of 1 acre.~~

In addition to meeting the above standards, all lots shall conform to any applicable minimum lot size requirements specified in Article III, Section 3.17 of the Zoning Ordinance.

- I. Wastewater treatment works, except the following:
  1. The replacement or repair of an existing system will not result in a design capacity greater than the design capacity of the existing system.
  2. The replacement of an existing subsurface sewage disposal system with wastewater treatment works will not result in a design capacity greater than the design capacity of the existing system.
  3. Treatment works designed for the treatment of contaminated ground or surface waters.
- J. Prohibited uses include all uses not expressly authorized in Section 8 and 9 of this article, inclusive. :

## Section 12 – MISCELLANEOUS REQUIREMENTS

The following requirements shall apply to all uses in the Wellhead Protection Overlay District:

- A. **Drainage.** For commercial and industrial uses, run-off from impervious surfaces shall not be discharged directly to drains, streams, ponds, or other surface water bodies. Oil, grease and sediment traps shall be used to facilitate removal of contamination. Forebays/sediment basins and other requirements shall be adhered to per the Township Engineering Design Standards.
- B. **Discharge of Regulated Substances.** The property owner shall prevent the discharge of regulated substances.
  1. Upon discovery of a discharge within the Wellhead Protection Area, the owner of the property on which a discharge occurred, as well as the person responsible for the discharge if they are not the same, shall take appropriate reasonable actions to mitigate the potential impact of the discharge on the groundwater and remediate the discharge. Remediation shall be conducted in a timely manner and in accordance with applicable law. Waste generated during remediation of a Regulated Substance discharge must be

managed in accordance with all applicable legal requirements. Storage of these materials for a period of greater than ninety (90) days must be reported to, and approved obtained from, the Township Supervisor or his/her designee.

2. All discharges shall be documented in writing and mailed to the Township Supervisor or his/her designee within ten (10) business days of said incident. Initial discharge notification shall include, at a minimum, the following:
  - i. Location of the discharge (name, address, and phone).
  - ii. Reporting party's name, address and phone (if different from above).
  - iii. Emergency contact and phone.
  - iv. Description of the nature of the incident, including date, time, location, and cause of the incident; type, concentration, and volume of substance(s) discharged.
  - v. Map showing exact discharge location, and relevant site features (i.e. paved area, storm sewer catch basins/inlets, water features, etc.), scale, and north arrow.
  - vi. All measures taken to clean up the discharge; and
  - vii. All measures proposed to be taken to reduce and prevent any future discharge.
3. The Township Supervisor or his/her designee shall determine if and where any additional investigative work needs to be completed to assess the potential impact of the discharge. The owner or operator shall retain a copy of the written notice for at least three years.

### **Section 13 – ENFORCEMENT**

- A. Whenever the Township Supervisor or his/her designee determines that a person has violated a provision of this Ordinance, the Township Supervisor or his/her designee may order compliance by issuing a written Notice of Violation to the responsible person/facility.
- B. If the Township Supervisor or his/her designee requires abatement of a violation and/or restoration of affected property, the notice shall set forth a deadline by which such action must be completed. Said notice may further advise that, should the violator fail to remediate or restore within the established deadline, the work could be performed by the Township, with the resulting expense thereof charged to the violator and the expenses may be assessed onto the property if the property owner is also the violator.

### **Section 14 – VARIANCE/APPEAL RIGHTS**

- A. If an owner of property within a Wellhead Protection Area believes the requirements of this ordinance impose an unreasonable burden on the use of the owner's property, the owner may seek a variance from the Howell Township Zoning Board of Appeals ("ZBA") in any appeal to the ZBA, the Township Consulting Engineer shall assist the ZBA for purposes of a variance request or of appeal rights. Such a request must be in writing with enough detail to allow the Township Consulting Engineer to assist the ZBA for purposes of a variance request or of appeal rights, to understand the situation and proposed variance. If the Township Consulting Engineer determines that additional information is needed, the request for additional information shall be made within 15 days of the owner's request. Within 30 days of the receipt of such additional information, or, if no such request is made, within 30 days of the owner's request, a hearing will be held in front of the ZBA. The ZBA shall grant, deny, or partially grant the request. A grant, partial or complete, may relieve the property owner from strict compliance with this Ordinance. Reasonable conditions may be imposed by the ZBA as part of such a grant. The ZBA shall be guided by the primary goal of protecting the Township's Wellhead Protection Area without creating undue hardship upon the property owners affected.

