

**HOWELL TOWNSHIP BOARD  
REGULAR MEETING**

3525 Byron Road  
Howell, MI 48855  
January 13, 2025  
6:30 pm

1. Call to Order
2. Roll Call:     ( ) Mike Coddington                     ( ) Matt Counts  
                  ( ) Sue Daus                             ( ) Bob Wilson  
                  ( ) Jonathan Hohenstein             ( ) Tim Boal  
  ( ) Shane Fagan
3. Pledge of Allegiance
4. Call to the Board
5. Approval of the Minutes:
  - A. Regular Board Meeting December 9, 2024
  - B. Closed Session Meeting December 9, 2024
6. Call to the Public
7. Unfinished Business:
8. New Business:
  - A. Resolution Brewer Rd. Drain Petition
  - B. Resignation from Planning Commission – Paul Pominville
  - C. Appointment of Planning Commission Members – 2 Seats Open
  - D. Board of Review Reappointments
  - E. Storage Container Ordinance
  - F. Resolution of Support
  - G. Fowlerville Schools Collection Agreement
9. Call to the Public
10. Reports:
  - A. Supervisor   B. Treasurer   C. Clerk   D. Zoning
  - E. Assessing   F. Fire Authority   G. MHOG   H. Planning Commission
  - I. ZBA           J. WWTP           K. HAPRA   L. Property Committee
  - M. Park & Recreation Committee   N. Shiawassee River Committee
11. Disbursements: Regular and Check Register
12. Adjournment

5A

# Draft

## HOWELL TOWNSHIP REGULAR BOARD MEETING MINUTES

3525 Byron Road Howell, MI 48855

December 9, 2024

6:30 P.M.

### MEMBERS PRESENT:

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Tim Boal	Trustee
Shane Fagan	Trustee
Bob Wilson	Trustee

### MEMBERS ABSENT:

### **Also in Attendance:**

Eight 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:

December 9, 2024

**Motion** by Hohenstein, **Second** by Boal, **“To approve the agenda as presented.”** Motion carried.

### APPROVAL OF BOARD MEETING MINUTES:

November 4, 2024

REGULAR BOARD MEETING MINUTES

**Motion** by Hohenstein, **Second** by Daus, **“Move to accept the regular meeting minutes from November 4<sup>th</sup> as presented.”** Motion carried.

CLOSED SESSION MEETING MINUTES

**Motion** by Hohenstein, **Second** by Counts, **“Move to accept the closed session meeting minutes from November 4<sup>th</sup>, as presented.”** Motion carried.

### CALL TO THE PUBLIC:

Jeff Smith, 3774 Mason Rd - Thanked the public for the votes that he did receive for Trustee. Also, spoke on Oakland Tactical and Howell-Mason LLC.

### UNFINISHED BUSINESS:

A. Oakland Tactical v. Howell Township

Treasurer Hohenstein reported on the status of the Oakland Tactical v. Howell Township lawsuit. The

Township attorney is preparing a summary for the board so be added to the board packet.

- B. Howell-Mason LLC v. Howell Township  
Treasurer Hohenstein asked the board their preference as to whether they would like the court documents for Howell-Mason LLC to be continued to be added to future board packets.
- C. Ordinance 289  
Treasurer Hohenstein explained that ordinance 287 that amended ordinance 284 was recorded in error due to the ordinance numbers previously not being kept up to date. Therefore, ordinance 287 needed to be updated from ordinance 287 to ordinance 289. Discussion followed. **Motion** by Counts, **Second** by Hohenstein **“To approve ordinance 289.”** Roll call vote: Boal=yes, Counts=yes, Wilson=yes, Daus=yes, Fagan=yes, Hohenstein=yes, Coddington=yes. Motion carried 7-0.
- D. Human Resources Committee – Shane Fagan’s Letter to the Board  
Tim Boal addressed questions and concerns that he had regarding Trustee Fagan’s letter to the Human Resource Committee.

## **NEW BUSINESS**

- A. Planning Commission Appointments  
Treasurer Hohenstein reported that Wayne Williams, Mike Newstead, and Chuck Frantjeskos would like to continue on the Planning Commission Board for the three positions that are up for a 3-year term. **Motion** by Counts, **Second** by Boal, **“To approve Planning Commission appointments as presented.”** Motion carried.
- B. Zoning Board of Appeals Appointments  
Treasurer Hohenstein reported that the ZBA Board has a position for a 3-year term open, and Jim McEvoy would like to continue on as the ZBA member for that position. **Motion** by Counts, **Second** by Hohenstein, **“To approve Zoning Board of Appeals appointments as presented.”** Motion carried.
- C. Update Board Member Committee Assignments  
Board discussed Township Board reappointments/reassignments. **Motion** by Counts, **Second** by Hohenstein, **“To reappoint the Supervisor to all of the committees and additional board duties as presented.”** Discussion followed. Motion carried.

**Motion** by Counts, **Second** by Fagan , **“To reassign the duties to the Clerk, all of the upper committees as presented.”**

Motion carried.

**Motion** by Counts, **Second** by Boal, **“To reappoint the Treasurer to the committees as presented.”** Motion carried

**Motion** by Counts, **Second** by Hohenstein, **“To appoint Tim Boal as the Planning Commission Rep.”** Discussion followed. Roll call vote: Hohenstein=yes, Counts=yes, Boal=yes, Wilson=no, Coddington=yes, Daus=yes, Fagan=no. Motion carried 5-2.

**Motion** by Hohenstein , **Second** by Daus, **“To reappoint Matt Counts to the MHOG Board and Fire**

**Authority alternate.”** Motion carried.

**Motion** by Boal, **Second** by Counts, **“To appoint Jeff Smith if he’s willing to stay on Property.”**  
Motion carried, 2 dissent.

**Motion** by Boal, **Second** by Daus, **“To appoint Matt Counts as the Board Representative to ZBA.”** Motion carried.

**Motion** by Fagan, **Second** by Hohenstein, **“To remove Bob from the Planning Commission seat and to Appoint him to the Howell Area Parks and Recreation alternate, as well as the ZBA alternate seat.”**  
Motion carried.

**Motion** by Fagan, **Second** by Wilson, **“To appoint myself as the Planning Commission alternate.”**  
Motion carried.

- D. Howell Schools Tax Collection Agreement  
Treasurer Hohenstein explained the agreement between the Howell schools and Howell Township.  
**Motion** by Hohenstein, **Second** by Daus, **“To accept the agreement for the collection of the summer school property taxes to Howell Public Schools as presented.”** Motion carried.
- E. LESA Tax Collection Agreement  
**Motion** by Hohenstein, **Second** by Boal, **“Move to accept the summer tax collection agreement with LESA as presented.”** Motion carried.

**CALL TO THE PUBLIC:**

John Mills 1750 Oak Grove Rd. - Spoke on solar ordinances and sound ordinances.  
Curt Hamilton 367 Crestwood Ln. – Spoke about the Howell-Mason lawsuit exhibits A-L, requesting those exhibits to be made available.  
Doug Parks 1356 Mason Rd. – Spoke on rezoning his property, would like to build a barn for his landscaping business.

**REPORTS:**

- A. SUPERVISOR:  
Supervisor Coddington discussed the sound system and asked for the Boards consensus on a new TV for meetings in the Boardroom and an amount not to exceed. **Motion** by Counts, **Second** by Wilson, **“To allocate funds for a TV and mount and installation not to exceed \$2000.00.”** Motion carried.
- B. TREASURER:  
Treasurer Hohenstein reported that the winter tax bills have been mailed out.
- C. CLERK:  
Clerk Daus reported that the Clerk’s department is finishing up the paperwork and filing from the November election
- D. ZONING:  
Treasurer Hohenstein discussed education opportunities for ZBA and Planning

Commission members. **Motion** by Hohenstein, **Second** by Boal, **“Move to schedule the rolls and responsibilities program here in Howell Township with MSU extension and allow any Planning Commission member, ZBA member, and Board member to attend the good governance series as presented.”** Motion Carried.

- F. Assessors Report:  
See Assessor Kilpela’s reports
- G. 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):  
No November meeting
- H. WWTP:  
Treasurer Hohenstein reported on the pump station for Union at Oak Grove needing to be brought up to specification for it to be turned over to the Township and that the air release valves need to be replaced. **Motion** by Hohenstein, **Second** by Daus, **“Move to accept the sewer project committees sewer projects as presented.”** Discussion followed. Motion carried.
- I. HAPRA:  
Clerk Daus reported on Rec the Halls and holiday activities. Resumes are being reviewed for the Deputy Director position.
- J. PROPERTY COMMITTEE:  
No report
- K. PARK & RECREATION COMMITTEE: See information in the board packet regarding the environmental site assessments provided by WSP and ASTI. Discussion followed. **Motion** by Fagan, **Second** by Wison, **“To table until the board can take more time to better understand the work that is being proposed.”** Discussion followed. Roll call vote: Counts-no, Daus-no, Coddington-no, Fagan-yes, Boal-no, Hohenstein-no, Wilson-yes. Motion did not pass 2-5. **Motion** by Boal, **Second** by Hohenstein, **“To accept the ASTI bid with their quoting of \$4800.00 to determine if there is any contamination.”** Motion carried.
- L. Shiawassee River Committee:  
No report

**Motion** by Counts, **Second** by Hohenstein **“To enter into closed session, Burkhart Ridge v. Howell Township.”** Closed session began at 8:07 P.M. Motion carried.

**Motion** by Counts, **Second** by Hohenstein **“To enter back into open session.”** Open session began at 8:56 P.M. Motion carried.

**DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:**

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

**ADJOURNMENT:** **Motion** by Daus, **Second** by Hohenstein, **“To adjourn at this time”** Motion carried. The meeting was adjourned at 8:57 P.M.

\_\_\_\_\_  
Sue Daus, Howell Township Clerk

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

\_\_\_\_\_  
Tanya Davidson, Recording Secretary

8A



**Howell Township  
Livingston County, Michigan**

**RESOLUTION FOR  
PETITION TO LOCATE, ESTABLISH AND CONSTRUCT A DRAIN**

**BREWER ROAD DRAIN  
Resolution Number: 01.25.\_\_\_\_**

At a regular meeting of the Howell Township Board, held in Livingston County, State of Michigan on the \_\_\_\_ day of \_\_\_\_\_, 2025, at 6:30 p.m.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_  
\_\_\_\_\_.

**WHEREAS**, an Order Laying Out and Designating the Brewer Road Drain Drainage District was entered on March 14, 2018; and

**WHEREAS**, the Township has determined that the location, establishment and construction of the proposed drain is necessary for the public health in the Township pursuant to Chapter 4 of Public Act 40 of 1956, as amended; and

**WHEREAS**, the Township will be liable for an assessment at large against it for a percentage of the cost of the proposed drain.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Township Board does authorize the filing of a petition for the location, establishment and construction of the drain.

**BE IT FURTHER RESOLVED THAT** the Supervisor is authorized to execute the petition for the location, establishment and construction of the drain.

**BE IT FURTHER RESOLVED** that the Clerk shall forward to the Livingston County Drain Commissioner a copy of this Resolution for the petition for the location, establishment and construction of the drain.

**HOWELL TOWNSHIP**

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

\_\_\_\_\_  
By: Mike Coddington  
Its: Supervisor

Yeas:  
Nays:  
Abstain:  
Absent:

I, the undersigned, being duly qualified and acting Clerk of Howell Township, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board for Howell Township at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that notice of said meeting was given in accordance with the Open Meetings Act.

\_\_\_\_\_  
Sue Daus, Clerk  
Howell Township

\_\_\_\_\_  
Date \_\_\_\_\_, 20\_\_\_\_.

**HOWELL TOWNSHIP**

**PETITION FOR LOCATING, ESTABLISHING  
AND CONSTRUCTING A DRAIN**

**BREWER ROAD DRAIN**

To the Livingston County Drain Commissioner:

The undersigned is Howell Township, Livingston County, Michigan. This petition has been duly authorized by the governing body of Howell Township and requests that the Brewer Road Drain be located, established and constructed under the provisions of Chapter 4 of Public Act 40 of 1956, as amended, to alleviate drainage issues in the Drainage District.

The proposed drain is located in Howell Township, Livingston County, Michigan.

The proposed drain is necessary for the public health, convenience or welfare and benefits the public health in Howell Township.

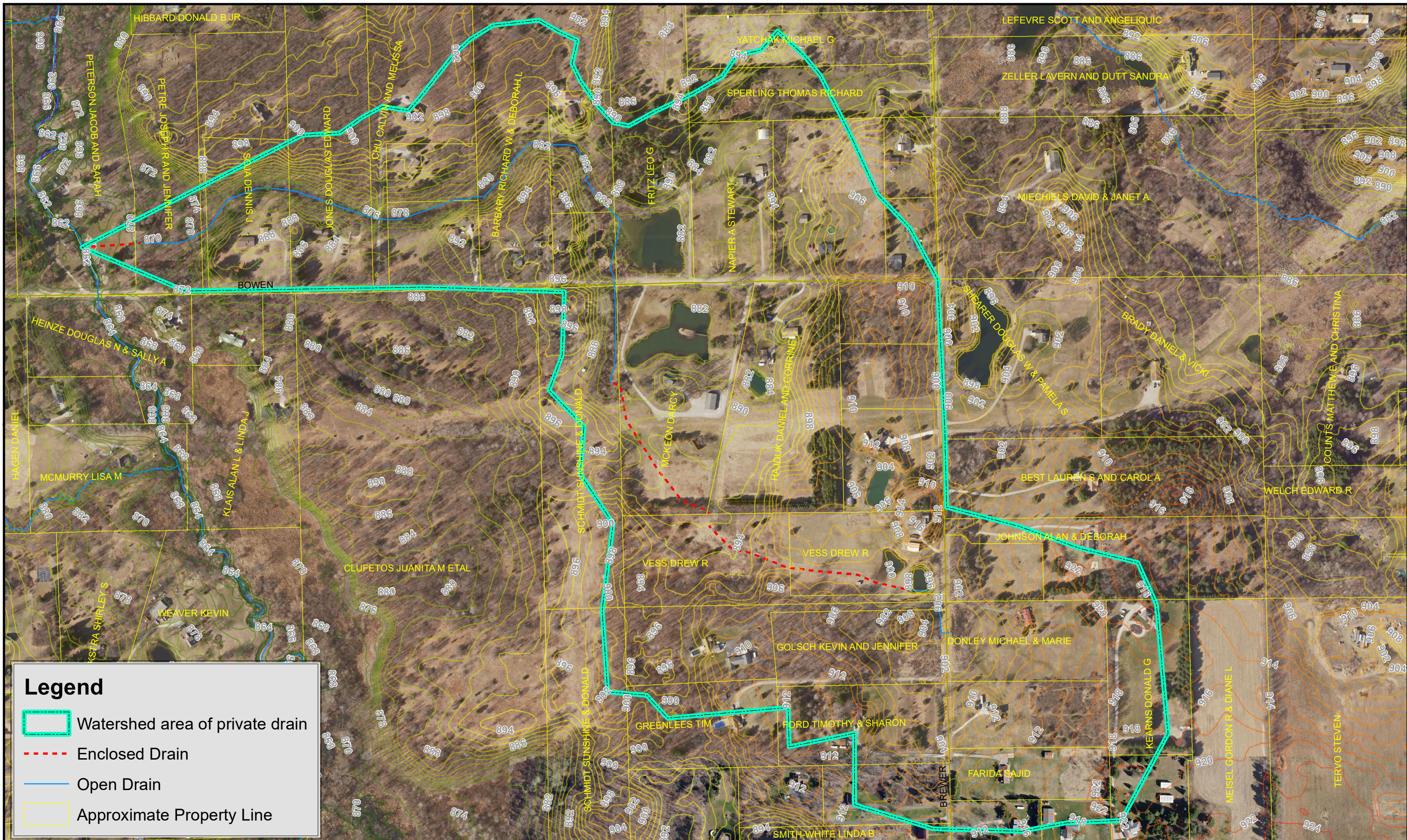
Howell Township understands that it will be liable for an assessment at large against it for a percentage of the cost of the proposed drain.

The tentative location of the proposed Brewer Road Drain is as described in the Order Laying Out and Designating the Brewer Road Drain Drainage District dated March 14, 2018.

Dated: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
By: Mike Coddington  
Its: Supervisor

\_\_\_\_\_  
By: Sue Daus  
Its: Clerk



**Legend**

- Watershed area of private drain
- Enclosed Drain
- Open Drain
- Approximate Property Line

**Livingston County Drain Commissioner**  
 2300 E Grand River  
 Howell, Mi. 48843  
 Orthophoto Flown 2020  
 Printed May 8, 2023

**Part of Sections 8 & 9 of Howell Township**



1 inch = 350 feet

## Howell Township Treasurer

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**From:** Ken Recker <KRecker@livgov.com>  
**Sent:** Friday, December 27, 2024 5:22 PM  
**To:** Howell Township Treasurer; Howell Township Supervisor  
**Cc:** Shelly Messing; Bryan Varacalle; Mike Donley [REDACTED]  
**Subject:** RE: Brewer Road  
**Attachments:** 03. Petition 4PET-MUN.doc; 04. Resolution 4RES-MUN.doc; Brewer Road Drainupdate.pdf

Jonathan,

Attached are the form of the petition and the resolution for the proposed Brewer Road Drain, which if constructed would serve lands in part of Sections 22 & 23 of Howell Township. The third attachment is an approximate district map for reference purposes.

The attachments represent the second of the two actions necessary to establish a new drain. The first action completed was the Application to Lay Out and Designate a Drain that was previously executed by Landowners in 2017.

Following discussions with Ms. Donley earlier in the fall (when our efforts to solve the issue privately appear to have reached a standstill), I reached out to the engineer involved in the project back in 2017 and 2018 to request an updated cost estimate. Based on information provided by the engineer, and my knowledge of some of the conversations with potentially affected landowners, I'd estimate the project will cost in the range of \$700,000 to \$900,000.

At the historically apportioned 25% to the Township, this represents a \$175,000 to \$225,000 expense to the Township. Looking at the expense to the various parcels in the approximately 140 acre assessment district, we would likely spread this assessment over a minimum of 12 years, but may go as long as 16 years for financing, which will likely require a pledge of full faith and credit by the Livingston County Board of Commissioners. There are 42 parcels in the district. At the current time, we'd envision parcels south of Bowen paying a larger portion of project costs than parcels north of Bowen Road, due to the primary issue being the deterioration of the tile drainage system between Bowen and Brewer Roads.

If this petition is executed, our office will be responsible for the following project components (the highlighted sections below, if clicked, jump to the pertinent portions of the Michigan Drain Code):

- 1. Preliminary Design and Easement acquisition** – Depending on the route taken between 15 and 31 easements will be necessary to construct the project. Easement acquisition is governed by Sections [74](#) and [75](#) of the Drain Code. Easement acquisition is typically the most challenging part of these projects, unless the landowners seeking relief are the only individuals who must be approached for easements.
- 2. Final Design & Bidding** – Following completion of easement acquisition the design will be finalized. Since this is a “new” county drain, a permit will have to be obtained from the Michigan Department of Energy, Great Lakes, and Environment (EGLE), and also from the Livingston County Road Commission. Following receipt of these permits, our office would put the plans and specifications out for public bid under the provisions of [Chapter 9 of the Michigan Drain Code](#).
- 3. Review Apportionments** – Following receipt of bids costs will be summarized in a “Computation of Costs”. Each landowner and public corporation affected by the apportionment of costs will be notified by mail (with posting on our website) of the date of the hearing where landowners and public corporations may come into the office to review their apportionment. Landowners who wish to dispute their apportionment may apply to the Probate Court Judge to empanel a board of review, although they will be

required to place a cash deposit on file with the probate court if they lose their appeal. This process is governed by [Chapter 7 of the Michigan Drain Code](#).

4. **Construct the Drain** – Following the completion of the appeal period, and the securing of financing the Drain Commissioner, on behalf of the Drainage District, will enter into a contract with the responsive and responsible low bidder for the construction of the Drain. The process for inspection and approval of drain construction is governed by [Chapter 10 of the Michigan Drain Code](#).
5. **Maintenance of the Drain** – At completion of construction the maintenance provisions of the Drain Code would become effective. Typically the hope is that contingency monies remain from the construction project that can be used to fund maintenance while the financed portion of the job is paid off. Maintenance of the Drain is governed by [Chapter 8 of the Michigan Drain Code](#).

If this petition is executed, the Township will be responsible for collecting the special assessments associated with the drainage improvements. This will be effectuated in a similar manner to how it is done currently with our drain maintenance assessment rolls. The legal basis for this process is spelled out in [Chapter 11 of the Michigan Drain Code](#).

I am available to meet with you to discuss this further, or attend a Township Board meeting if necessary.

Happy New Year!

Kenneth E. Recker, II, P.E.  
Chief Deputy Drain Commissioner  
Livingston County, Michigan  
Ph. 517-546-0040

## Howell Township Treasurer

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**From:** Ken Recker <KRecker@livgov.com>  
**Sent:** Thursday, January 9, 2025 7:16 AM  
**To:** Howell Township Supervisor; Howell Township Treasurer  
**Subject:** Fwd: [EXT] RE: Brewer Road

Jonathan/Mike,  
See email from LCRC below.