- B. Any person receiving a notice of violation may appeal the determination by submitting a written notice of appeal to the Howell Township Zoning Board of Appeals. The notice of appeal must be received by the Zoning Board of Appeals within 30 days from the date of the notice of violation, with enough detail to allow the Township’s Consulting Engineer, as a staff representative to the ZBA, to understand the situation. Within 30 days of the receipt of such an appeal, the Township Consulting Engineer shall issue a written response to the appeal to the applicant and to the ZBA unless the Township Consulting Engineer has requested additional information, in which case the Township Consulting Engineer’s response shall be issued within 30 days of receipt of the information. The Zoning Board of Appeals shall affirm, reverse, or modify the notice of violation being appealed.
- C. If the person who has made a variance request or an appeal of a notice of violation does not agree with the decision of the ZBA, said person may appeal the matter by filing an action in the Livingston County Circuit Court, which may affirm, reverse, or modify the decision being appealed. Such an appeal must be filed within 30 days of the decision of the ZBA or within the time period required by Michigan General Court Rules, whichever has the shortest appeal period.

## **Section 15 – ABATEMENT/REMEDIAL ACTIVITIES BY THE TOWNSHIP**

- A. The Township is authorized to take or contract with others to take reasonable and necessary abatement or remedial activities whenever the Township determines a violation of this Ordinance has occurred and that the responsible party cannot or will not timely correct the violation, or when no known responsible party exists. The responsible party shall reimburse the Township for all expenses thus incurred by the Township.
- B. If the Township desires the responsible party to reimburse it for the abatement activity expenses, the Township, shall within 90 days of the completion of such activities mail to that person a notice of claim outlining the expenses incurred, including reasonable administrative costs, and the amounts thereof. The person billed shall pay said sum in full within 30 days of receipt of the claim. If the person billed desires to object to all or some of the amount sought by the Township, said person may file, within the same 30-day period, a written objection so stating. The Township shall, within 30 days of its receipt of the objection, provide an opportunity for the objecting party to present facts or arguments supporting said objection. If the Township determines that some or the entire amount originally billed is appropriate, the person shall pay said sum within 30 days of receipt of that determination. If the amount due is not timely paid, the Township may cause the charges to become a special assessment against the property and shall constitute a lien on the property. In the alternative, the Township may attempt collection of the sum due by filing a civil lawsuit.

## **Section 16 – INJUNCTIVE RELIEF**

- A. If a person has violated or continues to violate the provisions of this Ordinance, the Township may petition the appropriate court for injunctive relief restraining the person from activities abatement or remediation.

## **Section 17 – VIOLATIONS DEEMED A PUBLIC NUISANCE**

- A. In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this Ordinance is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily

abated or restored at the violator's expense, and/or a civil infraction to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken by the Township.

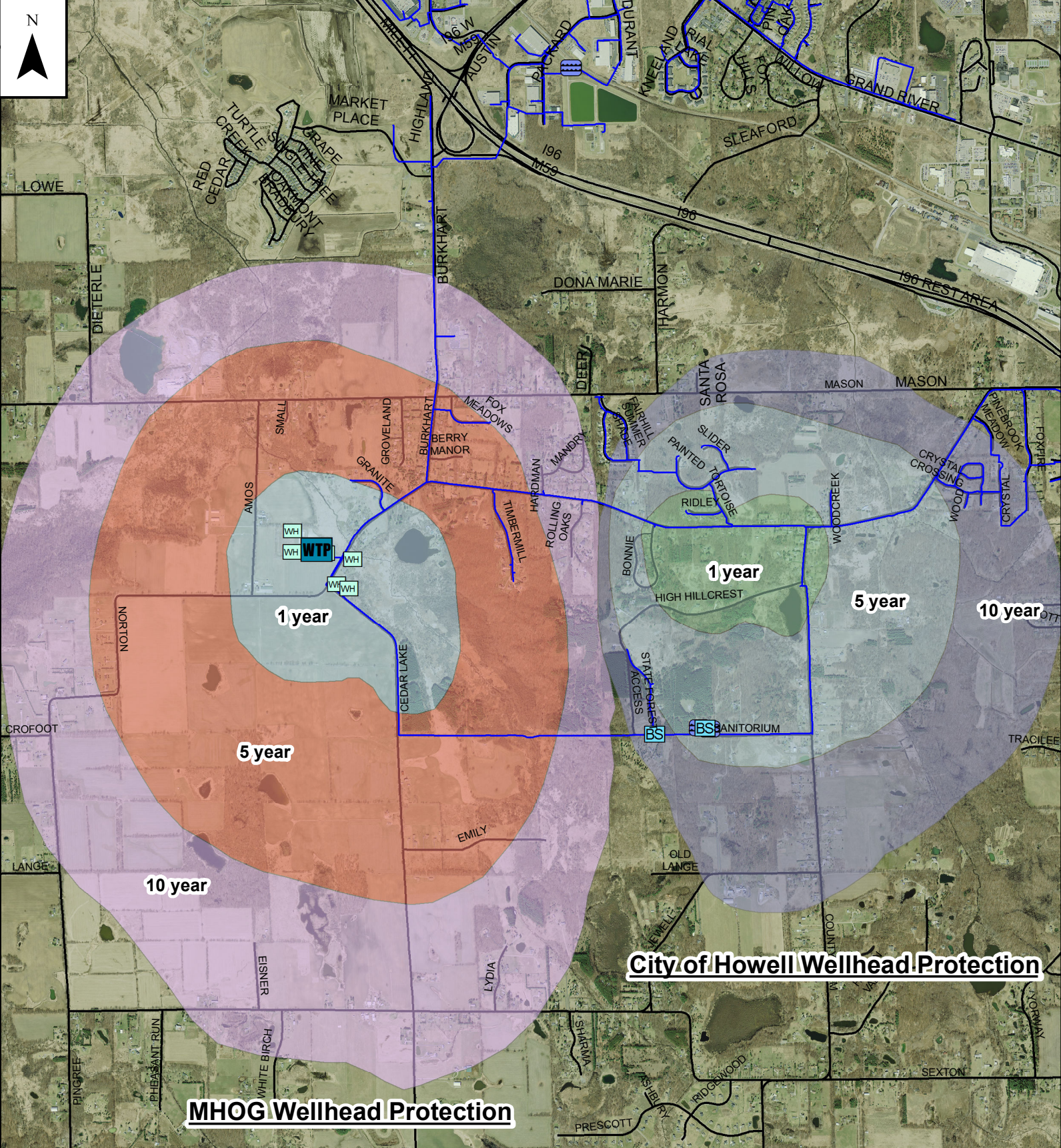
### **Section 18 – CRIMINAL PROSECUTION**

- A. Any violation of this Ordinance shall be considered a misdemeanor, punishable by a fine of not more than \$500.00 or imprisonment of not more than 90 days. Each day a violation exists shall be deemed a separate violation. A citation charging such a misdemeanor may be issued by the Township Supervisor, his or her designee, the Township's Ordinance Enforcement Officer or the Sheriff's Department.

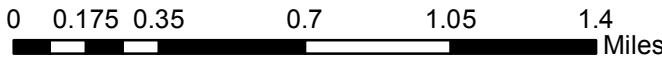
### **Section 19 – REMEDIES NOT EXCLUSIVE**

- A. The remedies listed in this Ordinance are not exclusive of any other remedies available under any applicable federal, state, or local law and it is within the discretion of the Department to seek cumulative remedies.

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## MHOG and City of Howell Wellhead Protection Areas



**Legend**

- Water Main
- Booster Station
- Water Tower
- Water Treatment Plant
- Well House



## January

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## June

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## August

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## September

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## October

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## November

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## December

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Township Board

Planning Commission

Zoning Board of Appeals

Township Closed

**PLANNING COMMISSION MEETINGS  
2025**

The Howell Township Planning Commission will meet on the **4<sup>th</sup> Tuesday** of each month, at **6:30 p.m.** at the Howell Township Hall 3525 Byron Road, Howell, Michigan 48855 (517)546-2817.

\*Meetings are on alternate dates due to Holidays

<b>Meeting Dates</b>	<b>Application Due Date</b>
January 28	December 23, 2024
February 25	January 28
March 25	February 25
April 22	March 25
May 27	April 22
June 24	May 27
July 22	June 24
August 26	July 22
September 23	August 26
October 28	September 23
*November 18	October 28
*December 16	November 25