Kenneth E. Recker II, P.E.  
Chief Deputy Drain Commissioner

Begin forwarded message:

**From:** Steve Wasyk <swasyk@livingstonroads.org>  
**Date:** January 9, 2025 at 7:03:06 AM EST  
**To:** Ken Recker <KRecker@livgov.com>  
**Cc:** Trevor Bennett <tbennett@livingstonroads.org>  
**Subject:** [EXT] RE: Brewer Road

**"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."**

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Hi Ken,

The Livingston County Road Commission fully supports this project. The poor drainage in this area has been a problem for us for years. Please let me know if you need anything from us to help move the project forward.

Sincerely,

Steve Wasyk, P.E.  
Managing Director  
Livingston County Road Commission

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8B



## Howell Township Treasurer

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From: [REDACTED] >  
Sent: Monday, December 16, 2024 4:08 PM  
To: Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>  
Subject: Paul Pominville - Formal Resignation

Hello,

I am writing to formally submit my resignation from the Howell Township Planning Commission, effective immediately.

This decision has not been an easy one, as I have enjoyed my time serving on the planning commission. However, due to increasing family obligations, I must step away to dedicate more time to my personal responsibilities.

It has been an honor to contribute to the planning and development of our township. I deeply appreciate the collaboration, support, and shared commitment of my fellow commission members and staff in making Howell Township a better place to live and work..

Thank you once again for the opportunity to serve. I look forward to continuing to support Howell Township in other ways in the future.

Sincerely,

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Paul Pominville  
12/16/2024

8C

## Howell Township Treasurer

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**From:** [REDACTED]  
**Sent:** Monday, January 6, 2025 1:32 PM  
**To:** Howell Township Clerk  
**Cc:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Assessor  
**Subject:** RE: Planning Commission Opening  
**Attachments:** Curtis J Hamilton-Resume 2025.pdf

Dear Howell Township Clerk,  
I would like to once again submit my name for consideration for the Open Seat on the Howell Township Planning Commission. I have attached my resume to give you a better understanding of types of professional jobs I have had throughout my career. I am interested in the Planning Commission role because I believe that I can add a professional eye to projects that come before the Township. I have a background in program management and I see the Planning Commission's job as technical one which I would excel at.  
Thank you for your consideration.

Best Regards,  
Curtis Hamilton  
1367 Crestwood Ln  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, November 14, 2024 12:04 PM  
**To:** supervisor@howelltownshipmi.org; treasurer@howelltownshipmi.org; clerk@howelltownshipmi.org; assessor@howelltownshipmi.org  
**Subject:** Planning Commission Opening

Hello Mike / All,  
Congratulations on your successful election and thank you for your continued service to the community! I see that Tim Boals has been successful in getting elected as well as a Trustee and that he will now need to resign from the Planning Commission.  
I would like to express my interest in the open Planning Commission position. Please let me know what the process is for my name to be considered.

Thank you  
Curtis Hamilton  
1367 Crestwood Ln  
[REDACTED]  
[REDACTED]

# Curtis J. Hamilton

1367 Crestwood Lane, Howell, MI 48843

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## SUMMARY

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I am a retired automotive program engineering management professional with over 35 years in the industry. I moved to Howell Township in 2015 and have been interested in contributing to my community.

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## CURRENT COMMUNITY INVOLVMENT

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- Shiawassee River Committee – Member
- Meals on Wheels – Delivery
- Salvation Army – Delivery, Ring the Bell, Summer Lunch Bunch
- Livingston County Literacy Council – Tutor
- Livingston County Democrats - Treasurer

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## AUTOMOTIVE WORK EXPERIENCE

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- JJE North America – Sr. Program Manager 2022
- Program Manager to launch new EV motor in Farmington Hills
- Iljin USA - Account Manager 2017– 2021
- Account Manager selling Bearings for 3 of Iljin’s largest customers, GM, Ford and AAM;
- Metaldyne: 1996 – 2016
- Business Development Manager / Engineering Manager / Sr. Account Manager
- Senior Account Manager for Metaldyne’s largest customer, Ford Motor Co, and secured the largest award in Metaldyne history (\$200M+) which resulted in a new Metaldyne facility in Ramos Arizpe, Mexico.
  - Managed the Engineering Department at FormTech’s largest and most profitable plant.
  - Led the development of the Driveline Product Portfolio during the formation of Metaldyne’s purchase of MascoTech and other companies.
- GKN Automotive - Engineering Project Manager 1990 - 1995
- Program Manager for new CV Joint Halfshafts for Toyota, Honda, and Hyundai.
  - Program Management Institute (PMI) Certification
- General Motors Hydra-matic Division - Product Development Engineer 1985 - 1990
- Designed and developed components for automatic transmissions.

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## EDUCATION

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- University of Michigan, Ann Arbor 1984
- BS Mechanical Engineering (*Honors*)
- Program Management Institute, Farmington Hills 1992
- Professional Program Manager (PMP) Certificate

## Howell Township Clerk

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**From:** Jim McEvoy [REDACTED]  
**Sent:** Monday, December 2, 2024 7:57 AM  
**To:** Howell Township Clerk  
**Subject:** Subject Opening on planning commission

Hi Carol,

I am interested in a position on the planning commission. I am wrapping up my career in the industry of 46 years. I have a BS in Chemistry and MBA in innovation and technology management. In my career I have worked with the EPA on facility compliance, and the local fire / Police departments on manufacturing facility plans. In varying roles I managed both project plans and budget involving multimillion-dollar sums, in the US and globally (Europe and Asia). I am new to the ZBA and am learning, and have a keen interest in helping the community that I have lived in for the last 34 years.

Jim

## Howell Township Treasurer

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**From:** Howell Township Clerk  
**Sent:** Tuesday, December 3, 2024 8:10 AM  
**To:** Howell Township Supervisor; Howell Township Treasurer  
**Subject:** FW: Planning Commission

**From:** Joe Daus [REDACTED]  
**Sent:** Tuesday, December 3, 2024 7:47 AM  
**To:** Howell Township Clerk <clerk@howelltownshipmi.org>  
**Subject:** Planning Commission

Clerk Howell Township

I am interested in the open position on the planning commission.

Joe Daus  
2271 Oak Grove Rd  
Howell MI 48855

Aaren D. Currie  
1285 S. Michigan Ave  
Howell, MI 48843

[REDACTED]  
[REDACTED]  
12/10/2024

Howell Township  
3525 Byron Rd.  
Howell, MI 48855

Dear Howell Township,

I am excited to apply for the Planning Commission role at Howell Township. With over three decades of experience in the real estate industry, a deep commitment to professional growth, and a proven ability to overcome challenges, I bring a unique perspective and skill set that would make me a valuable asset to your board.

My journey in real estate began at 18 when I earned my Real Estate Salesperson's license shortly after graduating from Howell High School. Determined to succeed, I worked tirelessly to build my career, knocking on doors, cold-calling, and taking on deals others avoided. Within three years, I progressed earning my Broker's License, becoming one of Michigan's youngest brokers, thanks to additional certifications in Real Estate Law, Appraisal, and advanced practices.

As the founder of NextHome State Wide Realty formally known as State Wide Real Estate, now celebrating over 28 years of success, I've demonstrated exceptional leadership, guiding a team of agents through industry complexities. I pride myself on being a knowledge-based leader, staying ahead with technology, continuous training, and innovative marketing strategies. My experience spans sales, negotiation, property management, and market analysis, giving me an edge in delivering results that exceed expectations.

Beyond my professional achievements, I am a family-oriented individual deeply rooted in my community. My dedication to integrity and service drives everything I do, ensuring I approach every opportunity with enthusiasm and a solutions-oriented mindset.

I am eager to bring my expertise, leadership, and dedication to excellence to the Howell Township Planning Commission. I welcome the opportunity to discuss how my background aligns with your goals and would be happy to provide further details about my experience.

Thank you for considering my application. I look forward to the possibility of contributing to your team's success.

Sincerely,  
Aaren D. Currie

# Aaren D. Currie

1285 S. Michigan Ave  
Howell, MI 48843

"I am a devoted man of God, guided by faith in all aspects of my life. As a loving family man, I prioritize the well-being and values of my loved ones. Committed to service, I strive to be a strong pillar in our community, fostering unity, compassion, and growth through leadership and active involvement."

## EXPERIENCE

### **Better Homes and Gardens, Howell — Real Estate Agent**

1990 - 1993

Residential, Industrial, Multi Family Land Development and Commercial Sales

### **Remax Countryside, Howell — Real Estate Agent**

1993 - 1996

Residential, Industrial, Multi Family Land Development and Commercial Sales

### **Currie and Company LLC DBA. StateWide Real Estate / NextHome StateWide Realty, Howell — Real Estate Broker / Owner**

1996 - Present

Residential, Industrial, Multi Family Land Development, Commercial Sales as well as day to day operations including but not limited to: Recruiting, Hiring, Firing, Accounting, Management, Coaching, Training, Etc.

### **J.A.C Property Enterprises, Howell- Owner/CEO**

2008-Present .

Building, Maintaining, and Operating a multi million dollar real estate portfolio. Day to Day tasks include reviewing profit and loss statements, reviewing rent rolls, property management, communicating and scheduling vendors for repairs, Vetting tenants, Etc.

## EDUCATION

### **Howell High School, Howell — Diploma**

1986 - 1990

### **Holloways Institute of Real Estate, Lansing — Michigan Real Estate Sales Person License / Brokers License**

1990 Sales persons License / 1993 Brokers License

## BOARDS

**Howell Township Tax Board of Appeals - Current**

**Livingston County Habitat for Humanity - Current**

## SKILLS

- **Real Estate Expertise:** Extensive knowledge of residential and commercial real estate, including property valuations, market trends, and transaction management.
- **Sales and Negotiation:** Proven ability to identify sales potential, close deals, and negotiate favorable outcomes for clients.
- **Analytical Thinking:** Strong analytical skills for evaluating market data, property values, and investment opportunities.
- **Leadership and Collaboration:** Experience coordinating efforts across teams and boards to achieve organizational goals.
- **Community Engagement:** Active involvement in local boards, fostering community growth and development.
- **Planning and Organization:** Exceptional planning skills to manage multiple tasks and meet deadlines efficiently.
- **Client Relations:** Expertise in building trust, understanding client needs, and delivering personalized solutions.
- **Communication:** Excellent verbal and written communication skills for effective client interaction and documentation.



## Howell Township Clerk

---

**From:** Matt Stanley [REDACTED]  
**Sent:** Wednesday, December 18, 2024 3:57 PM  
**To:** Howell Township Clerk  
**Subject:** Fw: Planning Commission

Hello,

I'm interested in applying for the available planning commission opening, I have been a residence in the township for the past 9 plus years and I currently work in the community at the Livingston County building department as a plan reviewer. I have worked in the construction field for over 28 years with the past 7 years at the Livingston County building department. I would be interested in helping be a part of creating our township into a great place to live and work. I feel I could add input and construction experience to the group.

Thank you for your time,

Matthew Stanley

3529 Amber Oaks Dr  
[REDACTED]  
[REDACTED]

December 29, 2024

To Whom It May Concern;

My name is Sharon Lollo. I live at 2650 Fisher Road in Howell. We purchased the property in 2018, but have lived in the Howell zip code for almost 13 years.

I am writing to express my interest in serving on the Howell Township Planning Commission. My understanding is there are two open seats on the board.

A bit about myself – my husband and I have owned and operated a trucking/excavation company for a more than 45 years. Though it has dramatically scaled down in size since the 2008 downturn, we still have a small operation.

After the 2010 election cycle I was offered a position in the Attorney General's office under Bill Schuette. I was employed there from 2011 till 2018.

I worked as Assistant Director of Legislative Relations. That job entailed being a liaison between the legislative offices and the office of Attorney General, designated constituent liaison with regard to the Governor's departments, provided assistance on constituent inquiries and concerns, and worked to create and implement Michigan's school safety program "OK2SAY."

In 2019 I briefly worked as a scheduler for Senator Lana Theis but decided to leave her office as my husband and I wanted to personally restore/repair our barns on the Fisher Road property.

We also purchased a two building, four unit duplex located in Howell Township on Mason and Burkhardt Roads. We operate an LLC under the name of "Mason Road Properties."

I am currently an elected precinct delegate for the Republican Party and am active in the Livingston County GOP.

I feel my skill set in listening and working with the public and other officials would be a good fit for the Planning Commission. I also feel a woman offers another prospective and insight on possible plans and issues that can come before the board.

I have the time and desire to focus on how our township grows but still maintains the rural feel and way of life that are drawing so many to seek residence in Livingston County.

I hope I have provided enough background information to be considered a serious applicant for this position. But if you have any further questions, please feel free to contact me by phone – [REDACTED] or email [REDACTED]

Thank you for your time and consideration in this matter.

Sharon Lollo

8D

# Howell Township

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



December 26, 2024

Dear Township Board:

With the current Board of Review terms ending at the end of 2024, I am requesting you to consider the following Howell Township Board of Review appointments. Please consider reappointing Bill Graham, Aaren Currie, and Rob Spaulding to the Howell Township Board of Review with a term starting January 1, 2025, and ending December 31, 2026. Please also consider reappointing Jon Dekoninck as an alternate for this new two-year term. I do not take these appointments for granted. These seats require mandatory education by the State Tax Commission each term. If a member is unwilling to complete the education requirement, they are not allowed to sit on the Board of Review.

Sincerely,

Brent Kilpela  
Howell Township Assessor

8E



# Livingston County Department of Planning

December 19, 2024

Scott Barb  
AICP, PEM  
Director

Robert A. Stanford  
AICP  
Principal Planner

Martha Haglund  
Principal Planner

Howell Township Board of Trustees  
c/o Sue Daus, Clerk  
3525 Byron Road  
Howell, MI 48855

## Re: Planning Commission Review of Ordinance Amendments Z-47-24.

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, December 18, 2024, and reviewed the ordinance amendments referenced above. The County Planning Commissioners made the following recommendation:

**Z-47-24 Approval with Conditions.** Items noted in this review should be corrected prior to any final approval of the proposed amendments.

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

Sincerely,

*Scott Barb*

Scott Barb

sb

Enclosures

c: Wayne Williams, Vice Chair, Planning Commission  
Jonathan Hohenstein, Township Zoning Administrator

Meeting minutes and agendas are available at:

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

### Department Information

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

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

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

**DRAFT**  
**LIVINGSTON COUNTY PLANNING COMMISSION**  
**MEETING MINUTES**  
**DECEMBER 18, 2024**  
**6:30 p.m.**  
**Hybrid In-Person and Virtual Zoom Meeting**

**Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC**  
**<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRiWkVIZz09>**

<b>PLANNING COMMISSION</b>	
<b>COMMISSIONERS PRESENT:</b>	<div style="display: flex; justify-content: space-between;"> <span>Bill Anderson</span> <span>Margaret Burkholder</span> </div> Dennis Bowdoin Bill Call
<b>COMMISSIONERS ABSENT:</b>	Matt Ikle Paul Funk Kevin Galbraith
<b>STAFF PRESENT:</b>	Scott Barb Rob Stanford Martha Haglund
<b>OTHERS PRESENT:</b>	<b>Bruce Powelson, Marion Township; Brent Lavanway, Genoa Township; Debbie Marshal, Genoa Township; Jill Bianco, Genoa Township</b> <b>ONLINE: Abby Carrigan, Ken C.</b>

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

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO APPROVE THE AMENDED AGENDA (Move Case Z-54-24 up to Item B. due to applicant in the audience), DATED DECEMBER 18, 2024, SECONDED BY COMMISSIONER BOWDOIN.**

**All in favor, motion passed 4-0.**

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

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE THE MINUTES, DATED NOVEMBER 20, 2024, SECONDED BY COMMISSIONER BURKHOLDER.**

**All in favor, motion passed 4-0.**

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

7. ZONING REVIEWS:

A. **Z-45-24: GENOA TOWNSHIP, REZONING:  
PUBLIC RECREATION FACILITIES (PRF) TO SUBURBAN RESIDENTIAL (SR) IN SECTION 3.**

**Current Zoning:** PRF Public Recreation Facilities

**Proposed Zoning:** NSC Neighborhood Service Commercial (28,000 sq. ft./12,000 sq. ft. with sanitary sewer)

**Section:** Section 3

**Township Master Plan:** Genoa Township's Master Plan designate the subject area described below:

*Small Lot Single Family Residential: This designation refers to two distinct groups of single-family residential uses: the older homes around Lake Chemung and the Tri- Lakes area and newer, small lot, single family subdivisions located within the more urbanized area of the Township. These areas will generally be, or are planned to be, served by public water and sanitary sewer. Single family residential uses located within these areas will typically be located on lots ranging from 14,520 square feet to 21,780 square feet in size or 2 to 3 units per acre.*

**Township Planning Commission Recommendation: Approval.** The Genoa Township Planning Commission recommended approval at their November 12, 2024, meeting. There were no public comments.

**Staff Recommendation: Approval.** The proposed rezoning from Public Recreation Facilities (PRF) to Suburban Residential (SR) is consistent with the Township Master Plan and the Livingston County Master Plan.

**Commission Discussion:** Commissioner Burkholder asked applicant if any of the square footage of the lots extend into the water or if they had plans to split the property.

**Public Comment:** Brent Lavanway from Boss Engineering spoke on the project and offered to answer any questions on the development.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.**

**Motion passed: 4-0.**

B. **Z-54-24: GENOA TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES –  
ARTICLE 11 GENERAL PROVISIONS: 11.05.01 & 11.05.04 UTILITY-SCALE WIND ENERGY  
CONVERSION SYSTEMS, 11.06.01 & 11.06.07 UTILITY-SCALE SOLAR ENERGY SYSTEMS  
AND 11.07.01 & 11.07.02 UTILITY-SCALE BATTERY STORAGE UNDER PA 233.**

Genoa Township is proposing to amend their Wind Energy Conversion Systems, Utility Scale Solar Energy System Ordinances as well as add new language for Utility-Scale Battery Storage. Utility-scale renewable energy projects in Genoa Township would remain a permitted, special use in the Industrial and Planned Industrial Districts.

The intent is to meet the requirements of PA 233 and be no more stringent than section 226 (8); effectively creating a Compatible Renewable Energy Ordinance (CREO). As of November 29, 2024, Public Act 233 is in effect and renewable energy providers could begin the application process with local communities. Genoa Township along with 70+ communities in Michigan filed a class action lawsuit November 8, 2024, challenging PA 233. The proposed amendments add qualifying language, in the case PA 233 is either repealed, enjoined or otherwise not in effect, Genoa Township's existing renewable energy ordinances would take precedence.



**Township Recommendation: Approval.** Genoa Township Planning Commission recommended approval of the proposed amendments at their December 4, 2024, Planning Commission Meeting. There were no public comments.

**Staff Recommendation: Approval With Conditions.** The conditions being the Township proofread for grammatical errors and verified correct sections of PA 233 are referenced.

Although there is pending litigation that Genoa Township is involved in, adopting language that aligns with PA 233 will help the township maintain local siting control of utility-scale renewable energy projects. Further, the trigger language helps maintain the existing ordinance in the event PA 233 is no longer in effect.

**Commission Discussion:** Commissioner Bowdoin asked if there is an overlay district in Genoa Township.

**Public Comment:** None.

**Commission Action:**

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

**Motion passed:4-0.**

**C. Z-46-24: DEERFIELD TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – TABLE 10-2; TABLE 10-3; SECTION 17.27 COMMERCIAL WIND ENERGY FACILITIES; SECTION 17.30 SOLAR ENERGY SYSTEMS; ARTICLE 11 COMPATIBLE RENEWABLE ENERGY ORDINANCE (CREO).**

The Deerfield Township Planning Commission is proposing to amend several sections of the Township Zoning Ordinance for compliance with PA 233 of 2023 and create a new Article 11 that will implement a Compatible Renewable Energy Ordinance (CREO) in the Township.

**Township Recommendation: Approval.** The Deerfield Township Planning Commission recommended approval of the proposed amendments at their November 21, 2024, public hearing.

**Staff Recommendation: Approval.** The proposed amendments are generally consistent with CREO requirements, but we encourage a cautious approach as the current MPSC order is being legally challenged and could result in changes to local ordinances.

**Commission Discussion:** None.

**Public Comment:** None

**Commission Action:**

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

**Motion passed: 4-0.**

**D. Z-47-24: HOWELL TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – VARIOUS SECTIONS, STORAGE AND CARGO CONTAINER AMENDMENTS.**

The Howell Township Planning Commission is proposing to amend several sections of the Township Ordinance to include portable storage and cargo containers within the Township.

**Township Recommendation: Approval.** The Howell Township Planning Commission recommended approval of the proposed amendments at their November 19, 2024, public hearing.

**Staff Recommendation: Approval With Conditions.** Items noted in this review should be corrected prior to any final approval of the proposed amendments.

**Commission Discussion:** None

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL WITH CONDITONS, SECONDED BY COMMISSIONER BURKHOLDER.**

**Motion passed: 4-0.**

**E. Z-48-24: OCEOLA TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – DEMOLITION OF A BUILDING, ARTICLE 5: STANDARDS FOR USE, SECTION 5.02.E TIMING OF ACCESSORY BUILDING CONSTRUCTION.**

The Oceola Township Planning Commission proposes an amendment to Article 5: Standards for Use, Section 5.02(E) Timing of Accessory Building Construction of the Oceola Township Zoning Ordinance, related to the demolition of a principal building on a property and timing of construction.