# Code Enforcement List

9-B

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1044 DURANT DR <b>Complaint</b> Excessive blowing noise that can be heard in Jonathan's Landing with windows and doors closed.	EM TCK II LLC	4706-28-401-034	09/26/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 9.25.24 - Complaint received. Site visit to 1044 Durant Drive and Jonathan's Landing. No noise was observed. Will return on Monday morning (when noise usually starts.) 9.30.24 - Site visit to Jonathan's Landing. Verified noise as described. Site visit to 1044 Durant Drive. All doors locked. Letter sent to owner.					
2575 W MARR RD <b>Complaint</b> Neighbor complained that the previous owners have left the property and the whole house generator has been running nonstop for a few weeks.	CLARKE DYLAN AND	4706-10-100-018	09/26/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 9.24.24 - Site visit completed, verified that generator was running. Called real estate agent regarding the complaint. They had already heard from a few neighbors and have reached out to both the sellers and the buyers about the situation.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIV <b>Complaint</b> House is neglected, building unsafe, junk in yard.	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 9.24.24 - Contacted Livingston County Building Department RE performing dangerous building inspection.					
5407 OAK GROVE RD <b>Complaint</b> Garbage outside on the lawn surrounding the house and overflowing from the garage. Garbage is attracting vermin.	RAMIREZ JUSTICE	4706-02-401-008	09/10/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
<b>Comments</b> 9.10.24 - Complaint received. Site visit completed. Letter sent to owner and to bank.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
30 SANTA ROSA DR <b>Complaint</b> Owner is operating a manufacturing business in the SFR zoning district.	FAGAN SHANE	4706-33-400-050	07/02/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 7.2.24 - Reviewed information regarding Speakeasy Speed Shop. Not a permitted use in the SFR zoning district. Violation letter sent to owner. 8.1.24 - Site visit completed. No observed business activity at site. 9.4.24 - Site visit completed. Searched website and watched YouTube videos. Industrial use is continuing at this location in SFR Zoning district. Letter sent to owner. 9.30.24 - Communication from owner received, attached. Owner is requesting Township Board to modify home occupation portion of Zoning Ordinance to allow this use in SFR Zoning. Enforcement action will pause until a decision has been made.					
3265 W GRAND RIVER A <b>Complaint</b> Starting to add more parking on adjacent lot owned by MDOT without permits.	AMERICAN LEGION P	4706-28-200-010	05/21/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 4.25.24 - Received call regarding work being done by American Legion. Site visit, verified work was underway. Contacted MDOT RE approval. 5.21.24 - Site visit completed, violation still present. Sent letter to American Legion. 6.18.24 - Site visit. More work has been completed including installing gravel in excavated area and a tent and fencing has been erected next to gravel area on MDOT property. Letter sent to American Legion. 8.1.24 - Site visit completed. Tent and fencing have been removed, large pile of dirt has been removed, additional gravel parking area still on MDOT property. 9.4.24 - Site visit completed. Violation still present. Posted Notice of Violation Ticket to front door, mailed a copy of the violation. Ticket #: 0202 9.4.24 - Phone conversation with Commander Laura Goldthwait. Requested letter explaining the violation and steps moving forward. Mailed to Legion, emailed to Laura, attached. 9.12.24 - Received correspondence from Legion's attorney denying all responsibility. Documents provided to Township's attorney. Township's attorney has contacted Legion's attorney.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIV <b>Complaint</b> Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
<b>Comments</b> 5.13.24 - Violation letter to Occupant returned. 5.20.24 - Received phone call from owner. Will be preparing a site plan to take before the Planning Commission for approval. 6.20.24 - Received phone call from owner, discussed site plan requirements. 9.4.24 - Sent letter to owner RE site plan progress. 9.12.24 - Spoke to owner, Engineer has site plans almost complete. Will submit for review in the near future.					
4348 CRANDALL RD <b>Complaint</b> The front yard of the property is filled with numerous vehicles, including cars, lawn tractors, and an RV that haven't been moved in years. There is also garbage all over the property. I am tired of living next to this mess.	RITCHEY TROY AND	4706-09-400-017	05/01/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 5.1.24 -Complaint received. Site visit completed; verified complaint, photos attached. Letter sent to homeowner. 6.18.24 - Site visit. Some clean up has been completed, violations still present. Sent letter to owner. 7.8.24 - Homeowner came in to discuss violation. Owner said they can get the property cleaned up by the end of the month; scheduled site visit. 8.1.24 - Site visit completed. No action has been completed on site. Letter sent to owner. 9.4.24 - Site visit completed. No action has been completed on site. Letter sent to owner. 9.16.24 - Owners came into the office, requested until end of October to clean up the site. Will reinspect in November.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
2520 BOWEN RD <b>Complaint</b> Backyard looks like a land file.	SOJA LORI A AND MO	4706-22-100-011	01/09/2024	PUBLIC - PHONE	OPEN - FIRST LETTER SENT
<b>Comments</b> 1.9.2024 Did a site visit. found junk cars and piles of junk. 1.11.2024 Sent out first letter. 1.25.2024 The owner was in the office today, said he could have the cars moved in the next two weeks, and ask for ninety days to get the rest of the yard cleaned up.  3.20.24 - Site visit. Violation still present. Owner working on getting issue resolved. Scheduled future site visit. 4.23.24 - Site visit. Work is underway. Scheduled reinspection. 5.1.24 - Additional complaint received. Site visit. Letter sent to property owner. 5.20.24 - Site visit. Work is underway. Numerous large piles of crushed concrete are on site. Scheduled reinspection as agreed upon. 6.18.24 - Site visit, spoke to owner. Most of the site has been cleaned up, owner claimed all work will be complete by July 4th. Crushed concrete is being used on the driveway. Will reinspect in July for compliance. 8.1.24 - Site visit completed. Crushed concrete is mostly distributed on the driveway, one small pile remains. Site clean-up is almost complete. 9.4.24 - Site visit completed. One pile of crushed concrete remains, clean-up of site incomplete.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5057 WARNER RD <b>Complaint</b> LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.	HARTER EDWARD H	4706-19-200-005	03/14/2022	PUBLIC/ EMAIL	OPEN - SECOND LETTER SEN