**Township Recommendation: Approval.** The Oceola Township Planning Commission recommended Approval of this zoning amendment at its November 19, 2024, public hearing. According to the meeting minutes supplied for this case, there were no public comments or Planning Commission comments regarding this case.

**Staff Recommendation: Approval With Conditions.** Conditions being that the township consider making these provisions district-specific and/or excluding from these provisions, parcels located in agriculturally-zoned districts within the township as well as excluding all accessory structures associated with bona fide farming operations in the township. Conditions also being that the township consult with township legal counsel as to compliance of these provisions with Michigan Right to Farm Act regulations.

**Commission Discussion:** Commissioner Bowdoin agrees the amendment is overreaching with respect to fully removing all structures on a parcel of land.

**Public Comment:** None.

**Commission Action:**

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

**Motion passed: 4-0.**

**F. Z-49-24: OCEOLA TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – ARTICLE 5: STANDARDS FOR USE, SECTION 5.02.4(F) ACCESSORY DWELLING UNITS.**

The Oceola Township Planning Commission proposes new amendments to Article 5, Section 5.02.4(F) the Oceola Township Zoning Ordinance related to Accessory Dwelling Units (ADUs).

**Township Recommendation: Approval.** The Oceola Township Planning Commission recommended Approval of this zoning amendment at its November 19, 2024, public hearing. According to the meeting minutes supplied for this case, there were no public comments or Planning Commission comments regarding the definitions as proposed.

**Staff Recommendation: Approval With Conditions.** Conditions for Approval being that the Township consult its legal counsel regarding the proposed amendments to ensure compliance with any State and Federal housing laws, especially the Federal Fair Housing Act, before Township final approval is given.

**Commission Discussion:** Commissioner Burkholder asked if site condos are included in the amendments.

**Public Comment:** None.

**Commission Action:**

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

**Motion passed: 4-0.**

**G. Z-50-24: OCEOLA TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – ARTICLE 12: GENERAL PROVISIONS, SECTION 12.19.8 (A-C) NOISE, AND SECTION 12.19.9. VIBRATION.**

The Oceola Township Planning Commission proposes an amendment to Article 12: General Provisions, Section 12.19.8(A-C), and 12.19.9 of the Oceola Township Zoning Ordinance, related to noise and permitted vibration level in the M-1 district.

**Township Recommendation: Approval.** The Oceola Township Planning Commission recommended Approval of this zoning amendment at its November 19, 2024, public hearing. According to the meeting minutes supplied for this case, there were no public comments or Planning Commission comments regarding this case.

**Staff Recommendation: Approval.** The proposed amendments related to noise and vibration levels in the M-1 zoning district in Oceola Township appear to be suitable and reasonable.

**Commission Discussion:** None

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.**

**Motion passed: 4-0.**

**H. Z-51-24: OCEOLA TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – ARTICLE 12: GENERAL PROVISIONS, SECTION 12.29 VENDOR TRUCKS.**

The Oceola Township Planning Commission proposes a new section, Section 12.29 amendments to the Oceola Township Zoning Ordinance related to the allowance and regulation of vendor trucks.

**Township Recommendation: Approval.** The Oceola Township Planning Commission recommended Approval of this zoning amendment at its November 19, 2024, public hearing. There were no public comments regarding the definitions as proposed.

**Staff Recommendation: Approval With Conditions.** Conditions being that the township revise proposed Section 12.29 (E) and Section 12.29 (G) per Staff's clarification recommendation.

**Commission Discussion:** None

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER BURKHOLDER**

**Motion passed: 4-0.**

**I. Z-52-24: OCEOLA TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – ARTICLE 18: ADMINISTRATION AND ENFORCEMENT, SECTION 18.07 PERFORMANCE GUARANTEE AND SECTION 18.08 FINAL INSPECTION.**

The Oceola Township Planning Commission proposes new ordinance language pertaining to **Section 18.07 Performance Guarantee and Section 18.08 Final Inspection** of the Oceola Township Zoning Ordinance. Concurrently with this new set of proposed amendments for Section 18.07 and 18.08, the current Section 16.09: Performance Guarantees of the township Zoning Ordinance is proposed to be repealed as well.

**Township Recommendation: Approval.** The Oceola Township Planning Commission recommended Approval of this zoning amendment at its November 19, 2024, public hearing. According to the meeting minutes supplied for this case, there were no public comments or Planning Commission comments regarding this case.

**Staff Recommendation: Approval.** The proposed amendments related to performance guarantees and final inspection provisions in Oceola Township appear to be reasonable.

**Commission Discussion:** Commissioner Burkholder asked if landscaping is typically a condition of getting a Certificate of Occupancy.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BURKHOLDER TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.**

**Motion passed: 4-0.**

**J. Z-53-24: OCEOLA TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – ARTICLE 19: DEFINITIONS.**

The Oceola Township Planning Commission proposes new and revised definitions to the Oceola Township Zoning Ordinance.

**Township Recommendation: Approval.** The Oceola Township Planning Commission recommended Approval of this zoning amendment at its November 19, 2024, public hearing. According to the meeting minutes supplied for this case, there were no public comments or Planning Commission comments regarding the definitions as proposed.

**Staff Recommendation: Approval.** The proposed new and revised definitions appear to be suitable and reasonable.

**Commission Discussion:** None

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.**

**Motion passed: 4-0.**

**8. OLD BUSINESS:** None.

**9. NEW BUSINESS:** None.

**10. REPORTS:** Possible presentation on the 2025 Livingston County Sustainable Agriculture, Food Systems, & Rural Environment Plan at the January 2025 planning commission meeting. A Citizen Planner class is planned for March 2025 in partnership with the MSU-Extension.

**11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Commissioner Bowdoin briefly discussed and informed the planning commission on the current housing bills that are in State legislation and their potentially detrimental effects. Bruce Powelson, Genoa Township, spoke about Marion Township Planning Commission working on Renewable Energy Systems Ordinance.

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO ADJOURN THE MEETING AT 7:42 PM, SECONDED BY COMMISSIONER BOWDOIN.**

**Motion passed: 4-0.**

DRAFT



# Livingston County Department of Planning

## MEMORANDUM

**TO:** Livingston County Planning Commission and the Howell Township Board of Trustees

**FROM:** Scott Barb

**DATE:** December 10, 2024

**SUBJECT:** **Z-47-24 Amendments** to the Zoning Ordinance: Various Sections, Storage and Cargo Container Amendments.

Scott Barb  
AICP, PEM  
Director

Robert A. Stanford  
AICP  
Principal Planner

Martha Haglund  
AICP Candidate  
Principal Planner

The Howell Township Planning Commission is proposing to amend several sections of the Township Ordinance to include portable storage and cargo containers within the Township. Staff has reviewed the proposed amendments for accuracy and compatibility with the existing ordinance language and offers the following summary for your review. Staff comments are written in *italic and underlined* with additions and changes to the Ordinance written in red.

### Article 2, Section 2.02 Definitions

The following definitions will be added to the subsection:

**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 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 building or structure.

### Article 4, Section 4.04 AR Permitted Uses

Subsection 4.04 will be modified to include **cargo containers** as permitted accessory uses within the Agricultural Residential District.

### Article 5, Section 5.04 RT Permitted Uses

Subsection 5.04 will be modified to include **cargo containers** as permitted accessory uses within the Research Technology District.

### Article 8, Section 8.04 OS Permitted Uses

Subsection 8.04 will be modified to include **cargo containers** as permitted accessory uses in the Office Service District.

### Article 10, Section 10.04 RSC Permitted Uses

Subsection 10.04 will be modified to include **cargo containers** as permitted accessory uses in the Regional Service Commercial District.

#### Department Information

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

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

•  
Web Site  
milivcounty.gov

**Article 11, Section 11.04 HSC Permitted Uses**

Subsection 11.04 will be modified to include **cargo containers** as permitted accessory uses in the Highway Service Commercial District.

**Article 12, Section 12.04 IF Permitted Uses**

Subsection 12.04 will be modified to include **cargo containers** as permitted accessory uses in the Industrial Flex Zone District.

**Article 13, Section 13.04 Industrial Permitted Uses**

Subsection 13.04 will be modified to include **cargo containers** as permitted accessory uses in the Industrial District.

Staff comments: The above amendments are adding cargo containers to the list of permitted accessory uses in each of the stated zoning districts.

**Article 14, Section 14.07 Accessory Building Provisions**

The following subsections in Section 14.07 will be amended as follows:

- A. **Residential accessory building or** structures 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 -structures 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 **still adhere to the requirements of this section including the need** for zoning permits and payment of fees required under other provisions of this Ordinance **including** the requirements in subsection B. below.

Staff comments: Subsection I (7) prohibit pets or livestock in cargo containers. The above subsection A states that structures 200 feet or less can be used for pets. This discrepancy should be corrected prior to final approval of the amendments.

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

1. **Said building or structure 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 buildings or structures to a residential use, if the primary residence is situated in the rear portion of a parcel over 2 acres, an accessory buildings or structure may be in the front yard if it:**
  - a. **Is setback at least 100 feet from the edge of the road right-of-way.**
  - b. **Meets the required side yard setback.**
  - c. **Is designed to be architecturally compatible with the principal building or structure, or screening that provides 80% opacity is provided between the buildings or structure and immediately adjacent neighboring 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 building or structure.**

- e. In no instance shall an accessory building or structure 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 acres 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 buildings or structures – shall be located closer than ten (10) feet to any main building.

E. No detached accessory building or structure in AR, SFR, MFR, NSC, OS Districts shall exceed one (1) story or twenty (20) feet in height. Accessory buildings or structures in all other districts may be constructed to equal the permitted maximum height 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, unless it is determined by the Zoning Administrator that there is insufficient rear yard in which to locate them, **in which case they may be permitted** in the side yard so long as the following criteria are met:

1. **Insufficient rear yard shall mean there are natural features such as steep slopes, wetlands or that the location of a well or septic field would preclude the placement of such accessory building or structure.**
2. **Front Yard:** The accessory building or structure shall not encroach into the front yard
3. **Side Yard Setback:** The accessory building or structure shall not encroach into the required side yard setback.
4. **Height Limitation:** The height of the building or structure must not exceed 15 feet when located in the front or side yard.
5. **Sight Lines at Intersections:** The accessory building or structure must not fall within a 15-foot visibility triangle at the corner of the lot.

G. In no instance shall an accessory building or structure 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 building or 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 maintained in a clean and structurally sound condition, free from any visible rust, corrosion, holes, or other signs of deterioration that could compromise the container's appearance or structural integrity.
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 subject to the requirements for Intermodal Shipping Containers in the International Building Code.
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.*
10. A cargo container shall not be permitted in the front yard of a residential parcel.
11. No more than one cargo container is permitted per acre, with a maximum of two containers per parcel. This limit does not apply to containers located in the Agricultural Residential Zoning District when they are used in a manner consistent with Generally Accepted Management Practices under the Michigan Right to Farm Act.

**Article 14, Section 14.20 Temporary Buildings and Structures**

Subsection 14.20 will be amended with the following addition to include portable storage container provisions:

A. Portable Storage Container may be permitted as a temporary building or 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.

Staff comments: The proposed amendments for storage containers are reasonable. The Township may want to add a regulation regarding how long storage containers are allowed on a property to avoid such structures from becoming permanent. Additionally, subsections (A) and I (7) contradict each other as noted in the review. These items should be considered prior to final approval of the draft amendments.

**TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL.** The Howell Township Planning Commission recommended approval of the proposed amendments at their November 19, 2024, public hearing.

**RECOMMENDATION: APPROVAL WITH CONDITIONS.** Items noted in this review should be corrected prior to any final approval of the proposed amendments.

Dr. Sandy Surch –Owner of Livingston Veterinary Clinic 4622 W. Grand River Ave. commented on: the loud trucks, slamming tailgates, intent to use the old driveway, her clients using her property to walk their dogs near this new development, anything to startle the dogs.

**Motion** by Spaulding, **Second** by Newstead, **“To close the public hearing.”** Motion carried.

Discussion followed regarding: outside storage not being allowed in the NSC zoning district, applicants conditions on the property continue with the property. The Commission reviewed the applicants proposed conditions to the rezoning and the recommendations in Planner Montagno’s report. **Motion** by Counts, **Second** by Boal, **“To make a recommendation to the Board to approve the rezoning request for file PC2024-04, parcel 4706-20-100-027, request to rezone property from NSC to IFZ with conditions based on the findings noted in the Planner’s report dated April 18<sup>th</sup> 2024 subject to the conditions placed on the property by the applicant listed in exhibit B in the packet.”** Motion carried.

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

None

**OLD BUSINESS:**

A. Michigan Storage Barns, PC2023-06, 675 E. Highland Rd. Parcel # 4706-25-200-011. Major Changes to Site Plan.

Applicant’s engineer Tim Zimmer from Livingston Engineering presented the changes to the site plan including the changes to the building and changes to the storm water detention basin. Township Planner Montagno presented his report on the changes. Discussion followed. **Motion** by Newstead, **Second** by Counts, **“To recommend approval for the site plan changes to Michigan Storage Barns file PC2023-06, 675 E. Highland Rd. Howell, MI 48855, parcel 4706-25-200-011.”** Motion carried.

**NEW BUSINESS:**

A. Wrangler Saloon, File # PC2024-05, 4020 W. Grand River Ave. Parcel # 4706-20-400-004. Preliminary Site Plan Review.

Township Planner Montagno presented his report on the preliminary site plan. Applicant’s engineer Patrick Cleary from Boss Engineering presented on the site plan. Architect Josh Hendershot from Lindhout presented on the design and layout of the building. Discussion from the Commissioners included: height of the building, storm water drainage and its easement, tractor hanging from the rafters of the entrance, outdoor seating, outdoor activities, and the ice cream parlor. **Motion** by Boal, **Second** by Spaulding, **“To approve the preliminary site plan for the Wrangler’s Saloon, PC2024-05, 4020 W. Grand River Rd., parcel 4706-20-400-004.”** Motion carried.

B. Storage Containers Ordinance – Discussion

Planner Montagno discussed his report on a possible storage container ordinance and the possible provisions that could be considered. Discussion from the Commissioners included: stacking of containers, number of containers allowed in residential districts, painting and condition of containers, foundation considerations, screening, acreage requirements, and lot coverage. It was the consensus of the Commission to incorporate storage container regulations with the existing ordinance on accessory structures.

**CALL TO THE PUBLIC:**

Jeff Damaske 3180 Warner Rd.: spoke about storage containers.

Michael Dietz 3870 Byron Rd.: spoke about storage containers.

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
3525 Byron Road Howell, MI 48855  
May 28, 2024  
6:30 P.M.**

**MEMBERS PRESENT:**

Wayne Williams            Chair  
Robert Spaulding        Vice Chair  
Mike Newstead           Secretary  
Bob Wilson                Board Rep. Alt.  
  
Tim Boal                    Commissioner  
Chuck Frantjeskos        Commissioner

**MEMBERS ABSENT:**

Paul Pominville            Commissioner

**Also in Attendance:**

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 Spaulding, **Second** by Newstead, **“To approve the agenda.”** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

April 23, 2023

**Motion** by Boal, **Second** by Spaulding, **“To approve the minutes as presented.”** Motion carried.

**ZONING BOARD OF APPEALS REPORT:**

Chairman Williams reported on the actions before the Zoning Board of Appeals.

**TOWNSHIP BOARD REPORT:**

Board Representative Alternate Wilson presented the draft Board minutes, presented his opinions on the taking of the Board minutes, and the Pioneer Cemetery project.

**SCHEDULED PUBLIC HEARINGS:**

None.

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

A. Education – Discussion

Zoning Administrator Hohenstein summarized the Board’s discussion on education for the Planning Commission and the ZBA and sought input into options for the Commissioners. Discussion followed. It was the consensus of the Commission to use the new books with the ability to take the online MSU Extension class in the next year with the possibility to have an expert come in and teach a class.

**OLD BUSINESS:**

A. **Storage Container Ordinance - Discussion**

Commissioner’s discussed the draft storage container ordinance from Planner Montagno, including:

- Clarification on section 14.07-A, especially, "shall be excluded from the requirements of this section"
- Will they be allowed in all zoning districts or should they be excluded from some districts
- Should storage containers be dealt with in an ordinance separate from Accessory Structures
- Clarity to the screening requirements including the height restrictions on fences
- Painting requirements for storage containers
- Concern on 14.07-F, "Zoning Administrator shall determine the most appropriate location"
- Limit the number of containers allowed per property

**B. ADU Ordinance – Discussion**

Commissioner's discussed the draft ADU ordinance from Planner Montagno, including:

- Concern with allowing additional residence on single family zoned parcels, changing the feel of the neighborhood, turning it into multi-family
- Section 14.33 already allows for multiple dwellings on a single parcel
- Would section 14.25, temporary use, address the need instead of adopting an ADU ordinance
- Include square foot size requirements in 14.10-E
- Clarification on detached units sharing a 15-foot wall
- Ability to limit the people using the ADU to "family"
- What happens should the primary unit not be owner occupied
- Running all utilities from the primary dwelling would limit the size of the ADU
- Including garbage service with an ADU
- Will an ADU increase the number of cars allowed under the ordinance
- Possibility of allowing attached ADUs and putting a process in place on a case-by-case basis for approval of detached ADUs

**NEW BUSINESS:**

None.

**CALL TO THE PUBLIC:**

Shane Fagan, 30 Santa Rosa Dr.: spoke about the draft storage container ordinance provisions, property owner's expectations regarding views across neighbor's property, complaint-based enforcement, desire to eliminate several ordinances, how the zoning of property is changed.

**ADJOURNMENT:**

**Motion** by Newstead, **Second** by Boal, "**To adjourn.**" Motion carried. The meeting was adjourned at 8:55 pm.

\_\_\_\_\_  
Date

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

B. Chestnut Self-Storage – Final Site Plan Review

Planner Montagno gave an overview of the request for a self-storage facility in the Industrial Flex Zone and summarized his report. MEGA Engineer Mark Melchi and Applicant spoke about the project including: bathrooms in each unit, parking for employees, current tree locations, light fixtures on site, trash enclosure details, County Road Commission comments, County Drain Commission comments, proposed using two moveable loading docks, moveable demising walls between units to adjust size of each unit. Discussion followed including: restrooms in each unit, development schedule, portable docks, 50' setbacks for structures on County primary roads, fencing.

**Motion by Counts, Second by Pominville, “For preliminary site plan approval for Chestnut Development LLC, Chestnut Self-Storage, contingent upon all the comments listed in the Planner’s report dated June 19, 2024.”** Discussion followed. Motion carried 4-1.

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

A. Michigan Supreme Court Decision Concerning Permissive Zoning Ordinances

Commissioner Boal presented an article from Township Attorney Chris Patterson regarding a recent Michigan Supreme Court decision concerning permissive zoning ordinances. Planner Montagno highlighted how the decision would affect the Township. Discussion followed.

**OLD BUSINESS:**

A. Storage Container Ordinance - Discussion

Planner Montagno discussed the changes made to the draft ordinance. Discussion followed, including:

- Units under 200 square feet
- Criteria to allow a structure in the front yard
- Circumstances surrounding previously granted variances for structures in the front yard
- Screening requirements
- Painting / Allowing lettering on containers

It was the consensus of the Commission for Planner Montagno to update the draft ordinance on some of the issues discussed.

B. ADU Ordinance – Discussion

Planner Montagno discussed the changes made to the draft ordinance. Discussion followed, including:

- Locational requirements
- Utility sharing and repercussions
- Detached versus attached
- Low-cost approach to increase housing for various needs
- Changing the feel of single-family housing
- Garages for ADUs

It was the consensus of the Commission for Planner Montagno to update the draft ordinance on some of the issues discussed.

**CALL TO THE PUBLIC:**

Curt Hamilton, 1367 Crestwood Ln.: spoke about the draft storage container ordinance provisions, homeowner’s associations, low-cost rentals, ADU ordinance provisions, affordable housing, he is running for Howell Township Trustee.

**ADJOURMENT:**

Burkhart Road, landscape buffer, REU calculation from Spicer Engineering, and reviewing agencies comments. Vice Chair Spaulding spoke about REU calculation, Drain Commissioners comments and concerns for the proposed development, railroad easement, neighbors south of the railroad and obtaining easements from southern property owners for stormwater, all of the outstanding items from the reviewing agencies. Mark Melchi and Steve Gronow spoke about the railroad easement and the increase in stormwater detention on site and reducing the exit flow rate. Commissioner Counts spoke about the railroad easement, stormwater retention, stormwater issues at Chestnut Crossing, and centralized bathrooms.

**Motion** by Williams, **Second** by Boal, **"To approve final site plan review for Chestnut Self Storage, PC2024-11, Parcel # 4706-29-200-029, pending approval of the Drain Commission, Road Commission, engineering reports, Fire Marshal, and MHOG."** Discussion followed. Motion carried.

- B. Wrangler's Saloon Restaurant, PC2024-10, 4020 W. Grand River Ave. Howell, MI 48855, Parcel # 4706-20-201-018. Final Site Plan Review.

Planner Montagno gave an overview of the site plan from Wrangler's Saloon. Patrick Cleary, Boss Engineering, spoke about the site plan. Commissioner Boal spoke about the patio in the setback. Vice Chair Spaulding spoke about the need to record the drainage easements and grease trap review.

**Motion** by Spaulding, **Second** by Counts, **"Approval for final site plan approval for Wrangler's Saloon Restaurant, PC2024-10, 4020 W. Grand River, parcels 4706-20-400-004, parcel 4706-20-201-017, parcel 4706-20-201-018 contingent upon approval of the letters from Spicer, the Livingston County Drain Commissioner's Office, Fire Marshal, and the Township Planner, and the Road Commission, and MHOG."** Motion carried.

- C. **Storage Container Ordinance – Discussion**

Planner Montagno provided a brief overview of the updates requested during the last Planning Commission meeting including allowing residents to have storage containers with some guidelines and allow residents to use PODS for moving or other short-term needs. Commissioner Boal asked about allowing accessory structures in front of the residence, a limit for how far off the road accessory structures would be allowed, lot coverage percentage, and number of storage containers allowed per property. Vice Chair Spaulding brought up categorizing shipping containers the same as accessory structures and the differences between the two, limiting the number of storage containers based on acreage, subjective portions of the revisions including the foundation requirements, and screening requirements. Planner Montagno discussed that storage containers are considered outdoor storage and are currently only allowed in the Industrial Zoning District and why the Planning Commission is trying to pass an ordinance to allow them in other zoning districts. Commissioner Boals and Counts discussed separating storage containers from accessory structures in the ordinance. Chairman Williams discussed screening requirements. Commissioner Boal discussed the limit on the number of containers per property using acreage. Planner Montagno will incorporate the requested changes and bring this draft ordinance back to the Planning Commission.

- D. ADU Ordinance - Discussion

Chairman Williams discussed number of access points, and attached versus detached units. Commissioner Boal discussed the zoning implications of adding an ADU to a property in the Single Family Residential zoning district. Commissioner Counts discussed requiring the splitting of property versus keeping the unit close to the primary dwelling. Vice Chair Spaulding discussed the one-thousand square foot limit and instead restrictions using a percentage of the primary dwelling and Principal Resident Exemption and assessment implications. Commissioner Counts discussed the provision over

Public hearing was closed by Chair Spaulding at 8:41 p.m.. and opened to discussion by the Planning Commission. Planner Montagno clarified how multiple family units are not allowed in a single house. Commissioner Boal addressed the rental of ADUs attached or detached. Commissioner Counts along with other commissioners would like to allow detached ADUs as part of the ordinance. Assessor Kilpela spoke to taxable value and the homestead exemption for ADUs. **Motion** by Counts, **Second** by Pominville, **"To table the accessory dwelling units, and Paul, I would ask that you bring it back with the detached ADU included."** Discussion followed regarding size of the ADU and to take acreage into consideration. Motion carried.

C. **Storage Container Ordinance**

Vice Chair Spaulding opened the public hearing at 8:56 p.m.. Planner Montagno provided a summary of the changes made to the draft Storage Container Ordinance. Vice Chair Spaulding took comments from the public:

Joe Harvey, 5301 Preston Rd.: Confused if the Ordinance is to allow or not allow storage containers. Wants to allow storage containers due to cost of units versus building traditional storage. Spoke on the rural character of the Township.

Shane Fagan, 30 Santa Rosa Dr.: Ordinance will allow 2 20-foot containers but not 1 40-foot container. Stop worrying about what your neighbor does, if you don't like it pursue your happiness elsewhere.

Andrew Hamm, 14 Santa Rosa Dr.: Restrict the number of containers based on acreage. Spoke to the Ordinance and restrictions for accessory structures based on acreage and setbacks.

Mr. Denure, Ocoala Township: Against storage containers. Keep aesthetics in place to preserve the neighborhood.

Cade Wilson, 1598 Woodhaven: Spoke on the issue between himself and his neighbor. Spoke on his shipping containers.

Joe Harvey, 5301 Preston Rd.: Spoke on passing ordinances for aesthetics.

Mr. Denure, Ocoala Township: Questioned if there was an approved use for shipping containers. Can they be used for housing?

Cade Wilson, 1598 Woodhaven: Spoke on aesthetics.

Bob Wilson, 2945 Brewer Rd.: Spoke on limits to farmers. Would rather not see stuff around people's yard, would rather everything be nice and neat and tucked away.

Michael Dietz, 3870 Byron Rd.: Spoke on issues with his neighbor, vermin getting under his neighbor's storage containers, position of his neighbor's storage containers.

Andrew Hamm, 14 Santa Rosa Dr.: Wants public hearing comments limited to Howell Township residents.



Sharon Lollo, 2650 Fisher Rd.: Spoke on the language in the draft ordinance regarding the looks of shipping containers. Spoke on being neighborly and keeping the Township looking nice.

Cade Wilson, 1598 Woodhaven: Spoke on his shipping containers, enforcement of Township Ordinances.

Shane Fagan, 30 Santa Rosa Dr.: Spoke on permissive zoning, enforcement of Ordinances, weaponization of Ordinances.

Jamie Body, 2015 Bowen Rd.: Agrees on painting containers or shrubby, standards should be based on acreage. Spoke on Ordinance enforcement being complaint based.

Vice Chair Spaulding closed the public hearing at 9:31 p.m.. Commissioner Pominville spoke about stipulations based on acreage and questioned how the ordinance came to the Planning Commission. Zoning Administrator Hohenstein spoke about all the complaints brought to the Township regarding storage containers being the reason the topic went before the Board and why the Board sent a request to the Planning Commission to draft an ordinance. Discussion followed. Planner Montagno spoke on the International Building Code addressing foundations for shipping containers and the Right to Farm Act protecting farmers for agricultural use. Attorney Beyea spoke on addressing standards in the ordinance. Commissioner Boal spoke about the limit of units per acre. Vice Chair Spaulding inquired about the distinction between accessory structure versus accessory building. **Motion** by Counts, **Second** by Newstead, **"To table the ordinance on portable storage containers and discuss at a later date pending feedback that was provided to the Planner."** Motion carried.

D. Wellhead Protection Ordinance

Vice Chair Spaulding opened the public hearing at 9:53 p.m.. Planner Montagno provided a summary of the draft Wellhead Protection Ordinance. Attorney Beyea spoke on how an overlay Zoning District works and that the more restrictive overlay district would control in the event of a conflict between ordinance language. Vice Chair Spaulding took comments from the public:

Curt Hamilton, 1367 Crestwood Ln.: Spoke in support of the wellhead overlay district, on the Mugg & Bopps lawsuit, on issues with another Mugg & Bopps gas station.

Frank Munsell, 6679 Mason Rd.: Questions on farmer's rights in relation to the wellhead protection area.

Vice Chair Spaulding closed the public hearing. Commissioner Counts spoke about the prohibited uses in the overlay district. Planner Montagno spoke about farmer protections. Vice Chair Spaulding spoke about prohibited uses that are potentially harmful to the wellhead. Commissioner Frantjeskos inquired about the Enbridge pipeline. **Motion** by Boal, **Second** by Counts, **"To forward this to the Board with our recommendation for approval."** Attorney Beyea spoke about the regulated substances portion of the ordinance may need more clarification before the Board can approve the ordinance. Commissioner Boal rescinded his motion. Discussion followed. **Motion** by Counts, **Second** by Newstead, **"To table discussion on wellhead protection area until such time as language can be drafted around regulated substances and how it applies to either permitted principle use versus prohibited use."** Motion carried.

**ORDINANCE VIOLATION REPORT:**

Report is included in the packet. No questions.

**SCHEDULED PUBLIC HEARINGS:**

None

**BUSINESS ITEMS:**

A. Old Business

1. Heritage Square, PC2024-15, Parcel #4706-32-400-013. Final Site Plan Review for PUD, Phase 1- Single Family Residential. The Board has approved the site plan with conditions, but they are still ironing out details of the development agreement. Engineering report is in the packet for review. Chairman Williams questioned if traffic studies have been completed by the County Road Commission. Heritage Square engineer Kevin McDevitt gave an update on the project. David Straub from MI Homes gave an update on time frames of development for phase one and phase two. Phase one will be 48 home sites starting in Spring 2025 and Phase two would be the second development starting in Spring 2026. Planner Montagno gave his update on the project. Commissioner Boal questioned PUD agreement/type, single family vs multi-family entities, setbacks from Burkhard Road and IRU's. Discussion followed. **Motion** by Spaulding, **Second** by Newstead, **"Approval for the final site plan review for Heritage Square PC2024-15, Parcel #4706-32-400-013 contingent upon the Planner's conditions of and this is for phase one, that the applicant must update their open space calculations that demonstrates the amount of open space that is being provided part of the proposed phase one. The draft plan should be finalized by a licensed/ registered Engineer or Architect. Number three, consider modifications to landscaping plan to improve better suited plantings surrounding detention basins and that a PUD agreement shall be completed and executed between the applicant and the Township and for the applicant to provide sheet C-11.0 also subject to the engineer letter dated November 12, 2024, the Howell Area Fire Departments review dated October 2, 2024, the Livingston County Drain Commissioners review on an email dated September 27, 2024, and finally the Road Commission review comments in their letter dated November 6, 2024."** Motion carried.
2. **Storage Container Ordinance-** Planner Montagno reported on the changes of the amendment to the accessory structure portion of the ordinance to allow for storage/cargo containers to be considered an accessory structure. Commissioner Counts questioned cargo container setbacks, placement, and permit requirements. Chairman Williams questioned roof overhangs regarding cargo containers. Commissioner Newstead questioned if permits for cargo containers will be required from the Building Department and cargo container limitations. Discussion followed. **Motion** by Boal, **Second** by Counts, **"Recommend approval of the draft language presented for the storage container accessory buildings with corrections added to the draft."** Motion carried.
3. **ADU Ordinance-** Planner Montagno reported on the changes to the ADU ordinance. Commissioner Boal discussed concerns on how the Township would regulate detached rentals in single family residential backyards that would not be intended for family. Commissioner Newstead discussed concerns with ADUs that are detached. Commissioner Counts questioned if deed restrictions are in place then the ordinance is changed. Planner Montagno discussed other possible options for the ADU ordinance. Discussion followed. It was the consensus of the Commissioners to work on a family oriented ADU ordinance. **Motion** by Spaulding, **Second** by Newstead, **"To postpone action on ADU ordinance discussion."** Motion carried.

## 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

**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 building or 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. Residential accessory building or structures 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 used 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 -structures 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 still adhere to the requirements of this section including the need for zoning permits and payment of fees required under other provisions of this Ordinance including the requirements in subsection B. below.

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

1. Said building or structure 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 buildings or structures to a residential use, if the primary residence is situated in the rear portion of a parcel over 2 acres, an accessory buildings or structure may be in the front yard if it:
  - a. Is setback at least 100 feet from the edge of the road right-of-way.
  - b. Meets the required side yard setback.

- c. Is designed to be architecturally compatible with the principal building or structure, or screening that provides 80% opacity is provided between the buildings or structure and immediately adjacent neighboring 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 building or structure.
- e. In no instance shall an accessory building or structure 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 acres 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 buildings or structures – shall be located closer than ten (10) feet to any main building.

E. No detached accessory building or structure in AR, SFR, MFR, NSC, OS Districts shall exceed one (1) story or twenty (20) feet in height. Accessory buildings or structures in all other districts may be constructed to equal the permitted maximum height 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, unless it is determined by the Zoning Administrator that there is insufficient rear yard in which to locate them, in which case they may be permitted in the side yard so long as the following criteria are met:

1. Insufficient rear yard shall mean there are natural features such as steep slopes, wetlands or that the location of a well or septic field would preclude the placement of such accessory building or structure.
2. **Front Yard:** The accessory building or structure shall not encroach into the front yard
3. **Side Yard Setback:** The accessory building or structure shall not encroach into the required side yard setback.

4. **Height Limitation:** The height of the building or structure must not exceed 15 feet when located in the front or side yard.

5. **Sight Lines at Intersections:** The accessory building or structure must not fall within a 15-foot visibility triangle at the corner of the lot.

G. In no instance shall an accessory building or structure 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 building or 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 maintained in a clean and structurally sound condition, free from any visible rust, corrosion, holes, or other signs of deterioration that could compromise the container's appearance or structural integrity.
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 subject to the requirements for Intermodal Shipping Containers in the International Building Code.
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.*
10. A cargo container shall not be permitted in the front yard of a residential parcel.
11. No more than one cargo container is permitted per acre, with a maximum of two containers per parcel. This limit does not apply to containers located in the Agricultural Residential Zoning District when they are used in a manner consistent with Generally Accepted Management Practices under the Michigan Right to Farm Act.

#### **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 building or 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 is 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

8F

**HOWELL TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN**

**RESOLUTION TO SUPPORT LOCAL CONTROL AND CLAIM OF APPEAL AGAINST  
MICHIGAN PUBLIC SERVICE COMMISSION ORDER**

**RESOLUTION NO. 01.25.\_\_\_\_**

At a meeting of the Howell Township Board (the “Township”), County of Livingston, State of Michigan, held on January 13, 2025, located at the Township Hall, 3525 Byron Rd. Howell, MI 48855 at 6:30 P.M.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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

**WHEREAS**, the Township supports state policies that maintain and advance local control; and

**WHEREAS**, the State of Michigan has adopted policies and introduced legislation that attempts to further reduce local control in key areas affecting unique interests in local communities; and

**WHEREAS**, in 2023, the State of Michigan adopted Public Act 233 of 2023 (“PA 233”); and

**WHEREAS**, only under limited circumstances, PA 233 confers powers and duties to the Public Service Commission (“PSC”) regarding the siting of utility-scale solar energy facilities, wind energy facilities, and energy storage facilities allowing developers to bypass local zoning authorities when proposing qualifying developments; and

**WHEREAS**, the PSC issued an order on October 10, 2024 (the “Order”) implementing the provisions of Public Act 233 of 2023 (“PA 233”); and

**WHEREAS**, the Order attempts to vastly expand the PSC’s limited and enumerated jurisdiction in PA 233 and is both unlawful and unreasonable; and

**WHEREAS**, the Order is unlawful and unreasonable because, among other reasons: (1) the PSC’s issuance of the Order violates the Administrative Procedures Act, MCL 24.201 *et seq.*, and (2) the Order unlawfully and unreasonably redefines key terms and concepts and creates processes and procedures that violate the Legislature’s express and unambiguous intent for local input in the regulation of energy facilities; and

**WHEREAS**, a coalition of Michigan Municipalities timely filed a claim of appeal from the Order on November 8, 2024; and

**WHEREAS**, the Township supports the coalition of Michigan Municipalities in their efforts to protect local control in the regulation of energy facilities; and

**NOW, THEREFORE**, the Township Board of the Township of Howell, Livingston County, Michigan, resolves its support of local control and the coalition of Michigan Municipalities that have filed an appeal from the Order.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**THE RESOLUTION WAS DECLARED** \_\_\_\_\_.

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF LIVINGSTON )

I, Sue Daus, the duly elected Clerk of the Township of Howell, hereby certify this to be a true and complete copy of this resolution, duly adopted at a regular meeting of the Township Board.

\_\_\_\_\_  
Sue Daus, Howell Township Clerk

## **Close to 80 local governments appeal MPSC's plans to override zoning for wind and solar**

### **Paul Egan**

Detroit Free Press

LANSING — Close to 80 local governments are going to court over the Michigan Public Service Commission's plan to override local zoning to approve solar and wind facilities, saying it goes far beyond what the Michigan Legislature approved.

Six counties — Clinton, Dickinson, Ionia, Sanilac, Schoolcraft and Tuscola — and dozens of Michigan townships are plaintiffs in an amended complaint filed Nov. 12 with the Michigan Court of Appeals.

In November 2023, Gov. Gretchen Whitmer signed into law Public Act 233, which is intended to streamline the zoning of wind and solar projects by shifting the approval, in certain circumstances, away from local zoning boards to the MPSC, which has three members she appointed.

Whitmer hailed the legislation as one of several important steps in helping to meet clean energy goals and fight climate change but many local governments and groups opposed the legislation as an attack on local control.

Then, on Oct. 10 of this year, the MPSC, which regulates utilities and approves utility rate increases, approved an order to implement the law.

Michael Homier, the Grand Rapids attorney who filed the appeal, said Monday the MPSC went too far with its order and added provisions that were never approved by the Legislature.

Matt Helms, a spokesman for the MPSC, declined to comment Monday. "We are unable to comment on this," he said.

The law allows local governments to maintain a level of control if they first pass a "compatible renewable energy ordinance," related to issues such as setbacks, noise, fencing and lighting.

Homier said all the local governments who have joined the appeal have either passed such an ordinance, are in the process of doing so, or intend to pass an ordinance.

But he said they feel undermined because "the MPSC started tinkering around with the language of the statute."

For example, the MPSC says the local renewable energy ordinances must only contain provisions listed in the state law. But the state law did not prohibit local governments from including other provisions, which many local governments wish to do, he said.

Homier said the MPSC order also changed the definition of a "local affected unit" in the legislation, saying it is only local government units that have zoning powers.

And he said the MPSC gave itself jurisdiction over "hybrid facilities," which for example combine wind and solar facilities, but which were never mentioned in the legislation.

And he said the MPSC should have gone through the state rule-making process under the Administrative Procedures Act, but did not.

The state law takes effect Nov. 29.

Contact Paul Egan: 517-372-8660 or [pegan@freepress.com](mailto:pegan@freepress.com).



## Legal Action Against MPSC Order Regarding PA 233

### **This Communication Is Subject to Attorney-Client Privilege**

Dear Municipal Officials:

As you may know, the Michigan Public Service Commission ("MPSC") recently issued an Order adopting application instructions and procedures that electric providers must follow when seeking the MPSC's approval for siting utility-scale renewable energy projects under Public Act 233 of 2023 ("PA 233").

The 168-page Order covers a wide array of topics. Most notably, the MPSC is attempting to do something the Legislature promised not to do by adopting a very narrow definition of compatible renewable energy ordinance ("CREO") and in our opinion, attempting to further limit local input:

[T]he Commission finds that a CREO under Act 233 means an ordinance that provides for the development of energy facilities within a local unit of government, the requirements of which are no more restrictive than the provisions included in Section 226(8). The Commission further specifies that a CREO may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8) of Act 233 and may not contain additional requirements more restrictive than those specifically identified in that section. [MPSC Order p. 18]

We strongly disagree with the MPSC's interpretation of CREO. PA 233 defines CREO as "an ordinance that provides for the development of energy facilities within a local unit of government, the requirements of which are no more restrictive than the provisions included in Section 226(8)." PA 233 § 221(f). Section 226(8) provides the maximum restrictions local governments can place on setbacks, fencing, height, noise, lighting, and other regulations typical of zoning. Neither Section 226(8) nor any other section of PA 233 prohibits municipalities from imposing additional zoning regulations on utility scale renewable energy projects.

The MPSC also redefined "affected local unit" in its Order. PA 233 defines an affected local unit as "a unit of local government in which all or part of a proposed energy facility will be located." PA 233 § 221(a). Contrary to the statute, the MPSC is now attempting to limit affected local units to only those municipalities that exercise zoning jurisdiction. MPSC Order p. 10.

Not only is the MPSC wrong on the law, but it is also grossly overstepping its authority as an administrative agency. PA 233 does grant the MPSC several powers related to administering the Act, such as establishing application filing requirements, PA 233 § 224(1); however, PA 233 is clear that in administering the Act the MPSC "has only those powers and duties granted" by PA 233. PA 233 § 230(1). Furthermore, PA 233 controls in any conflict between it and other state laws. PA 233 § 230(3).

For these reasons, we recommend that our clients across the state contest the Order and initiate an appeal/litigation against the MPSC for acting outside the scope of its limited authority on PA 233. Interested parties have until November 8, 2024, to file an appeal in the Court of Appeals. Filing a joint appeal on behalf of our many clients that are negatively impacted by the Order will both bolster your position and substantially defray costs for each client individually.

If you would like to be involved in this fight, please contact us as soon as possible.

Best Regards,

**Michael D. Homier, Chair of Foster Swift's Administrative & Municipal Practice Group**

8G

# Fowlerville Community Schools

7677 W. Sharpe Road, Suite A • Fowlerville, MI 48836

(517) 223-6015 • FAX (517) 223-6022

Matt Stuard, Superintendent

Date: December 16, 2024

To: Township Official

From: Fowlerville Community Schools

Re: 2025 Summer Taxes

Enclosed is the Agreement for Collection of Summer Taxes. The Fowlerville Board of Education requests that the Township collect the district's summer school property taxes. If the Township agrees to do so, please sign and return the enclosed, original agreement and return it to the address below. If the Township will not agree to collect the district's summer tax levy, please notify me so other arrangements can be made.

Thanks for your continued help,



Matt Stuard, Superintendent  
Fowlerville Community Schools

Mailing Address:

Fowlerville Community Schools  
Superintendent  
7677 W. Sharpe Road, Suite A  
Fowlerville, MI 48836

Enclosures: Cover Letter  
Summer Tax Agreement  
Resolution

RECEIVED

DEC 23 2024

HOWELL TOWNSHIP



**Annual Summer Tax Resolution**

Fowlerville Community Schools (the "District")

A regular meeting of the board of education of the District (the "Board") was held in the Fowlerville High School media center, within the boundaries of the District, on the 10 day of December, 2024, at 7 o'clock in the p.m. (the "Meeting").