## Comments

4.17.2023 THERE IS MORE JUNK NOW THEN THERE WAS LAST MARCH OF 2022 OR JANUARY OF 2023.

5.25.2023 I SPOKE WITH MR. HARTER HE IS STARTING TO CLEAN THE SITE UP, HE SAID THAT IT WILL TAKE SOME TIME TO GET IT ALL CLEANED UP. I WILL BEE CHECKING ON HIS PROGRESS EVERY FEW WEEKS TO MAKE SURE HE IS MAKING PROGRESS.

6.29.2023 SOME PROGRESS HAS BEEN MADE. WILL CHECK BACK IN A COUPLE OF WEEKS.

1.9.2024 did a site vist there has been no progress made on the clean up.

1.11.2024 Finial letter sent.

3.20.24 - Site visit. No remediation of issues has taken place. Photos attached.

3.25.24 Spoke to owner. Owner is working on cleaning up the property, has dumpsters being delivered, scrap is in piles and ready to be taken to the scrap yard. Has requested 3 months to get the property cleaned up. Letter sent in confirmation of agreement. Scheduled visit for June 25th.

4.23.24 - Site visit. Violation still present. Scheduled reinspection.

5.20.24 - Site visit. Work has been started. Violation still present. Scheduled reinspection.

6.18.24 - Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.

6.25.24 - Site visit. Minimal changes to site, violation still present. Letter sent to owner.

8.1.24 - Site visit completed. Owner still working on clean-up.

9.4.24 - Site visit completed, spoke to homeowner. Owner claims to have back of property nearly complete. Dumpster to be arriving next week, neighbors helping to remove scrap in the next few days.



# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
370 N TRUHN RD <b>Complaint</b> CALLER COMPLAINED OF JUNK AND UN LICENSED VEHICLES	MUNSELL MATTHEW	4706-31-300-003	08/02/2022	PUBLIC/ PHONE	OPEN - SECOND LETTER SEN

## Comments

DID A SITE VISIT ON 8.3.2022 PICTURES ATTACHED. 4.17.2023 THERE ARE STILL SEVERAL VEHICLES AND JUNK IN THE YARD. 4.24.2023 MATT CALLED SAID WE WILL TALK WITH THE RENTER AND GET BACK WITH ME NEXT WEEK.  
5.22.2023 DID A SITE VISIT, SOME CLEAN UP HAS BEEN COMPLETED THERE ARE STILL SEVERAL TRUCK ON THE SITE THAT DO NO APPEAR TO BE IN RUNNING CONDITION.  
1.9.2024 There are still several junk trucks on site, a camper with a large hole in the side, and several other junk piles.  
1.10.2024 Finial notice sent.  
1.16.2024 Mr. Munsell was in the office. Said that the camper is still liesced., and will be getting the truck off the property. will clean up the site in the spring when the sown is gone.  
  
3.20.24 - Site visit. No work has been completed. Photos attached. Will schedule an inspection later in the spring.  
4.23.24 - Site visit. Violation still present. Scheduled reinspection.  
5.20.24 - Site visit. Violation still present. Letter sent to owner.  
5.29.24 - Spoke to owner RE letter and condition of the site. Owner claims site has been cleaned up and is ready for reinspection. 30-day noticed will not be enforced until a reinspection has been completed. Reinspection scheduled.  
6.18.24 - Site visit. Violation still present, photos attached. Called owner and discussed the violation. Owner requested all copies of photos of site.  
6.25.25 - Owner called and after review of the photos agrees that the site needs to be cleaned up further, stated that most of the work will be completed in 2 weeks. Will check status on the next round of inspections.  
8.1.24 - Site visit completed. Spoke to the renter about the remaining items to be completed. Emailed property owner RE same.  
9.4.24 - Site visit completed. Site conditions generally acceptable. Large pile of brush and debris has not been taken care of as discussed. Letter sent to owner.