The Meeting was called to order by Mrs. Amy Sova, President.

Present: Members Belcher, Braska, Charron, DeVries, Dombrowski, Hinton & Sova  
Absent: Members None

The following preamble and resolution were offered by Member Mr. Belcher and supported by Member Mrs. DeVries:

**WHEREAS**, this Board previously adopted a resolution to impose a summer tax levy to collect 100% of annual school property taxes, including debt service, upon property located within the District and continuing from year-to-year until specifically revoked by the Board.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Pursuant to the Revised School Code, MCL 380.1 et seq., the Board invokes for 2025 its previously-adopted ongoing resolution imposing a summer tax levy of 100% of annual school property taxes, including debt service, upon property located within the District and continuing from year-to-year until specifically revoked by the Board and requests that each city and/or township in which the District is located collect those summer taxes.


2. The Superintendent or designee is authorized and directed to forward to the governing body of each city and/or township in which the District is located a copy of this Board's resolution imposing a summer property tax levy on an ongoing basis and a copy of this resolution requesting that each such city and/or township agree to collect the summer tax levy for 2025 in the amount specified in this resolution. Such forwarding of the resolutions and the request to collect the summer tax levy shall be performed so that they are received by the appropriate governing bodies on or before December 31, 2024.

3. Pursuant to and in accordance with Revised School Code Section 1613(1), the Superintendent or designee is authorized and directed to negotiate on behalf of the District with the governing body of each city and/or township in which the District is located for the reasonable expenses for collection of the District's summer tax levy that the city and/or township may bill under Revised School Code Sections 1611 or 1612. Any such proposed agreement shall be brought before this Board for its approval or disapproval.

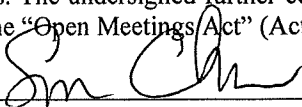
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

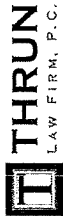
Ayes: Members Belcher, Braska, Charron, DeVries, Dombrowski, Hinton & Sova  
Nays: Members None

Resolution declared adopted.

  
\_\_\_\_\_  
Secretary, Board of Education

The undersigned duly qualified and acting Secretary of the Board of Education of Fowlerville Community Schools, hereby certifies that the foregoing constitutes a true and complete copy of a resolution adopted by the Board at the Meeting, the original of which is part of the Board's minutes. The undersigned further certifies that notice of the Meeting was given to the public pursuant to the provisions of the "Open Meetings Act" (Act 267, Public Acts of Michigan, 1976, as amended).

  
\_\_\_\_\_  
Secretary, Board of Education



**AGREEMENT FOR COLLECTION OF  
SUMMER SCHOOL PROPERTY TAXES**

AGREEMENT made this 10th day of December 2024 by and between Fowlerville Community Schools, with offices located at 7677 Sharpe Road, Suite A, Fowlerville, MI 48836 (hereinafter "School District") and, Howell Township, with offices located at 3525 Byron Road, Howell, Howell Township, 48855 (hereinafter "Township"), pursuant to 1976 PA 451, as amended, for the purposes of providing for the collection by the Township of a Summer Levy of School District property taxes for the year 2025.

The parties agree as follows:

1. The Township agrees to collect 100% of the total school non-homestead property taxes as certified by the School District for levy on July 1, 2025 on property located within the Township. Interest earned on said taxes will be retained by the township.
2. The School District agrees to pay Township costs of assessment and collection as follows:

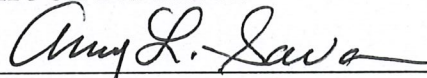

\$3.00 per parcel

It is understood that the tax rate as spread by the Township would also reflect the sum of 100% of the taxes of the Livingston Educational Service Agency and that the \$3.00 per parcel fee will cover the collection for the Livingston Educational Service Agency, also.

3. No later than June 14, 2025, the School District shall certify to the Township Supervisor the school millage to be levied on property for summer collection in 2025.
4. The Township Treasurer shall account for and deliver summer school tax collections as follows:
  - a. Summer Tax collections shall be paid to the School District within ten (10) business days from the 1<sup>st</sup> and 15<sup>th</sup> of each month.

Signature Authorized by Board of Education  
Resolution of December 10, 2024.

**SCHOOL DISTRICT**

  
\_\_\_\_\_  
President  
  
\_\_\_\_\_  
Secretary

Signature Authorized by Board of Trustees  
Resolution of \_\_\_\_\_.  
(MM/DD/YYYY)

**TOWNSHIP**

\_\_\_\_\_  
(Name/Title)

\_\_\_\_\_  
(Name/Title)

**10B**

# Howell Township

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



**TO:** Howell Township Board  
**FROM:** Teresa Murrish, Howell Township Deputy Treasurer  
**DATE:** December 23, 2024  
**SUBJECT:** Michigan Municipal Treasurers Association Training

I respectfully request approval to attend the 2025 Basic Institute class held by the Michigan Municipal Treasurers Association. This is the year one class in a three-year program that once completed I will be eligible to receive MMTA's certification of MICPT (Michigan Certified Professional Treasurer). This class provides attendees with an in-depth understanding of the property tax creation/collection process in Michigan along with the duties and fiduciary responsibilities of a township treasurer's department. This training will allow me to serve the taxpayers of Howell Township with greater efficiency, along with increasing productivity and accuracy.

The Basic Institute class starts on Sunday, April 27, 2025 and concludes on Friday, May 2, 2025. The class will be held at the Comfort Inn and Suites Conference Center in Mt. Pleasant Michigan. Topics such as Principles of Public Finance, Cash Management and Banking Relations, Internal Controls/Fraud Detection, State Laws and Regulations, Financial Reporting and Public Relations will be covered. These are all essential skills necessary to perform the responsibilities as Howell Township's Deputy Treasurer effectively. The total cost for membership to Michigan Municipal Treasurers Association, class and lodging are \$1,178.00. I will be applying for grant reimbursement money through the MTPPA Risk Reduction Program with Howell Township's Insurance Company, Decker Agency. The risk reduction grant program, if approved, would reimburse the Township 50% for the cost of the class. See cost details below:

MMTA Membership (1 year)	\$ 99.00
MMTA Basic Institute Class	\$ 599.00
Lodging for 5 nights @ \$96 per night	<u>\$ 480.00</u>
	\$1,178.00 *Plus mileage

Thank you for considering my request to attend the Basic Institute training.

Respectfully,  
*Teresa Murrish*  
Howell Township Deputy Treasurer

Enclosures  
\*Class topics taken directly from MMTA ([www.mmta-mi.org](http://www.mmta-mi.org))

Michigan Municipal Treasurers Association  
Post Office Box 324  
Tawas City, Michigan 48764

# INVOICE 11500



Howell Township

Invoice # 11500  
Invoice Date 12/18/2024  
Invoice Due 01/17/2025

<b>Amount Due</b>	<b>\$ 99.00</b>
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## Transactions

Description	Amount
Membership Join - Municipality (through Dec 31, 2024) - 1 year - \$99.00	\$ 99.00

<b>Total Amount</b>	<b>\$ 99.00</b>
<b>Amount Paid</b>	<b>-\$ 0.00</b>
<b>Amount Due</b>	<b>\$ 99.00</b>

Please remit payment to:

Michigan Municipal Treasurers Association (MMTA)  
Post Office Box 324 - Tawas City, MI 48764

Questions, contact [info@mmta-mi.org](mailto:info@mmta-mi.org) or 989.820.8389



# Michigan Municipal Treasurers Association

*Join The Organization Designed For Treasury Professionals*

MMTA-MI.org

## Membership

Membership in the MMTA is a valuable professional resource for anyone in the field of public treasury. For annual dues of \$99, members gain access to the MMTA ListServ, Mentorship program, may register for a multitude of training conferences each year, and can pursue MMTA's state certification, the Michigan Certified Professional Treasurer (MiCPT). Members also have full access to the members-only portion of the website, including a searchable membership directory, job board, and more. Please visit [www.MMTA-MI.org](http://www.MMTA-MI.org) for associate (corporate) member benefits and cost.

## ListServ

The ListServ is an active email forum that provides members the ability to ask, answer and view questions that are pertinent to a public treasurer's office and responsibilities. The ListServ gives direct access to hundreds of experienced treasury professionals across the state, empowering MMTA members to share how they accomplish their tasks.

## Leadership

MMTA is governed by a volunteer Board of Directors whose hands-on approach is supported by regular meetings and committee leadership. Committees consist of active MMTA members who oversee education, professional development, membership, legislation, and more. MMTA also has Association Managers who handle the daily administration of the organization.



## Education

MMTA leadership is very serious about providing quality education. Each year, members can choose from a myriad of educational choices ranging from basic to advanced topics to support their professional development. Programs are designed to improve skills, add knowledge, and provide networking opportunities to learn from other members. Details on each program are on the next page and online at [www.MMTA-Mi.org](http://www.MMTA-Mi.org).



## MiCPT Certification

Earning your Michigan Certified Professional Treasurer (MiCPT) designation shows your board, council, and community that you are committed to education and professional development. Prerequisites to earning the MiCPT include completing the three-year, 100 hour curriculum of Basic Institute and demonstrating on-the-job experience with treasury-related activities.

The MiCPT must be renewed every four years via continuing education. Achieving the MiCPT can also lead to earning a national accreditation, the Certified Public Funds Administrator (CPFA) through MMTA's national affiliate organization, the Association of Public Treasurers of the United States and Canada (APT US&C.)





# Michigan Municipal Treasurers Association

www.MMTA-MI.org • 989.820.8389 • info@mmta-mi.org

## Education

**Basic Institute:** the cornerstone of MMTA's education programs, Basic Institute is a must-have for all career treasury professionals. Successful completion of this week long session (offered each spring) for three consecutive years allows members to graduate from Basic and be eligible for the MiCPT. The 100 hour curriculum is approved by MMTA's national affiliate, APT US&C, and provides instruction on a wide array of topics to ensure that every graduate has a thorough introduction and understanding of municipal treasury.

**Advanced Institute:** offered each spring to provide continuing education for Basic Institute graduates, this program is designed to meet the requirements for those seeking to renew MiCPT and CPFA certifications. Presentations include in-depth topics to help attendees challenge themselves and gain the tools necessary to further their understanding of public treasury and aid in their professional growth.

**Fall Conference and Annual Meeting:** this hybrid three day conference is the highlight of the year, offering education programs from top experts in their fields, peer-to-peer learning and great networking opportunities. Fall Conference includes the annual membership meeting to elect new board members and officers, award presentations for outstanding member achievement, and member recognition for attaining professional certifications.

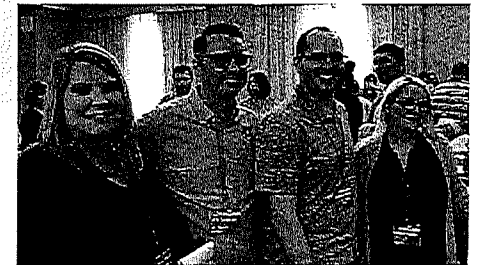
**Winter Workshop:** held each January, this hybrid day and half conference focuses on day-to-day skills and legislative updates that treasurers need to know (especially following an election).

**Treasurers Toolkit:** This online series provides basic topics throughout the year. Topics are great introductions for newer treasury professionals but can also serve as a timely refresher for members who have been in their roles for awhile. There are typically three sessions each year.

**Treasurer-to-Treasurer Discussion Panel:** this regularly occurring online panel discussion provides a low-cost, easy, and consistent way to touch base with your peers across the state. Both the moderator and panel are MMTA members who answer questions submitted by attendees to keep everyone up-to-date on new developments and timely issues. There are typically eight T2T sessions each year.

*Associate Members are welcome to attend all conferences and sessions except for Basic and Advanced Institutes.*

*Visit [www.MMTA-MI.org](http://www.MMTA-MI.org) for more information and specific times and registration fees.*



**BASIC INSTITUTE THREE YEAR CURRICULUM**

<b>CURRICULUM CATEGORY</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL HOURS OVER 3 YEARS</b>
Principles of Public Finance	2	2	2	6
Government Accounting	2	2	0	4
Cash Management/Banking Relations	3	3	4	10
Investing Public Funds	2	2	2	6
Debt Management	2	2	2	6
Internal Controls/Fraud Detection	2	2	0	4
Ethics and the Treasurer	2	2	2	6
State Laws and Regulations	0	2	2	4
Financial Reporting	2	0	2	4
Revenue Collections	0	2	2	4
Public Budgeting	2	2	2	6
Technology	2	0	2	4
Disaster Preparedness	2	2	0	4
Personnel Management	0	2	2	4
Communications and Public Relations	2	2	2	6
Organizational Management	3	3	4	10
State Specific Education	2	2	2	6
Peer Knowledge Sharing	2	2	2	6
<b>TOTAL HOURS</b>	<b>32</b>	<b>34</b>	<b>34</b>	<b>100</b>



## MTPP RISK REDUCTION PROGRAM Training, Certification and Accreditation Program (TCAP)

**Complete** an official Par Plan TCAP application at [theparplan.com](http://theparplan.com). To access the "Member Benefits" page on MTPP website, use the **register now** link. Then click on the **request access** link. You will receive an email within 24 hours with login information.

**Submit** completed application by emailing [mtpprrgp@tmhcc.com](mailto:mtpprrgp@tmhcc.com).

### Recognized Trainings and Programs

- ❖ Administration/Zoning (50% reimbursement of tuition/reg fees upon completion)
  - Certified Public Manager (SVSU)
  - Master Municipal Clerk (IIMC)
  - Michigan Professional Clerk Certification (MAMC)
  - Michigan Certified Professional Treasurer (MMTA)
  - Township Governance Academy (MTA)
  - Citizen Planner (MSUE)
  - Zoning Administrator Certification (MSUE)
- ❖ Fire/EMS (75% reimbursement of tuition/registration fees upon completion)
  - School of Fire Staff & Command (EMU)
  - Commission on Fire Accreditation International (CPSE)
- ❖ Law Enforcement (75% reimbursement of tuition/registration fees upon completion)
  - Police Executives' and New Chiefs' School (MACP)
  - Michigan Law Enforcement Accreditation Program (MACP)

***Applications for Training, Certification and Accreditation programs that are not listed above may also be submitted and will be considered for funding.***

Please contact us at 248-371-3100 or by email at [mtpprrgp@tmhcc.com](mailto:mtpprrgp@tmhcc.com) with additional information on other programs for consideration.

### Exclusions:

- The TCAP is not intended to supplement local funding when member budgets should cover the cost of financing a governmental operation.
- Funding is for initial certifications and accreditations only. Continuing education units/credits are not eligible for funding.
- Examples of non-funded items: Fire Academy I & II, Basic/Advanced EMT

Please visit [www.theparplan.com](http://www.theparplan.com) for further information and complete program details.

10C

# Howell Township

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



---

**To:** Howell Township Board  
**From:** Howell Township Clerk's Department  
**Date:** January 02, 2025  
**Re:** Michigan Association of Municipal Clerks Institute

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I respectfully request approval to attend the 2025 Clerk's Institute held by the Michigan Association of Municipal Clerks. This is year two of a three-year program to earn my Certified Municipal Clerk certification (CMC). See course work and lodging details below:

**Michigan Association of Municipal Clerks Institute (MAMC) 03/16/2025 – 03/21/2025**

- 40 hours of classroom instruction

**Registration fee covers**

- Instructional costs
- Course material
- Most meals

**Course of Instruction**

- Success through Resiliency
- Effective Meeting Techniques & Parliamentary Procedures
- Preparing for Elections
- Fraud & Corruption
- Real Leadership in Public Service
- HR Do's & Don'ts
- Strategic Planning Processes
- Creating an Action Plan

**Registration & Lodging**

Comfort Inn and Suites and Conference Center  
MAMC Clerks Institute Class           \$ 700.00  
Lodging for 5 nights @ \$96.00 per night   \$ 480.00  
\$1,180.00 \*Plus Mileage

*Susan Daus*  
Howell Township Clerk



# Michigan Association of Municipal Clerks Institute

March 9-14 and March 16-21, 2025  
 Comfort Inn & Suites Hotel and Conference Center  
 Mount Pleasant, Michigan

## 2025 SCHEDULE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
<p>3 P.M. - 5 P.M. Registration</p> <p>5 P.M. - 6 P.M. <u>ORIENTATION</u></p> <p>6 P.M. - 9 P.M. <u>CUSTOMER SERVICE &amp; EXPECTATIONS</u> Steve Ludwig, Ludwig Speaks MAMC Institute Facilitator &amp; Instructor</p> <p><i>DINNER PROVIDED</i></p>	<p>7 A.M. - 8 A.M. Breakfast</p> <p>8 A.M. - Noon <u>SUCCESS THROUGH RESILIENCY</u> Keri Kaup, Resilient Minds On The Front Lines</p> <p>Noon - 1 P.M. Lunch</p> <p>1 P.M. - 5 P.M. <u>EFFECTIVE MEETING TECHNIQUES &amp; PARLIAMENTARY PROCEDURES</u> TBD</p> <p>5 P.M. - 8:30 P.M. <u>WHAT'S YOUR STYLE</u> Steve Ludwig, Ludwig Speaks</p> <p><i>HEARTY SNACK PROVIDED DURING EVENING SESSION</i></p>	<p>7A.M. - 8A.M. Breakfast</p> <p>8A.M. - Noon <u>PREPARING FOR ELECTIONS</u> Kristi Dougan, Michigan Bureau of Elections</p> <p>Noon - 1 P.M. Lunch</p> <p>1 P.M. - 5 P.M. <u>FRAUD &amp; CORRUPTION</u> Jeffrey Weiland, Special Agent, FBI</p> <p>5 P.M.- 6 P.M Cash Bar &amp; Light Hors D'oeuvres (<i>Not dinner, just a chance to connect</i>)</p>	<p>7 A.M - 8 A.M. Breakfast</p> <p>8A.M. - Noon <u>REAL LEADERSHIP IN PUBLIC SERVICE</u> Steve Ludwig, Ludwig Speaks</p> <p><u>FREE AFTERNOON</u> This free afternoon makes up for a very long day on Monday. Participants are strongly encouraged to take advantage of this time for networking and relaxing in preparation for the rest of the week.</p> <p>Participants are on their own for lunch and dinner.</p>	<p>7A.M - 8 A.M. Breakfast</p> <p>8A.M. - Noon <u>HR DO'S &amp; DON'TS</u> TBD</p> <p>Noon - 1 P.M. Lunch</p> <p>1 P.M. - 5 P.M. <u>FREEDOM OF INFORMATION ACT</u> Lori M. Hinkley, MSP The Rossow Group</p> <p>5:30 P.M. - 6:30 P.M <u>SOCIAL HOUR</u></p> <p>6 P.M. - 8 P.M. <u>BANQUET DINNER</u></p>	<p>7 A.M - 8 A.M. Breakfast</p> <p>8A.M. - 10 A.M. <u>STRATEGIC PLANNING PROCESSES FOR CLERKS</u> Steve Ludwig, Ludwig Speaks</p> <p>10A.M. - Noon <u>CREATING AN ACTION PLAN (WITH WORKING LUNCH)</u> Steve Ludwig</p> <p>Certificates will be provided to all participants after the last session on Friday No exceptions.</p>



# Michigan Association of Municipal Clerks Institute

March 9-14 and March 16-21, 2025  
Comfort Inn & Suites Hotel and Conference Center  
Mount Pleasant, Michigan



SCAN FOR REGISTRATION FORM

## **REGISTRATION**

\$700/Member - \$775/Non-Member

Registration is open to all City, Township, Village, and County clerks and deputy clerks in Michigan. If you are not a clerk or a deputy clerk, you must include a letter of endorsement from the organization's Clerk. MAMC membership dues for 2025 must be paid at the time you register. Dues forms are available on the MAMC website.

### **REGISTRATION INCLUDES**

Institute registration fee includes instructional costs, course materials, and some meals. Below is a list of the meals that will be covered by the registration fee.

- Lunch on Monday, Tuesday, Thursday and Friday
- Dinner on Sunday and Thursday

### **CERTIFICATE OF COMPLETION**

The IIMC and MAMC requires a total of 120 hours of instruction in the three-year Institute program. Please do not register for the Institute if you cannot commit to the entire week which includes 40 hours of instruction. Those who complete three years of the Institute will receive a plaque stating they have completed the full MAMC Institute program.

### **THREE YEAR CURRICULUM**

The Institute consists of three one-week, non-sequential sessions (one week each year) focusing on training that fulfills the IIMC and MiPMC certification requirements. It includes a well-balanced combination of subjects that address Public Administration, Organizational Topics, Social Issues, Interpersonal Skills, and Elections. Participation is mandatory for all sessions and attendance is monitored. The sessions are non-sequential, and one may begin the three-year cycle at any time. When you register for the Institute, indicate which session and if you are attending the Institute for the first, second or third time.

### **ACCOMMODATIONS**

Lodging is not included in the registration fee. A block of rooms is available for attendees at the Comfort Inn Hotel & Suites at a special rate of \$96.00 per night, plus applicable taxes and assessments until February 23, 2025, for the first week and March 2, 2025, for the second week. The cancellation deadline is 48 hours before the arrival date to avoid charging for one night's lodging plus taxes.

### **CANCELLATION POLICY**

The cancellation fee is \$100.00 (per SR 17), and requests must be submitted 14 days prior to the event. Cancellation requests must be made in writing and emailed to [info@michiganclerks.org](mailto:info@michiganclerks.org) or faxed to MAMC at 517-371-1170. Cancellation requests received after 14 business days before the conference date or no shows will be charged the full registration fee and are not entitled to any refund.

As we get closer to the event, further important information will be sent to the email listed on your submitted form.

[www.michiganclerks.org](http://www.michiganclerks.org)



**American Video  
Transfer Inc.**

9931 E. Grand River Ave.  
Brighton MI 48116  
810-231-5555

# QUOTE

Quote #
10437

Date
12/30/2024

ACCOUNTS PAYALBE  
HOWELL TOWNSHIP  
3525 BYRON ROAD  
HOWELL MI 48855

P.O. No.	Terms	Shipping	Job Number

Description	Qty	Cost	Total
EQUIPMENT/SUPPLIES/ LABOR ADD ONE MORE U859QL MIC AND AT8651RS MIC STAND. WIRE TO MIXER. ADD MIC WIRE LINE. ADD TO DIGIAL MIXER SYSTEM. INCLUDES PARTS AND LABOR. REPROGAM AHM MIXER SOFTWARE TO ADD ONE MORE SLIDER. INCLUDES PARTS AND LABOR	1	445.00	445.00

<b>Subtotal</b>	\$445.00
<b>Sales Tax (6.0%)</b>	\$0.00
<b>Total</b>	\$445.00

**All Quotes Valid for 60 Days**

10D

# Monthly Permit List

01/02/2025

1/2

## Commercial Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P24-190	CHESTNUT WOODS LLC	4706-27-100-025	\$250.00	\$0.00
	<b>Work Description:</b> 16' x 16' x 8' pavilion on cement pad with 6' black chain link fencing around perimeter			
P24-191	ELDER-JONES	4706-29-400-008	\$50.00	\$0.00
	<b>Work Description:</b> Partial remodel of the existing Cosmetics Company Store			
P24-196	Fabo Architecture Inc.	4706-29-400-008	\$50.00	\$0.00
	<b>Work Description:</b> C140 - inter buildout.			

<b>Total Permits For Type:</b>	<b>3</b>
<b>Total Fees For Type:</b>	<b>\$350.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

## Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P24-194	RENEWAL BY ANDERSEN - Store 92	3600 BOWEN RD	\$10.00	\$0.00
	<b>Work Description:</b> Replacing 4 patio doors			
P24-193	LEGEND LAND FENCE	900 W MARR RD	\$50.00	\$0.00
	<b>Work Description:</b> 6' white vinyl privacy fence			
P24-188	RENEWAL BY ANDERSEN - Store 92	4420 MARWOOD DR	\$10.00	\$0.00
	<b>Work Description:</b> window replacement - 1 patio door, 2 windows, 1 entry door			
P24-195	SWIFT ROOFING, LLC	5505 OAK GROVE RD	\$10.00	\$0.00
	<b>Work Description:</b> Tear-off and shingle house.			

<b>Total Permits For Type:</b>	<b>4</b>
<b>Total Fees For Type:</b>	<b>\$80.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

## Sewer Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS24-063	ANYTHING OUTDOORS CONTRACTING	849 HENDERSON RD	\$5000.00	\$0.00
	<b>Work Description:</b> Sewer Connection			

<b>Total Permits For Type:</b>	<b>1</b>
<b>Total Fees For Type:</b>	<b>\$5000.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

## Sign

Permit #	Applicant	Address	Fee Total	Const. Value
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P24-187	INTERCITY NEON	4706-29-400-008	\$175.00	\$0.00
<b>Work Description:</b> Flush mounted wall sign 30.75 x 130.5 = 27.87 sq. ft.				
P24-192	SIGNS BY CRANNIE	675 E HIGHLAND	\$225.00	\$0.00
<b>Work Description:</b> 6' x 12' Double sided LED illuminated monument sign				

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<b>Total Permits For Type:</b>	<b>2</b>
<b>Total Fees For Type:</b>	<b>\$400.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

### Water Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS24-064	STAMPER & SONS	39 CASTLEWOOD DR	\$5000.00	\$0.00
<b>Work Description:</b> water connection fee, 1" meter horn				

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<b>Total Permits For Type:</b>	<b>1</b>
<b>Total Fees For Type:</b>	<b>\$5000.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

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<b>Grand Total Fees:</b>	<b>\$10,830.00</b>
<b>Grand Total Permits:</b>	<b>11.00</b>

# Code Enforcement List

01/02/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
70 HENDERSON RD <b>Complaint</b>	LESPERANCE CHRIS A	4706-24-301-017	12/02/2024	ANONYMOUS	OPEN - COMPLANT RECEIVE
Dumpster on site for months. Piles of debris on site and people dropping off garbage and adding to piles of debris.					
<b>Comments</b>					
12.10.24 - Site visit completed. Verified complaint, dumpster is on site with large pile of junk near the dumpster. Letter sent to owner.					
5704 CRANDALL RD <b>Complaint</b>	JEWETT RICHARD L &	4706-05-200-004	11/25/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
A person is living in an RV in the back of the property against Township Ordinance.					
<b>Comments</b>					
12.10.24 - Site visit completed. RV is located in the back of the property. Letter sent to owner.					

# Code Enforcement List

01/02/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1044 DURANT DR <b>Complaint</b>	EM TCK II LLC	4706-28-401-034	09/26/2024		OPEN - COMPLANT RECEIVE
Excessive blowing noise that can be heard in Jonathan's Landing with windows and doors closed.					
<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.					
10.31.24 - Received additional complaint about the noise level.					
11.6.24 - Site visit, noise present. Phone numbers for owner did not work. Emailed owner.					
11.14.24 - Spoke to owner, owner provided their recorded decibel readings, agreed to future date that I could be on-site and record readings alongside their reader.					
12.5.24 - Met with Joe at 1044 Durant and took readings. Chart attached.					
12.9.24 - Received call about excessive noise. By the time we were able to get to the site the truck had already left. Noise readings done at complainants building, 48-51 Db(A).					
12.16.24 - Scheduled visit to Jonathan's Landing, on site from 8-8:30am, took readings from front door and balcony of complainant. Readings: 46-50 Db(A). Complainant's decibel reader at max 75.6 Db(A).					
12.16.24 - Received email about a loud truck at 2:02pm. On site at 2:25pm, truck no longer running. Decibel readings 46-51 Db(A). Complainant would like the Township to use Db (C) instead of Db(A). Current Ordinance specifies Db(A) in section 14.45.					
4141 W GRAND RIV <b>Complaint</b>	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE
House is neglected, building unsafe, junk in yard.					
<b>Comments</b>					
9.24.24 - Contacted Livingston County Building Department RE performing dangerous building inspection.					
10.3.24 - Received LCBD determination letter. Contacted Spicer RE Dangerous Buildings Hearing Officer availability. Spicer does not currently have availability to perform these duties.					
10.17.24 - Letter sent to owner.					
12.19.24 - No response received. Second letter sent to owner with tracking.					

# Code Enforcement List

01/02/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5407 OAK GROVE RD <b>Complaint</b>	RAMIREZ JUSTICE	4706-02-401-008	09/10/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
Garbage outside on the lawn surrounding the house and overflowing from the garage. Garbage is attracting vermin.					
<b>Comments</b>					
9.10.24 - Complaint received. Site visit completed. Letter sent to owner and to bank.					
10.8.24 - Site visit completed. No change in condition. Letter sent to owner and to bank.					
10.17.24 - Original certified letter to owner returned.					
10.21.24 - Letter posted on the house.					
11.6.24 - Site visit. Letter is no longer posted to the house. No change in condition.					
12.10.24 - Site visit. No change in condition. Property in foreclosure.					
30 SANTA ROSA DR <b>Complaint</b>	FAGAN SHANE	4706-33-400-050	07/02/2024		OPEN - COMPLANT RECEIVE
Owner is operating a manufacturing business in the SFR zoning district.					
<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.					
10.16.24 - Ticket submitted to Court					
10.17.24 - Ticket presented to homeowner. Discussion with homeowners.					
11.14.24 - Ticket not paid. Owner has requested a formal hearing.					

# Code Enforcement List

01/02/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
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. 10.8.24 - Site visit completed. Photos of Legion using the additional parking attached. 12.10.24 - Site visit completed. Christmas trees located in additional parking area and land east of building. Letter sent regarding temporary uses requiring permits.					
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.					

# Code Enforcement List

01/02/2025

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.
- 10.8.24 - Site visit completed. No evidence of activity. Final violation letter sent to owner.
- 11.6.24 - Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.
- 11.14.24 - Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.
- 12.4.24 - Spoke to homeowner. He will be completing a clean-up schedule and providing it to the Township. If the schedule is followed and clean-up of property is achieved ticket will be waived.
- 12.10.24 - Schedule has not been provided to Township. Site visit completed, no change.

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**Records: 9**

Population: All Records

**10E**

## **Monthly Activity Report for December 2024 – Assessing Dept/Brent Kilpela**

### **MTT UPDATE:**

**Howell W P Acquisition Group, LLC v Howell Township:** Filed answer to appeal on July 2nd. The Michigan Tax Tribunal Prehearing General Call set for July 16, 2025, with valuation disclosure due by March 19, 2025. The City of Howell settled their two-year appeal with Medilodge. I intend to utilize the settlement terms in lieu of hiring an appraiser to start the negotiations with the petitioner. The property under appeal does have functional obsolescence.

### **SMALL CLAIMS TRIBUNAL:**

**No appeals at this time.**

### **ASSESSING OFFICE:**

**ASSESSOR:** The field work with the new oblique imagery started in June. We are through Section 15 for the Residential and Agricultural Classes. The Personal Property canvas was completed in December. The additions and deletions were processed. The 2025 Personal Property Statement 632 and Small Business Exemption Affidavit form 5076 were mailed out. These forms are due back to the Assessing office by February 20<sup>th</sup>. The Personal Property Assessment Roll is determined from these filings. If a business fails to file, it is the responsibility of the Assessor to estimate the Assessed Value.

**OTHER:** Completed the 2023-2024 financial audit. Gabridge and Co. will come to the February meeting to present the audit. I attended the December meeting with our operator MHOG.



10H

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
3525 Byron Road Howell, MI 48855  
December 17, 2024  
6:30 P.M.**

**MEMBERS PRESENT:**

Wayne Williams            Chair  
  
Mike Newstead            Secretary  
Tim Boal                    Board Representative  
  
Chuck Frantjeskos        Commissioner

**MEMBERS ABSENT:**

Robert Spaulding        Vice Chair  
  
Paul Pominville           Commissioner

**Also in Attendance:**

Township Planner Grayson Moore, Township Attorneys Wayne Beyea and Lindsey Gergel and 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 Newstead, **Second** by Frantjeskos, **“To approve the agenda as presented.”** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

November 24, 2024

**Motion** by Boal, **Second** by Newstead, **“To approve the minutes as presented.”** Motion carried.

**Call to the Public**

Jeff Smith, 3774 Mason Rd: Spoke on ADU’s, Wellhead Protection Ordinance, and Home Office Ordinance

Shane Fagan, 30 Santa Rosa Dr: Spoke on Home Occupation Ordinance and his ordinance violation with the Township

Curtis Hamilton, 1367 Crestwood: Spoke on Wellhead Protection Overlay District and opposition to Mugg and Bopps

Julie Mullens, 3885 Mason Rd: Spoke on Wellhead Protection Overlay District protection and opposition to Mugg and Bopps

Greg Lask, 161 Deer Ridge: Spoke on Wellhead Protection District and opposition to Mugg and Bopps

Jenni Johnson, 273 S. Burkhart: Spoke on Wellhead Protection District and opposition to Mugg and Bopps

Bob Wilson, 2945 Brewer Rd: Spoke on Wellhead Protection District and Ordinance grievances

Denie Perkola, 3460 Mason Rd: Spoke on Wellhead Protection Area

Curtis Hamilton, 1367 Crestwood: Spoke on Mugg and Bopps previous violation in Dexter, MI

**ZONING BOARD OF APPEALS REPORT:**

None

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet. Board Representative Boal reported on Oakland Tactical vs. Howell Township lawsuit, Oakland Tactical appealed their case to the United States Supreme Court and they were denied. Chairman Williams, Secretary Newstead and Commissioner Frantjeskos were re-appointed to the Planning Commission.

**ORDINANCE VIOLATION REPORT:**

Report in packet

**SCHEDULED PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

- A. Cornerstone Group, PC2024-16, Parcel # 4706-28-301-034. Final Site Plan Review- Township Planner Moore gave an update on the revised site plan. Chairman Williams questioned ceiling height of building, parking spaces, trash enclosure, and water runoff. Board Representative Boal questioned two buildings that were removed/changed and the type of tenants that will be allowed to rent space. Applicant Jim Witkowski addressed the Commission and answered questions. Discussion followed. **Motion** by Newstead, **Second** by Frantjeskos **“For final site approval for the Cornerstone Group, PC2024-16, Parcel # 4706-28-301-034 subject to meeting all conditions listed in the Planner’s report dated December 11, 2024 and the Engineer’s report dated December 5, 2024.”** Motion carried.
  
- B. Wellhead Protection Ordinance- Township Attorney Beyea gave an update on the Wellhead Protection Overlay District Ordinance and changes that were added. Mr. Beyea discussed the document he provided to the Planning Commission highlighting the history of the Wellhead Protection Ordinance, how the Overlay District works (including discussion on the included wellhead map), the purpose of the district, MHOG’s role, the prohibition of hazardous materials, and the permitted uses in the district, uses requiring a special use, and prohibited uses. Boal questioned if this ordinance prevents gas stations from entering the area and if this additional ordinance strengthens the ordinance that is already in place. Discussion followed. Township Engineer Phil Westmoreland with Spicer Group clarified what safety requirements and information are needed before approving a site plan. **Motion** by Newstead, **Second** by Boal, **“To recommend approval of the Wellhead Protection Ordinance to the Township Board.”** Motion Carried.
  
- C. ADU Ordinance- Township Planner Moore gave an overview of what an ADU would require to be authorized under the proposed ordinance. Attorney Beyea gave his perspective on the ordinance regarding deed restrictions and changes regarding the clarification and definition of “Family” in the single-family district. Board Representative Boal questioned how the Township would regulate and enforce ADUs that are detached, present and no longer needed for family members and if homeowners could apply for a Condition of Use Permit vs. changing the ordinance. Discussion followed. **Motion** by Boal, **Second** by Newstead, **“To continue discussion at our next meeting.”** Motion carried.

**NEW BUSINESS:**

- A. Home Occupation Ordinance- Commissioner Boal questioned his specific circumstance with a home business if he should remove himself from the discussion. Attorney Beyea said there was no conflict of interest for Mr. Boal. Planner Moore discussed and provided examples of other municipality Home Occupation Ordinances. Commissioner Frantjeskos questioned the possibility of updating all the Township ordinances. Board Representative Boal questioned if the Township has received a quote or contract from Planner Montagno to update the ordinances. Zoning Administrator Hohenstein discussed the former Planning Commission committee and the process to form a new committee. Discussion followed. **Motion** by Newstead, **Second** by Frantjeskos, with friendly amendments **“To recommend to the Board to approve Carlisle and Wortman form a comprehensive review and update of all the Howell Township Ordinances specific to Zoning Ordinances.”** Motion carried.

**CALL TO THE PUBLIC:**

Sharon Lollo, 2650 Fisher Rd: Spoke on opposition to detached ADUs

Tom Bull, 2704 Fisher Rd: Spoke on opposition to detached ADUs

Bob Wilson, 2945 Brewer Rd: Spoke on Home Occupation Ordinance and grievances with Zoning Enforcement Officer

Shane Fagan, 30 Santa Rosa: Spoke on concern of updating all the Zoning Ordinances

Dan Shoal, Mason Rd: Spoke on Wellhead Protection Area and concerns of the Overlay District

**ADJOURMENT:**

**Motion** by Boal **Second** by Newstead, **“To adjourn.”** Motion carried. The meeting was adjourned at 10:00 P.M.

\_\_\_\_\_  
Date

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

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

10J

# Howell Township Monthly Wastewater Operations Report



Carbon Cannister Inside Station 73

*December 2024*

# **Howell Township Wastewater System Operations Report December 2024**

## **Table of Contents**

### **Section 1 – Plant Operation**

- Attachment 1.1 – Written Operations Summary
- Attachment 1.2 - Plant Performance Summary
- Attachment 1.3 – EGLE Discharge Monitoring Report for November 2024
- Attachment 1.4 – Process & Mercury Data
- Attachment 1.5 – Brighton Analytical Data
- Attachment 1.6 – Set In Place RAS Pump
- Attachment 1.7 – Recycle Flow Meter Removal

### **Section 2 – Collection System Operation**

- Attachment 2.1 – Written Maintenance Summary
- Attachment 2.2 – Weekly Pump Station Inspection Data
- Attachment 2.3 – Manhole Inspection Summary (Overall View and Zoom Into 2 Areas)
- Attachment 2.4 – Manhole Inspection Cleaning of LETs Garage
- Attachment 2.5 – Rusting of Piping in Station 73
- Attachment 2.6 – Monthly Miss Dig Log for November 2024

### **Section 3 – Repairs and Capital Improvements**

- Attachment 3.1 – December 2024 Capital Projects Cost and Status Summary

## Howell Township Plant Operations

### Monthly Summary for November

This report outlines the key operational characteristics and performance for the wastewater treatment plant during November, as well as notable activities and updates.

**Wastewater Treatment:** A total of **9.78 million gallons (MG)** of wastewater were treated in November, with **no permit violations**.

**Preventative Maintenance:** All scheduled preventative maintenance tasks were completed at the plant.

**RAS Pump Installation:** The old RAS (Return Activated Sludge) pump has been removed, and the installation of the new pump has been scheduled.

**Recycle Pump Station:** The flow meter manhole at the recycle pump station was found to be leaking. Operators set up a bypass system, allowing them to remove the piping necessary to make the repair. They are currently waiting on parts to complete the repair.