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**Records: 11**

Population: All Records

## Howell Township Planning Commission Bylaws

The following rules of procedure are hereby adopted by the Howell Township Planning Commission to facilitate the performance of its duties pursuant to the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended), the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), and Ordinance No. 248 PC of the Howell Township Board of Trustees confirming the creation of the Planning Commission with the power to exercise authority conferred upon it as set forth in P.A. 110 of 2006, as amended and P.A. 33 Of 2008, as amended.

### SECTION 1: Membership, Appointment and Terms

- A. **Membership.** The Planning Commission shall consist of not less than seven (7) members who shall be selected in accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended. One (1) member of the Township Board shall be a member of the Planning Commission. One (1) member of the Planning Commission shall be a member of the Zoning Board of Appeals.
- B. **Appointment.** The Township Supervisor shall appoint members of the Planning Commission, subject to approval by a majority vote of the members of the legislative body elected and serving.
- C. **Terms.** The term of each member shall be for three (3) years, except for members serving because of their membership on the Township Board, whose term shall be limited to the time they are members of the Township Board, and/or the period stated in the resolution appointing them. When members are first appointed, the appointments may be for less than three (3) years to provide for staggered terms. A successor shall be appointed not more than three (3) months after the term of the preceding member has expired. The term for members appointed to fill a vacancy on the Planning Commission shall be for the remainder of the term of the vacated position.
- D. **Succession.** Each member shall serve until his/her term shall expire. Members may be reappointed by the Township Board. Vacancies resulting from resignation and/or removal shall be filled not more than three (3) months after the term of the preceding member has expired and shall be appointed for the remainder of the term of the resigning member.
- E. **Removals, Resignations, and Vacancies.** The Township Board may remove a member of the Planning Commission for misfeasance, malfeasance or nonfeasance in office upon written charges and after a public hearing. Failure of a member to disclose a potential conflict of interest as required in Section 6 constitutes malfeasance in office.

To be excused, members of the Planning Commission shall notify the Township Supervisor, Planning Commission Chairperson or other Planning Commission member when they intend to be absent from a meeting. Failure to make this notification prior to the meeting shall result in an unexcused absence.

A member may resign from the Planning Commission by sending a letter of resignation to the Township Supervisor, Township Board or Planning Commission chairperson.

- F. **Compensation.** Planning Commission members shall be compensated as provided by the Township Board.
- G. **Attendance.** Members of the Planning Commission who are absent from three (3) consecutive Planning Commission meetings or four (4) meetings within the calendar year shall be subject to review and/or removal from the Planning Commission by the Township Board, after notice and an opportunity to be heard.

## **SECTION 2: Officers**

- A. **Selection and Tenure.** At the first regular meeting each January, the Planning Commission shall select from its membership a Chairperson, Vice-Chairperson and Secretary, which shall be elected by a majority vote of the membership of the Planning Commission present at the time of election. All officers shall serve a term of one year, or until their successors are selected and assume office. All officers shall be eligible for re- election for consecutive terms for the same office. The member of the Township Board shall not serve as Chairperson of the Planning Commission.
- B. **Chairperson.** The Chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the Planning Commission. The Chairperson shall conduct all meetings in accordance with the rules promulgated herein. Ex-officio members are not eligible to serve as Chairperson.
- C. **Vice Chairperson.** The Vice-Chairperson shall act in the capacity of the Chairperson in his/her absence. In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term, and the Planning Commission shall select a successor to the office of Vice-Chairperson for the unexpired term.
- D. **Secretary.** The Secretary or staff designee shall execute documents in the name of the Planning Commission, perform the duties hereinafter listed below, and shall perform such other duties as the Planning Commission may determine.
  - 1. **Minutes.** The Secretary or staff designee shall be responsible for maintaining a permanent record of the minutes of each meeting and shall have them recorded in suitable permanent records maintained by the Township Clerk. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and record of attendance.
  - 2. **Correspondence.** The Secretary or staff designee shall be responsible for issuing formal written correspondence with other groups or persons, as directed by the Planning Commission. All communications, petitions, reports or other written

materials received by the Secretary shall be brought to the attention of the Planning Commission.