### Process Summary:

- EQ Tank
  - Operating North Tank
  - 5 broken gate valves
- Influent Sampler:
  - Sampler hut needs to be replaced
- Headworks:
  - Normal Operation
- FeCl<sub>2</sub> Chemical Room
  - Normal Operation
- Aeration Basin:
  - Normal Operation
- Junction Chamber:
  - Normal Operation
- RAS Building & Clarifier:
  - Removed old pump
  - 12/19/24 CSM scheduled to install new pump
- Sand Filters:
  - Normal Operation
- Post Aeration:
  - Normal Operation
- UV System:
  - Normal Operations
- Recycle Pump Station:
  - Waiting on parts to complete repair



<b>Howell Township WWTP</b>	
<b>Plant Performance</b>	<b>Nov-24</b>
<b>HT WWTP Flows</b>	
TOTAL MONTHLY EFF (MG)	9.12
TOTAL MONTHLY INF (MG)	9.78
<b>Final Effluent Monitoring</b>	
INF pH	7.07
EFF pH	7.10
INF NH3-mg/L	36.97
EFF NH3-mg/L	0.02
INF PO4-mg/L	6.28
EFF PO4-mg/L	0.24
INF TSS-mg/L	310.20
EFF TSS-mg/L	3.67
INF CBOD-mg/L	153.15
EFF CBOD-mg/L	1.00
<i>AVG.% NH3-N REMOVAL</i>	99.94%
<i>AVG.% TOTAL P REMOVAL</i>	96.25%
<i>AVG.% TSS REMOVAL</i>	98.82%
<i>AVG.% CBOD REMOVAL</i>	99.34%
<i>AVG.% OVERALL REMOVAL RATE</i>	98.59%
<b>Chemical Used</b>	
Ferric Gallons	1,085
<b>Utilities</b>	
Gas	82
Power KWH	43,520
Water Gallons	4,345
<b>Sludge Processing</b>	
Gallons Wasted	338,110
Gallons Hauled	
<b>Weather Summary</b>	
TOTAL PRECIPITATION	2.92
AVG DAILY PRECIPITATION	0.22
MAX DAILY	1.00

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY:

**DAILY DISCHARGE MONITORING REPORT**

PERMITTEE NAME: **Howell Township WWTP**  
 MAILING ADDRESS: **3525 Byron Road**  
**Howell, MI 48855**  
 FACILITY: **Howell Township WWTP**  
 LOCATION: **1222 Packard Drive**  
 Permit NO. **MI0055727**

**Violations**

NO. Parameter Limit

PARAMETER	FLOW	SUSPENDED SOLIDS		CBOD <sub>5</sub>			AMMONIA NITROGEN		TOTAL PHOSPHORUS		TOTAL MERCURY					Chloride	Sulfate	FECAL COLIFORM		pH MIN	pH MAX	D.O.						
		7 DAY AVG	mg/l	lbs/day	<1.0	7 DAY	daily max	<0.01	7 DAY	daily max	<0.1	ng/L	lbs/day	ng/L	ng/L			ng/L	ng/L				ng/L	7 DAY	0=1	6.5	9.0	Daily MIN
Dates	MGD	mg/l	lbs/day	mg/l	lbs/day	mg/l	lbs/avg	lbs/day	mg/l	lbs/avg	lbs/day	mg/l	lbs/day	ng/L	lbs/day	ng/L	ng/L	ng/L	ng/L	ng/L	mg/L	mg/L	GEO MEAN	daily MAX	SU	SU	mg/l	
Friday, November 1, 2024	0.2717																							1	6.83	6.83	9.3	
Saturday, November 2, 2024	0.2909																									6.89	6.89	9.7
Sunday, November 3, 2024	0.2969			1.0	2	0.5		1.2	0.02		0.0	0.26	0.6												6.87	6.87	9.8	
Monday, November 4, 2024	0.2962			3.8	9	2.0		4.9	0.11		0.3	0.28	0.7										3	6.98	6.98	9.5		
Tuesday, November 5, 2024	0.2973			4.8	12	2.3		5.7	0.06		0.1	0.30	0.7										5	6.97	6.97	9.3		
Wednesday, November 6, 2024	0.3089			3.4	9	0.8		2.1	0.03		0.1	0.25	0.6										8	7.02	7.02	9.3		
Thursday, November 7, 2024	0.2999	3.4	9	4.0	10	0.8	3.2	2.0	0.02	0.1	0.0	0.27	0.7									3	1	7.06	7.06	9.5		
Friday, November 8, 2024	0.3059	3.4	9				3.2			0.1													4	10	7.06	7.06	9.6	
Saturday, November 9, 2024	0.3164	3.4	9				3.2			0.1													4		7.07	7.07	9.8	
Sunday, November 10, 2024	0.3241	4.7	12	7.6	21	0.9	3.4	2.4	0.03	0.1	0.1	0.18	0.5									4		6.70	6.70	9.5		
Monday, November 11, 2024	0.2367	4.8	12	4.0	8	1.0	2.8	2.0	0.03	0.1	0.1	0.22	0.4									5	9	7.01	7.01	9.4		
Tuesday, November 12, 2024	0.3127	4.7	12	4.4	11	1.0	2.2	2.6	0.03	0.1	0.1	0.22	0.6									6	7	7.31	7.31	9.9		
Wednesday, November 13, 2024	0.2984	5.0	12	4.8	12	1.0	2.3	2.5	0.02	0.1	0.0	0.20	0.5									8	39	7.17	7.17	9.9		
Thursday, November 14, 2024	0.3319	5.0	13	4.2	12	0.8	2.3	2.2	0.01	0.1	0.0	0.18	0.5									15	28	7.02	7.02	9.3		
Friday, November 15, 2024	0.3104	5.0	13				2.3			0.1												12	4	7.14	7.14	9.4		
Saturday, November 16, 2024	0.3157	5.0	13				2.3			0.1												12		7.09	7.09	9.8		
Sunday, November 17, 2024	0.3105	4.2	11	3.8	10	0.7	2.2	1.8	0.01	0.0	0.0	0.18	0.5									12		7.03	7.03	9.9		
Monday, November 18, 2024	0.3093	4.2	11	4.0	10	0.8	2.2	2.1	0.02	0.0	0.0	0.25	0.7							190	110	9	2	7.10	7.10	9.9		
Tuesday, November 19, 2024	0.3073	4.0	10	3.0	8	0.7	2.1	1.8	0.02	0.0	0.1	0.22	0.6									9	7	7.11	7.11	9.5		
Wednesday, November 20, 2024	0.3146	3.6	9	2.8	7	0.8	2.0	2.1	0.01	0.0	0.0	0.23	0.6									5	2	7.12	7.12	9.6		
Thursday, November 21, 2024	0.3030	3.2	8	2.6	7	0.8	2.0	2.0	0.01	0.0	0.0	0.23	0.6									3	2	7.10	7.10	9.6		
Friday, November 22, 2024	0.3075	3.2	8				2.0			0.0												3	7	7.20	7.20	9.9		
Saturday, November 23, 2024	0.3055	3.2	8				2.0			0.0												3		7.26	7.26	10.0		
Sunday, November 24, 2024	0.3153	3.3	8	4.0	11	1.3	2.3	3.4	0.01	0.0	0.0	0.34	0.9									3		7.47	7.47	10.0		
Monday, November 25, 2024	0.3056	3.1	8	3.2	8	1.5	2.6	3.8	0.02	0.0	0.0	0.26	0.7									3	1	7.39	7.39	10.0		
Tuesday, November 26, 2024	0.3110	3.3	8	3.8	10	1.9	3.3	4.9	0.01	0.0	0.0	0.28	0.7									2	2	7.29	7.29	10.0		
Wednesday, November 27, 2024	0.3318	3.6	9	4.4	12	0.8	3.3	2.2		0.0		0.29	0.8									2	3	7.27	7.27	10.0		
Thursday, November 28, 2024	0.2987	3.8	10	3.4	8	0.7	3.2	1.7	0.00	0.0	0.0	0.31	0.8									3	3	7.25	7.25	10.0		
Friday, November 29, 2024	0.2929	3.1	8				2.7			0.0												3	13	7.18	7.18	10.2		
Saturday, November 30, 2024	0.2967	3.1	8				2.7			0.0												3		7.10	7.10	10.4		
Sunday, December 1, 2024		3.0	8				2.5			0.0												3						

PARAMETER	FLOW	SUSPENDED SOLIDS	CBOD <sub>5</sub>	AMMONIA NITROGEN	AVG	0.25	0.41	TOTAL MERCURY	FECAL COLIFORM	pH MIN	pH MAX	D.O.
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Name/Title of Principal Executive Officer Or Authorized Agent

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein; and based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the submitted information is true and accurate.

SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT

Deputy Director: James Aulette

FROM 11/1/2024  
TO 11/30/2024

**Process Data Report**

DATE	Process Testing					Ferric		Clarifier Sludge Blanket	Wastings	RAS	Sludge Tanks			UTILITIES			Generator
	PO4 COMP	NH3 COMP	D.O.	Mixed Liquor	Settling	Daily Inches	Gallons	ft	GPD	GPD	1	2	3	GAS METER	KWH * 100	WATER	Hours
Friday, November 1, 2024	0.72		9.34	5970		5	41	1.5	10,224		4.50	4.50	5.25	8,177	29832	1282878	
Saturday, November 2, 2024	0.88		9.86			5	41	1.0	20,522		4.50	4.50	5.25	8,178	29640	1282960	
Sunday, November 3, 2024	0.76		9.79			5	41	0.5	10,265		4.50	4.50	4.75	8,178	29654	1283020	
Monday, November 4, 2024	0.45		9.51	4860		5	41	1.0	10,291		4.50	4.50	5.00	8,179	29660	1283101	
Tuesday, November 5, 2024	0.40		9.31			4.5	36	0.5	10,312		4.50	4.50	5.00	8,179	29669	1283175	
Wednesday, November 6, 2024	0.60		9.27			5	41	0.5	10,320		4.50	4.50	5.00	8,181	29679	1283347	1003.6
Thursday, November 7, 2024	0.20		9.47			4.5	36	0.5	10,324		4.50	4.50	5.00	8,182	29691	1283534	
Friday, November 8, 2024	0.56		9.55	5470		4	32	0.8	10,342		4.50	4.50	5.00	8,183	29700	1283600	
Saturday, November 9, 2024	0.52		9.78			4.5	36	0.5	10,359		4.50	4.50	5.00	8,185	29710	1284318	
Sunday, November 10, 2024	0.82		9.47			4.5	36	1.3	297		4.50	4.50	5.00	8,187	29720	1284419	
Monday, November 11, 2024	0.47		9.39	4270		4	32	9.5	16,253		4.50	4.50	5.00	8,189	29728	1284482	
Tuesday, November 12, 2024	0.52		9.93		350	5	41	0.5	54,080		4.50	4.50	5.00	8,190	29737	1284574	1004.1
Wednesday, November 13, 2024	0.56		9.93			5	41	0.8	77,860		4.50	4.50	5.00	8,191	29747	1285271	
Thursday, November 14, 2024	0.51		9.30			5	41	0.8	5,283		4.50	4.50	5.00	8,192	29257	1285802	
Friday, November 15, 2024	0.49		9.37	5460		8	65	1.0	5,283		4.50	4.50	5.00	8,198	29265	1285895	
Saturday, November 16, 2024	0.53		9.78			6	49	1.0	5,281		4.50	4.50	5.00	8,201	29775	1286015	
Sunday, November 17, 2024	0.56		9.88			5	41	1.0	5,275		4.50	4.50	5.00	8,204	29785	1286106	
Monday, November 18, 2024	0.82		9.90	5090		4	32	1.3	5,237		4.50	4.50	5.00	8,206	29796	1286199	
Tuesday, November 19, 2024	0.68		9.53			3	24	0.8			4.50	4.50	5.00	8,208	29805	1286292	
Wednesday, November 20, 2024	0.72		9.81			4	32	0.8	7,746		4.50	4.50	5.00	8,210	29812	1286387	1004.6
Thursday, November 21, 2024	0.68		9.64			3	24	0.8	5,234		4.50	4.50	5.00	8,213	29822	1286479	
Friday, November 22, 2024	0.80		9.89	4650		4	32	0.5	5,228		4.50	4.50	5.00	8,218	29832	1286573	
Saturday, November 23, 2024	0.82		9.98			3	24	1.0	5,214		4.50	4.50	5.00	8,222	29843	1286667	
Sunday, November 24, 2024	1.03		10.01			3	24	0.8	5,298		4.50	4.50	5.00	8,228	29851	1286761	
Monday, November 25, 2024	0.67		9.98	4880		4	32	1.0	5,287		4.50	4.50	5.00	8,230	29859	1286852	
Tuesday, November 26, 2024	0.71		9.99			5	41	1.0	5,287		4.50	4.50	5.00	8,236	29866	1286912	
Wednesday, November 27, 2024	0.72		9.98			4	32	1.5	5,287		4.50	4.50	5.00	8,241	29877	1286998	
Thursday, November 28, 2024	0.58		10.02			4	32	1.0	5,295		4.50	4.50	5.00	8,247	29885	1287069	
Friday, November 29, 2024	0.71		10.16			4	32	1.0	5,313		4.50	4.50	5.00	8,251	29895	1287169	
Saturday, November 30, 2024	0.64		10.35			4	32	1.0	5,313		4.50	4.50	5.00	8,259	29904	1287223	
Sunday, December 1, 2024																	
AVG	0.82	#DIV/0!	9.73	5106	350	4.47	36	1	11,859					82	43520	4345	
Total						134	1,085	35	338,110								

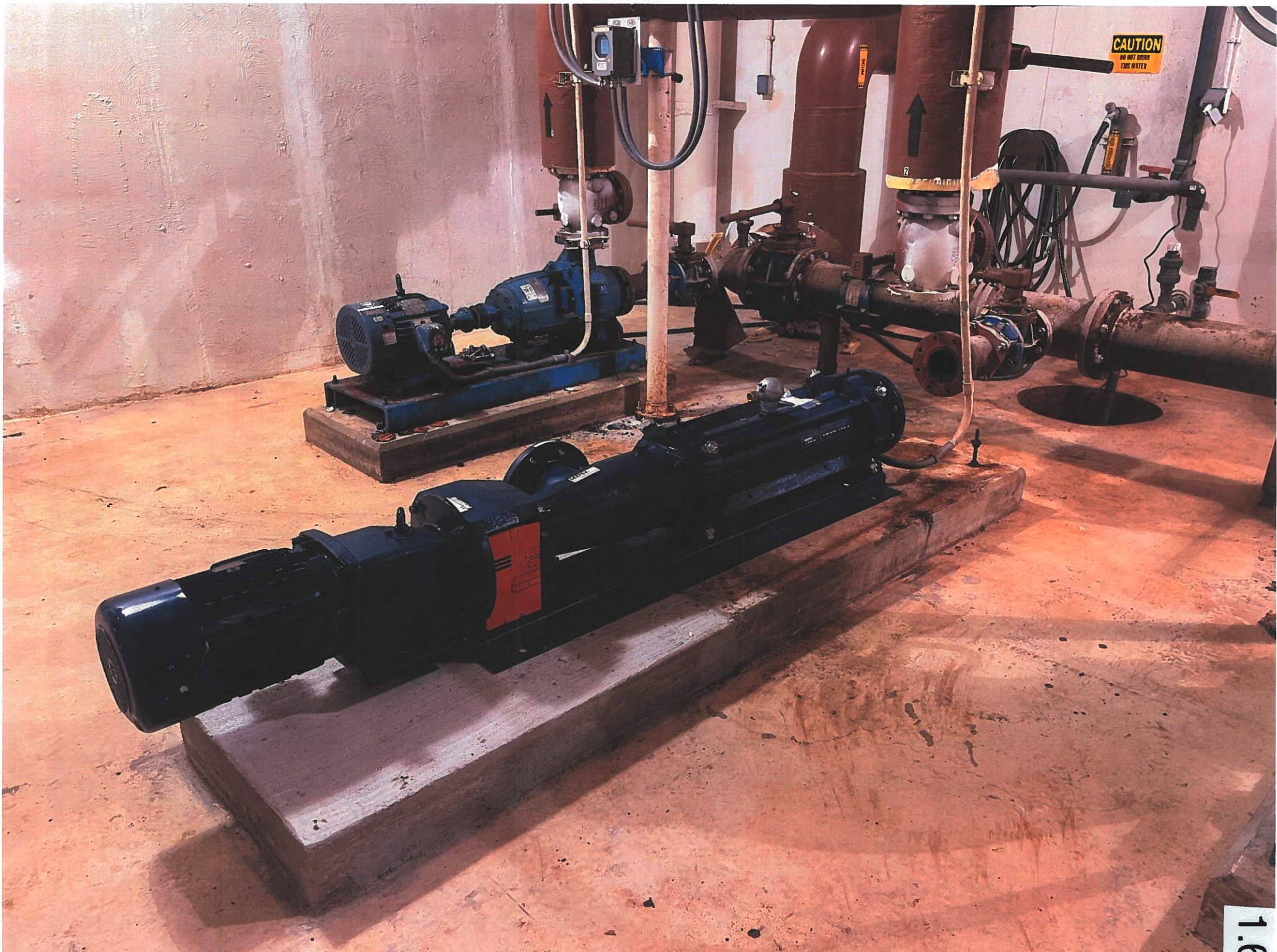
# Monthly Influent Report

	WEATHER			RAW SEWAGE QUALITY									
	TEMP	PRECIP	Meter Total	TEMP	pH	cBOD <sub>5</sub>		Sus. Solids		TOTAL - P		NH <sub>3</sub> - N	
	AIR TEMP F°	Inches	INF MGD	C°	SU	mg/l	LBS	mg/l	LBS	mg/l	LBS	mg/l	LBS
Friday, November 1, 2024	44	0.05	0.299361	16.0	6.9								
Saturday, November 2, 2024	40	0.02	0.321057	15.9	7.0								
Sunday, November 3, 2024	49		0.311689	18.8	6.9	172	447	192	499	6.3	16.3	36.6	100.3
Monday, November 4, 2024	54	0.10	0.275830	17.0	6.9	225	518	268	617	6.4	14.7	38.2	87.9
Tuesday, November 5, 2024	63	0.25	0.302893	16.5	7.0	173	437	384	970	6.2	15.6	39.7	100.3
Wednesday, November 6, 2024	57	0.10	0.325998	17.0	7.1	148	402	192	522	7.2	19.4	38.9	105.8
Thursday, November 7, 2024	41		0.316231	16.5	7.0	164	433	224	591	6.2	16.3	36.4	101.3
Friday, November 8, 2024	47		0.310735	16.4	7.1								
Saturday, November 9, 2024	50		0.319258	15.7	7.1								
Sunday, November 10, 2024	50	1.00	0.350002	15.6	7.1	173	505	460	1343	6.0	17.5	40.2	117.3
Monday, November 11, 2024	49	0.15	0.314852	15.2	7.0	131	344	148	389	5.8	15.1	38.3	100.6
Tuesday, November 12, 2024	38		0.301338	14.7	7.0	145	364	204	513	7.4	18.7	40.1	100.8
Wednesday, November 13, 2024	40		0.326037	14.6	7.1	113	307	240	653	6.2	16.7	37.6	102.2
Thursday, November 14, 2024	45	0.30	0.335860	14.0	7.3	120	336	932	2611	6.9	19.2	34.9	97.8
Friday, November 15, 2024	44		0.346515	15.9	7.0								
Saturday, November 16, 2024	43		0.352912	15.1	7.1								
Sunday, November 17, 2024	48		0.328587	15.8	7.1	156	428	496	1359	6.9	18.9	37.6	103.0
Monday, November 18, 2024	42		0.335556	15.5	7.0	116	325	284	795	5.9	16.6	33.8	94.6
Tuesday, November 19, 2024	53	0.10	0.316947	15.6	7.0	77	204	200	529	5.0	13.1	28.6	75.6
Wednesday, November 20, 2024	46	0.20	0.348799	14.9	7.0	133	387	244	710	5.9	17.1	35.7	103.9
Thursday, November 21, 2024	33	SNOW	0.320827	13.6	7.4	154	412	280	749	5.7	15.2	37.4	100.1
Friday, November 22, 2024	38	0.15	0.347654	14.9	7.2								
Saturday, November 23, 2024	42	0.05	0.342122	14.3	7.2								
Sunday, November 24, 2024	42		0.343952	14.6	7.2	204	585	320	918	6.2	17.6	35.3	101.3
Monday, November 25, 2024	42		0.319222	14.4	7.1	167	445	448	1193	5.7	15.2	37.8	100.6
Tuesday, November 26, 2024	34	0.45	0.330750	13.7	7.3	186	513	248	684	6.2	17.2	36.7	101.2
Wednesday, November 27, 2024	31		0.358146	13.5	7.2	156	466	236	705	7.1	21.1	37.7	112.6
Thursday, November 28, 2024	29		0.314610	14.0	7.0	160	394	204	535	6.7	17.6	33.9	88.9
Friday, November 29, 2024	29	SNOW	0.323730	12.7	7.1								
Saturday, November 30, 2024	25	SNOW	0.340219	11.5	7.2								
Sunday, December 1, 2024													
TL		2.92	9.78										
AVG	42.93	0.22	0.33	15.0	7.07	153.2	412.5	310.2	844.1	6.3	17.0	37.0	99.8

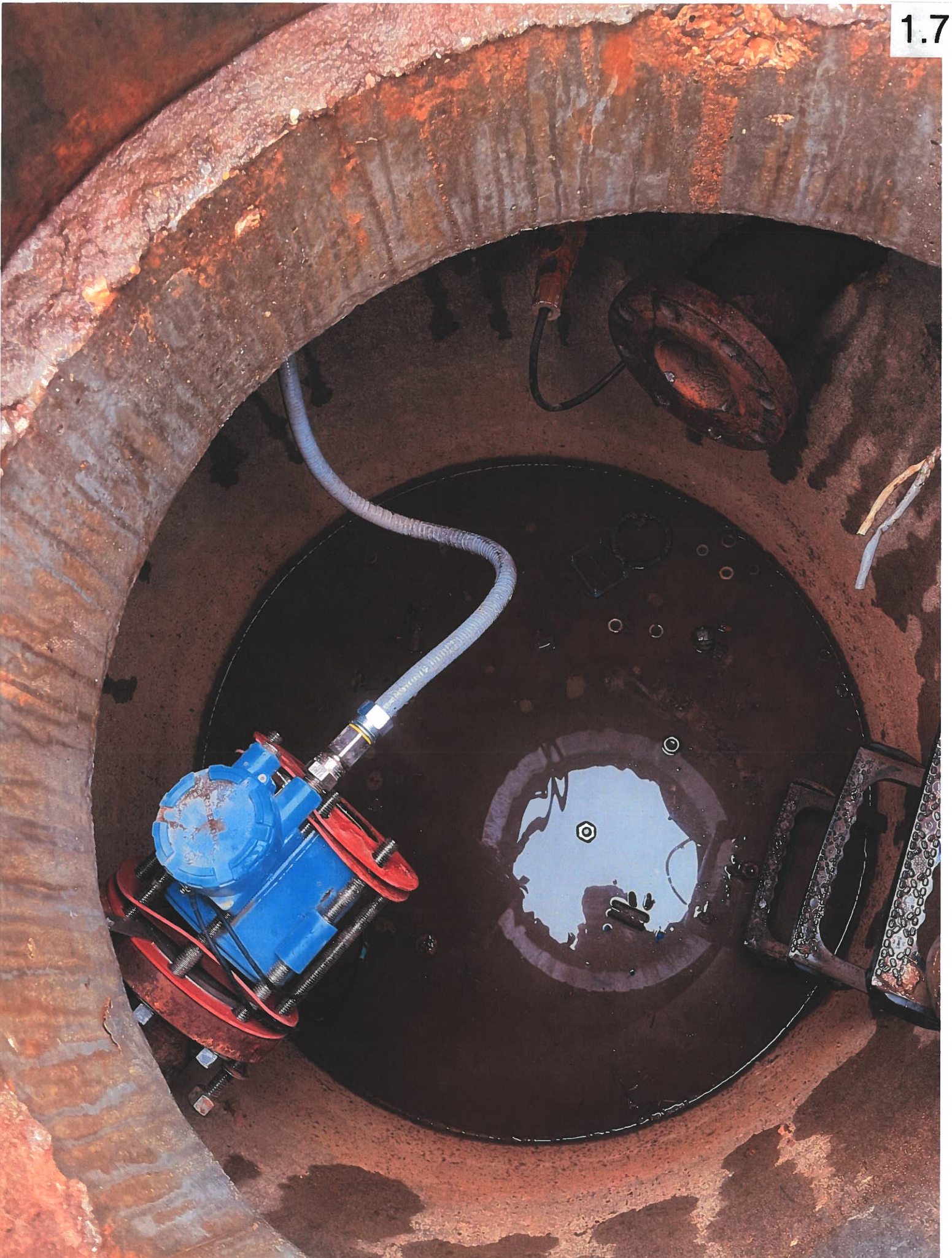
# BRIGHTON ANALYTICAL - Howell WWTP

SAMPLE DAY	Chloride mg/L	Sulfate mg/L	FINAL EFF =	UNCORR	FIELD BLANK	
			0.5	0.5	0.2	0.2
			FINAL EFF	GRAB: UNCORR	FIELD BLANK	METH BLANK
			MERCURY (ng/L)	MERCURY (ng/L)	MERCURY (ng/L)	MERCURY (ng/L)
11/01/24			*g	*g	*g	*g
11/02/24						
11/03/24						
11/04/24						
11/05/24						
11/06/24						
11/07/24						
11/08/24						
11/09/24						
11/10/24						
11/11/24						
11/12/24						
11/13/24						
11/14/24						
11/15/24						
11/16/24						
11/17/24						
11/18/24	190	110				
11/19/24						
11/20/24						
11/21/24						
11/22/24						
11/23/24						
11/24/24						
11/25/24						
11/26/24						
11/27/24						
11/28/24						
11/29/24						
11/30/24						
12/01/24						

\*g Not Required this Reporting Period



CAUTION  
DO NOT TOUCH  
THIS WATER



## Howell Township Pump Stations

### Monthly Summary for November:

All pump stations were inspected weekly throughout the month.