3. **Attendance.** The Secretary or staff designee shall be responsible for maintaining an attendance record for each Planning Commission member and report those records annually to the Planning Commission for inclusion in the annual report to the Township Board.
  4. **Notices.** The Secretary or staff designee shall issue such notices as may be required by the Planning Commission.
- E. **Township Board Representative.** The Township Board Representative shall present the recommendations of the Planning Commission as required by the zoning ordinance, subdivision ordinance or other ordinances to the Township Board prior to their consideration of such request.
- F. **Zoning Board of Appeals Representative.** The Planning Commission representative to the Zoning Board of Appeals shall report the actions of the Zoning Board of Appeals to the Planning Commission and update the Zoning Board of Appeals on actions by the Planning Commission that relate to the functions and duties of the Zoning Board of Appeals.

### **SECTION 3: Meetings**

- A. **Regular Meetings.** The Planning Commission shall hold not less than four (4) regular meetings each year and by motion shall determine the time and place of such meetings. Other meetings may be held as necessary. When a regular meeting falls on a legal holiday or upon a day resulting in a conflict, the Planning Commission shall, if possible, select a suitable alternate meeting date in the same month as the originally scheduled meeting.

Notice of regular or scheduled Planning Commission meetings shall be posted in general view of the public at the Township Hall. Notice of any meetings shall include the date, time, and place of the regularly scheduled meetings.

All meetings of the Planning Commission shall comply with the requirements of the Open Meetings Act.

- B. **Special Meetings.** Special meetings may be called by the Chairperson or upon written request to the Secretary by at least two (2) members of the Planning Commission. The business the Planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. All costs of special meetings held to consider requests of applicants for approvals under the zoning ordinance (or for such other purposes as may be necessary) shall be paid by the applicant for such requests.

Notice of special meetings shall be given to the members of the Planning Commission at least forty-eight (48) hours prior to the meeting. Notice shall also be provided to others requiring notification in compliance with the requirements of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended). The notice shall state the purpose, place and time of the meeting, and the business which the Planning Commission may perform at the special meeting. The special meeting shall be conducted at a public meeting in compliance with the Open Meetings Act (P.A. 267 of 1976, as amended).

Agenda items that may be legally added without public notice may not be added at a special meeting unless all Planning Commission members are present and unanimously approve an addition to the agenda.

- C. **Public Records.** All meetings, minutes, records, documents, correspondence and other materials of the Planning Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.
- D. **Quorum.** Four (4) members of the Planning Commission shall constitute a quorum for transacting business and taking official action for all matters. Whenever a quorum is not present, those present may adjourn the meeting to another time and day, in accordance with the provisions of the Open Meetings Act. No action shall be taken at a meeting at which a quorum is not present.
- E. **Voting.** An affirmative vote of the majority of the Planning Commission membership is required to adopt any part of the Master Plan or amendments to the plan (MCL 125.3843). Unless required by statute, other actions or motions placed before the Planning Commission may be adopted by a majority vote of the membership in attendance, as long as a quorum is present. Voting shall be by voice vote; a roll call vote shall be required if requested by any commission member or directed by the chairperson. All Planning Commission members, including the chairperson, shall vote on all matters.
- F. **Agenda.** The Chairperson shall be responsible for preparing an agenda for Planning Commission meetings. The order of business for meetings shall be as follows:
  - 1. Call to Order
  - 2. Roll Call and Recognition of Visitors
  - 3. Pledge of Allegiance
  - 4. Approval of Agenda
  - 5. Approval of Minutes
  - 6. Call to the Public
  - 7. Board of Appeals Report
  - 8. Township Board Report

9. Ordinance Violation Report
10. Scheduled Public Hearings
11. Other Matters to be Reviewed by the Planning Commission
12. Business Items
  - a. Old Business
  - b. New Business
13. Call to the Public
14. Adjournment

G. **Public Hearings.** All public hearings held by the Planning Commission must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes the procedures/rules to be followed during the hearing.
3. Applicant presents the main points of the application.
4. Persons having comments on the application are recognized.
5. Chairperson closes the public hearing and returns to the regular/special meeting.
6. Township Planner/Engineer/other consultants present their report and recommendation.
7. Planning Commission begins deliberation and arrives at a decision.

To ensure everyone has the opportunity to speak, the Chairperson may elect to limit the time permitted for each person to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of the request.

#### **SECTION 4: Duties of the Planning Commission**

The Planning Commission shall take such actions as are required by the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) and the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) in order to perform the following duties:

- A. Take such action on petitions, staff proposals and Township Board requests for amendments to the Zoning Ordinance as required.
- B. Take such action on petitions, staff proposals and Township Board requests for amendments to the master land use plan ("Master Plan") as required.
- C. Prepare an annual report to the Township Board.
- D. Prepare an annual work program and budget, to be included in the annual report.
- E. Review subdivision and condominium proposals and recommend appropriate actions to the Township Board.
- F. Prepare special studies and plans, as deemed necessary by the Planning Commission or Township Board and for which appropriations of funds have been approved by the Township Board, as needed.
- G. Attend training sessions, conferences or meetings as needed to properly fulfill the duties of Planning Commissioner and for which appropriations of funds have been approved by the Township Board, as needed.
- H. Prepare and update as needed, a Master Plan for the Township.
- I. Perform other duties and responsibilities or respond as requested by any Township Board or Commission.

#### **SECTION 5: Duties of the Zoning Administrator and Planning Consultant**

- A. The Planning Commission shall be assisted by the Zoning Administrator and Planning Consultant in performing the Planning Commission's duties, as noted in Section 4.
- B. The Zoning Administrator and Planning Consultant shall be responsible for the professional and administrative work in coordinating the function of the Planning Commission.
- C. The Zoning Administrator shall:

1. Review and collaborate the work of the Planning Consultant and Township staff.
2. Inform the Planning Commission of administrative and enforcement actions taken on behalf of the Township related to the zoning or other appropriate ordinance.
3. The Planning Consultant shall:
  - a. Attend Planning Commission meetings.
  - b. Consult with the Planning Commission, Zoning Administrator and other Township officials concerning interpretation, procedural questions and other matters arising from the Zoning Ordinance.
  - c. Prepare amendments to the Zoning Ordinance as directed by the Planning Commission.
  - d. Prepare and forward to the Zoning Administrator written reviews and recommendations, if appropriate, for all requests and development proposals to be considered by the Planning Commission.
  - e. Forward application materials to the Planning Commission at least one (1) week prior to the meeting at which the matters will be considered.
  - f. Meet with applicants, their representatives and/or Township officials as needed to properly perform project reviews.
  - g. Assist the Planning Commission in the preparation and update of the Master Plan and, if required, the Capital Improvements Plan.
  - h. Perform other duties as directed by the Planning Commission.
4. The Planning Commission may be assisted by other professionals or Township staff as needed, including the Building Inspector, Township Attorney, Township Engineer or other person or agency.

#### **SECTION 6: Conflict of Interest**

- A. A member of the Planning Commission shall only abstain from voting on a motion if he/she has a bona fide conflict of interest. Situations which give rise to a conflict of interest may include:
  1. Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her which is adjacent to land owned by him or her. For the purposes of this section, an "adjacent property" shall include any property falling within the notification radius for the application as required by the Zoning Ordinance and the Michigan Zoning Enabling Act.



2. Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company, partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.
3. Issuing, deliberating on, voting on, or reviewing a case involving a relative or other family member.
4. Issuing, deliberating on, voting on, or reviewing a case which is an action which results in pecuniary benefit to him or her.
5. Issuing, deliberating on, voting on, or reviewing a case where his or her employee or employer is:
  - a. An applicant or agent for an applicant; or
  - b. Has a direct interest in the outcome.
6. There is a reasonable appearance of conflict of interest. An example of this includes a situation where the Planning Commission member is on the Board of Directors of an applicant association.

A member of the Planning Commission who is also a member of the Zoning Board of Appeals shall not participate in a public hearing on or vote on the same matter before the Zoning Board of Appeals that the member voted on as a member of the Planning Commission. However, the member may consider and vote on other related matters involving the same property.

- B. The Planning Commission member declaring a conflict of interest should state the nature of the conflict and whether he or she believes he or she could impartially consider the request before the Commission. He or she should individually decide to abstain from any discussion or votes relative to the matter that is the subject of the conflict. The member declaring a conflict may absent him/herself from the room in which the discussion takes place, unless doing so would violate his or her constitutionally protected rights to participate. He or she should not make any presentations to the Planning Commission as a representative of the proposal.

## **SECTION 7: Amendments**

These By-Laws, in whole or in part, may be altered, amended, added to or repealed by an affirmative vote of a simple majority of the Planning Commission at any regular or special meeting provided that notice of proposed alteration, amendments or repeals shall be submitted to all members of the Planning Commission at least seven (7) days before the regular or special meeting of the Planning Commission at which they are to be considered.

Adopted by the Howell Township Planning Commission at the regular meeting October 22, 2024

Ayes:

Nays:

Members Absent:

Dated:

By: \_\_\_\_\_  
Wayne Williams, Chairperson, Planning Commission

By: \_\_\_\_\_  
Mike Newstead, Secretary, Planning Commission