At Pump Station 73, the building heater malfunctioned. A technician was sent for repair but was unable to fix the unit. A new heater was ordered and successfully replaced by our team.

Manhole inspections were completed, and necessary cleaning was carried out.

During inspections, a significant issue was discovered at the Livingston County Transportation Building, located at Grand River and Burkhart Road. The sewer line was completely blocked. To clear the blockage, we used our Vactor truck to jet the sewer lines and vacuum the manholes to restore flow.

Upon further investigation, it was confirmed by the building staff that the toilets had been flushing poorly for a week before the cleaning was done. The blockage consisted of black grit, which smelled like oil. The building supervisor explained that this grit originates from the washdown process of the LETS buses, the grit from the bus cleaning flows into a tank and then into the sewer system. In the past, the tank was cleaned annually, but they have now switched to a semiannual cleaning schedule.

To prevent future issues, the situation will be closely monitored. If similar blockages occur again, more frequent cleaning of the collection tank may be recommended to ensure that grit does not accumulate to problematic levels.

### Pump Station Status

- PS-70: Normal Operations
- PS-71: Normal Operations
- PS-72: Normal Operations
- PS-73: Had to replace building heater
- PS-74: Normal Operations
- PS-75: Normal Operations
- PS-76: Normal Operations
- PS-77: Normal Operations
- PS-78: Normal Operations





Pump Station 73  
Howell Township  
December 2024

Date	Time	Initials	Pump 1	Pump 2	Pump 3	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours #3	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	AVG RUNTIME / DAY PUMP 3	KWH Net	Generator Net	Comments
11/4/2024	1:00 PM	bc		1062.8	727.8	3891	631	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	2.8	2.9	167.8	7.0	0.000	0.400	0.415	17.0	0.4	
11/12/2024	2:10 PM	bo		1066.6	731.5	3898	631	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	3.8	3.7	193.2	8.0	0.000	0.472	0.460	7.0	0.5	
11/18/2024	10:15 AM	JM		1069.3	734.4	3904	632	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	2.7	2.9	140.1	5.8	0.000	0.463	0.497	6.0	0.4	
11/25/2024	11:00 AM	JM		1072.6	737.7	3910	632	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	3.3	3.3	168.8	7.0	0.000	0.469	0.469	6.0	0.4	
12/2/2024	10:11 AM	sl		1075.7	740.9	3919	633	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	3.1	3.2	167.2	7.0	0.000	0.445	0.459	9.0	0.4	
12/9/2024	10:30 AM	bc		1079.2	744.6	3928	633	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	FULL	0.0	3.5	3.7	168.3	7.0	0.000	0.499	0.528	9.0	0.4	
																				0.0	9.9	3.9	2023 Avg							

Pump Station 74  
Howell Township  
December 2024

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments				
11/4/2024	12:50 PM	bc	160.9	175.8	394.0	2405	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.0	1.0	167.9	7.0	0.143	0.143	4.0	0.7					
11/12/2024	1:05 PM	bo	162.3	177.1	398.0	2406	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.4	1.3	192.3	8.0	0.175	0.162	4.0	0.6					
11/18/2024	9:30 AM	JM	163.2	178.0	402.0	2407	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.9	0.9	140.4	5.9	0.154	0.154	4.0	0.7					
11/25/2024	10:25 AM	JM	164.4	179.2	406.0	2407	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.2	1.2	168.9	7.0	0.170	0.170	4.0	0.6					
12/2/2024	9:45 AM	sl	165.5	180.3	411.0	2408	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.1	1.1	167.3	7.0	0.158	0.158	5.0	0.7					
12/9/2024	9:45 AM	bc	166.7	181.5	416.0	2409	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.2	1.2	168.0	7.0	0.171	0.171	5.0	0.9					
																								2023 Avg:	0.169	0.160					

Pump Station 75  
Howell Township  
December 2024

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Fuel/Gas Net	Comments			
11/4/2024	12:35 PM	bc	981.9	2757.4	3095	900	4184	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	4.1	4.0	167.9	7.0	0.586	0.572	8.0	0.4	2.0				
11/12/2024	12:55 PM	bo	986.6	2761.8	3103	901	4190	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	4.7	4.4	192.3	8.0	0.586	0.549	8.0	0.9	6.0				
11/18/2024	9:10 AM	JM	990.1	2765.2	3109	901	4190	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	3.5	3.4	140.3	5.8	0.599	0.582	6.0	0.0	0.0				
11/25/2024	10:10 AM	JM	994.6	2769.5	3118	902	4193	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	4.5	4.3	169.0	7.0	0.639	0.611	9.0	0.4	3.0				
12/2/2024	9:30 AM	sl	999.2	2773.8	3127	902	4195	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	4.6	4.3	167.3	7.0	0.660	0.617	9.0	0.4	2.0				
12/9/2024	9:25 AM	bc	1003.8	2778.1	3137	902	4198	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	4.6	4.3	167.9	7.0	0.657	0.615	10.0	0.4	3.0				
																								2023 Avg	0.573	0.547				



### Manhole Inspection Completion December 2024

Operation Views - Overview | Howell Sanitary MH Inspection | Howell Sanitary MH Inspection

genoa.maps.arcgis.com/apps/dashboards/c9166dc5eada4ed09bd44fd5df3cf277

Dashboard Link | MapBrowser | Near... | Great Lakes Cams | SAGINAW BAY MIC... | MiWaters - Login | EGLE - MIEHDWIS -... | VTScada Anywhere I... | Lake Huron nautical... | MHOG Utilities Vie... | Great Lakes Forecas... | Home | Adobe Acrobat | All Bookmarks

#### Manhole Inspection Status

Complete	513
Complete - Cleaning Required	42
Complete - Maintenance Required	10
Not Complete Adjust to Grade	8
Cannot Find	7
Not Complete	3
Complete -	1

#### Manholes Requiring Maintenance

# 25

#### Inflow/Infiltration

# 1

Infiltration

- HSMH-0614**  
Adjust to Grade - 10x26  
December 6, 2024
- HSMH-0618**  
Adjust to Grade - 4x26  
December 6, 2024
- HSMH-0622**  
Adjust to Grade - raise 4 inches  
December 6, 2024

#### Last Inspected Manhole

- HSMH-0070**  
December 13, 2024
- HSMH-0622**  
December 6, 2024
- HSMH-0579**  
December 6, 2024
- HSMH-0606**  
December 6, 2024
- HSMH-0647**  
December 6, 2024
- HSMH-0586**  
December 6, 2024
- HSMH-0588**  
December 6, 2024
- HSMH-0473**  
December 6, 2024
- HSMH-0585**  
December 6, 2024
- HSMH-0584**  
December 6, 2024

All Inspections

1 of 462

#### Manhole Inspection Form: HSMH-0574

Operator	Jake
Date Inspected	October 9, 2024
Material	
Field Comments	
Maintenance Needed?	No Maintenance Required
Needs Cleaning?	No
Adjust to Grade Measurement - Inches	
Private Property Impact	
Cannot Find	
MHOG ID	HSMH-0574
Flow Channel Condition	
Infiltration Location	

Last edited on 10/9/2024, 1:17 PM.

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Oak Grove Meadows Manholes  
December 2024

Operation Views - Overview x Howell Sanitary MH Inspection x Howell Sanitary MH Inspection x

genoa.maps.arcgis.com/apps/dashboards/c9166dc5eada4ed09bd44fd5df3cf277

Dashboard Link MapBrowser | Near... Great Lakes Cams SAGINAW BAY MIC... MiWaters - Login EGLE - MIEHDWS -... VTScada Anywhere I... Lake Huron nautical... MHOG Utilities Vie... Great Lakes Forecas... Home Adobe Acrobat All Bookmarks

### Manhole Inspection Status

Complete	513
Complete - Cleaning Required	42
Complete - Maintenance Required	10
Not Complete Adjust to Grade	8
Cannot Find	7
Not Complete	3
Complete -	0

### Manholes Requiring Maintenance

25

### Inflow/Infiltration

1

Infiltration

- HSMH-0614**  
Adjust to Grade - 10x26  
December 6, 2024
- HSMH-0618**  
Adjust to Grade - 4x26  
December 6, 2024
- HSMH-0622**  
Adjust to Grade - raise 4 inches  
December 6, 2024

### Last Inspected Manhole

- HSMH-0070**  
December 13, 2024
- HSMH-0622**  
December 6, 2024
- HSMH-0579**  
December 6, 2024
- HSMH-0606**  
December 6, 2024
- HSMH-0647**  
December 6, 2024
- HSMH-0586**  
December 6, 2024
- HSMH-0588**  
December 6, 2024
- HSMH-0473**  
December 6, 2024
- HSMH-0585**  
December 6, 2024
- HSMH-0584**  
December 6, 2024

All Inspections

1 of 462

### Manhole Inspection Form: HSMH-0574

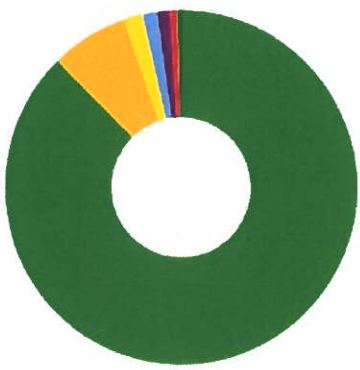
Operator	Jake
Date Inspected	October 9, 2024
Material	
Field Comments	
Maintenance Needed?	No Maintenance Required
Needs Cleaning?	No
Adjust to Grade Measurement - Inches	
Private Property Impact	
Cannot Find	
MHOG ID	HSMH-0574
Flow Channel Condition	
Infiltration Location	

Last edited on 10/9/2024, 1:17 PM.

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## Shiawassee River Manholes December 2024

### Manhole Inspection Status



Complete	513
Complete - Cleaning Required	42
Complete - Maintenance Required	10
Not Complete Adjust to Grade	8
Cannot Find	7
Not Complete	3
Complete	1

### Manholes Requiring Maintenance

! 25

1

Inflow/Infiltration

<b>HSMH-0614</b> Adjust to Grade - 10x26 December 6, 2024
<b>HSMH-0618</b> Adjust to Grade - 4x26 December 6, 2024
<b>HSMH-0622</b> Adjust to Grade - raise 4 inches December 6, 2024

#### Last Inspected Manhole

- HSMH-0070**  
December 13, 2024
- HSMH-0622**  
December 6, 2024
- HSMH-0579**  
December 6, 2024
- HSMH-0606**  
December 6, 2024
- HSMH-0647**  
December 6, 2024
- HSMH-0586**  
December 6, 2024
- HSMH-0588**  
December 6, 2024
- HSMH-0473**  
December 6, 2024
- HSMH-0585**  
December 6, 2024
- HSMH-0584**  
December 6, 2024

1 of 462

#### Manhole Inspection Form: HSMH-0574

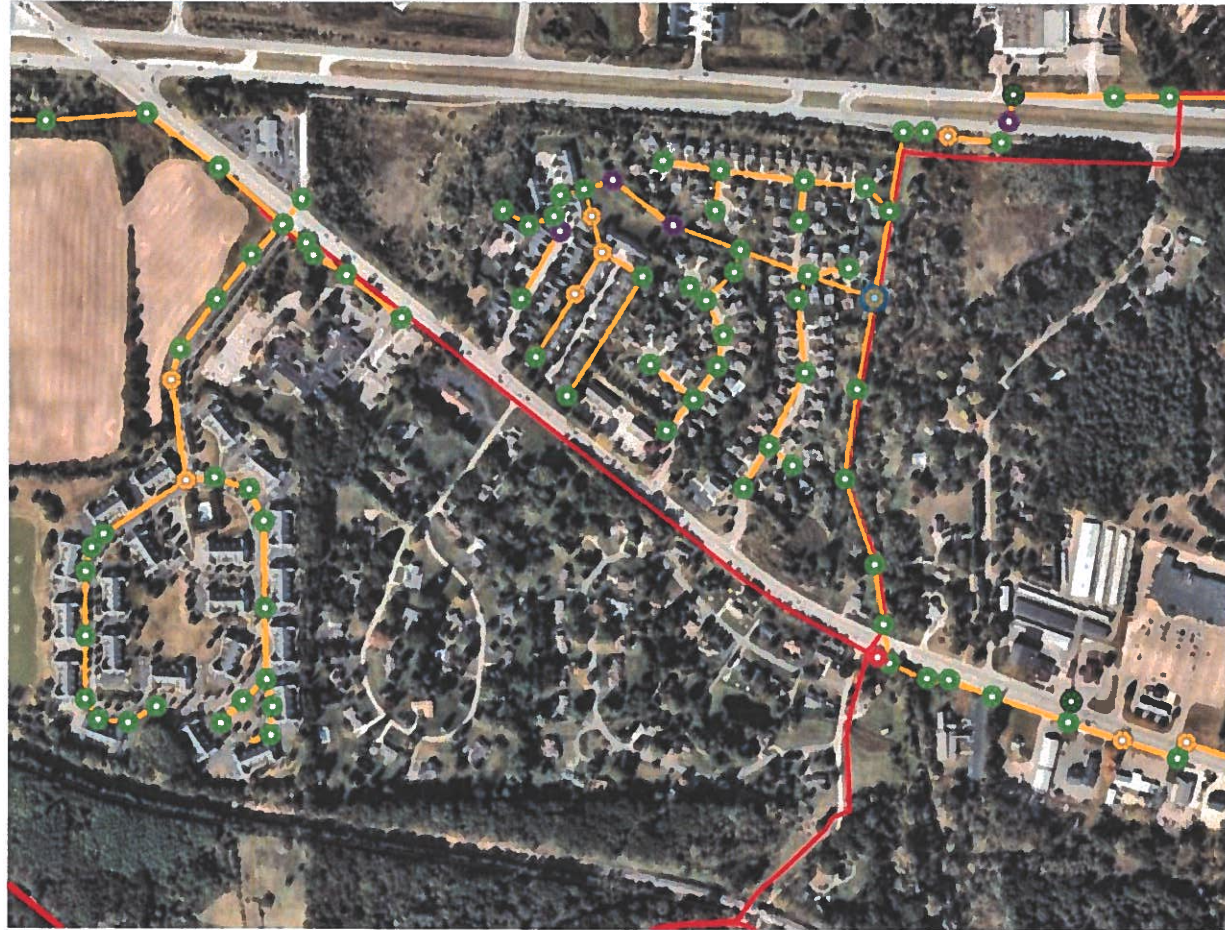
Operator	Jake
Date Inspected	October 9, 2024
Material	
Field Comments	
Maintenance Needed?	No Maintenance Required
Needs Cleaning?	No
Adjust to Grade Measurement - Inches	
Private Property Impact	
Cannot Find	
MHOG ID	HSMH-0574
Flow Channel Condition	
Infiltration Location	

Last edited on 10/9/2024, 1:17 PM.

#### Manhole: HSMH-0257

Condition	Fair
Date Last Cleaned	December 6, 2024
Depth	
Field Comments	
Forcemain Connection	0
Inspection Status	Complete - Cleaning Required
Inspection Date	December 6, 2024
MH Lined	No
Needs Cleaning?	Needs Service
Rim Elev	
Year Cleaned	
Year Constructed	
Year Lined	
Maintenance Status	

Last edited on 12/6/2024, 9:17 AM.



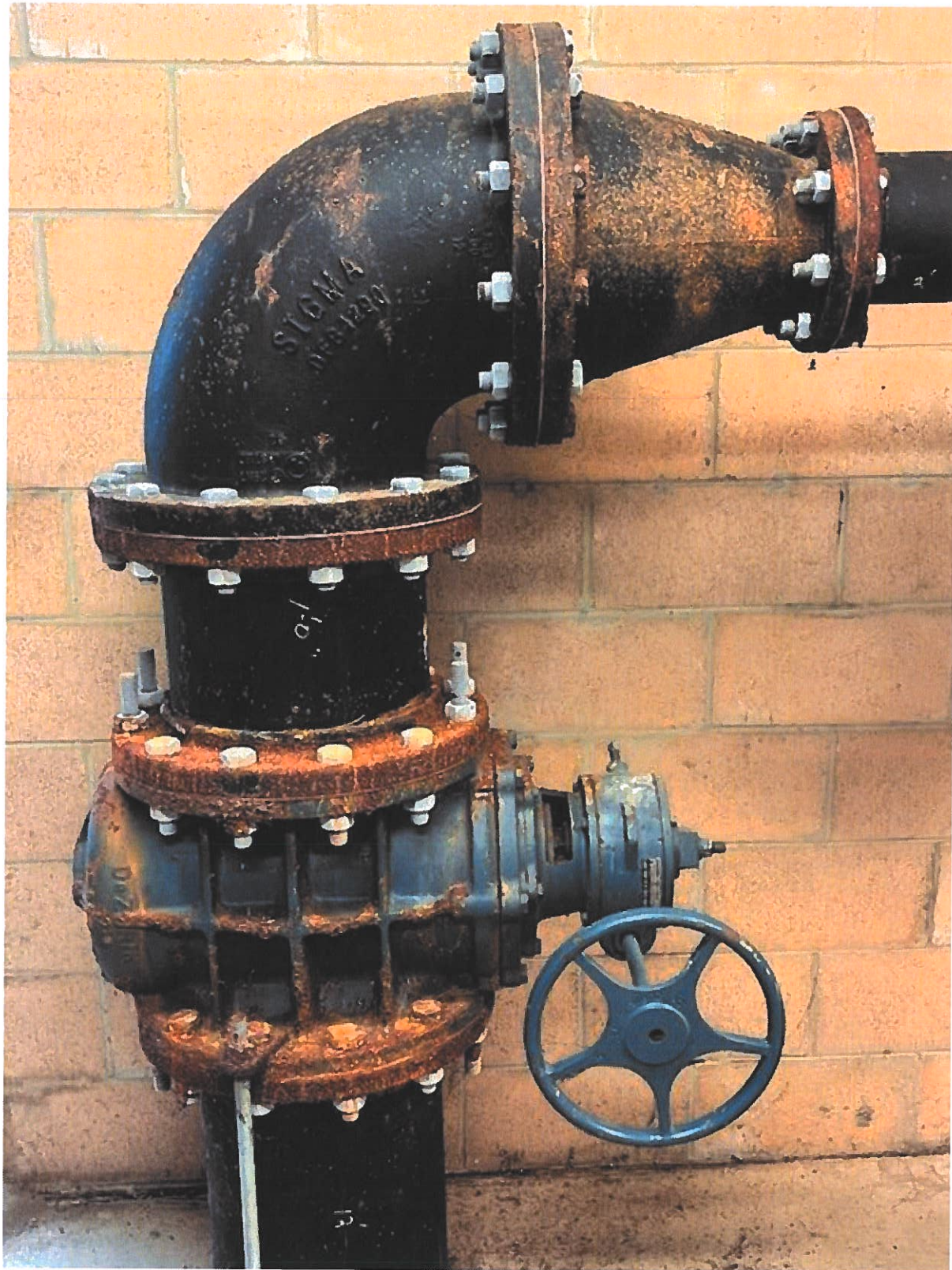
Copyright nearmap 2015



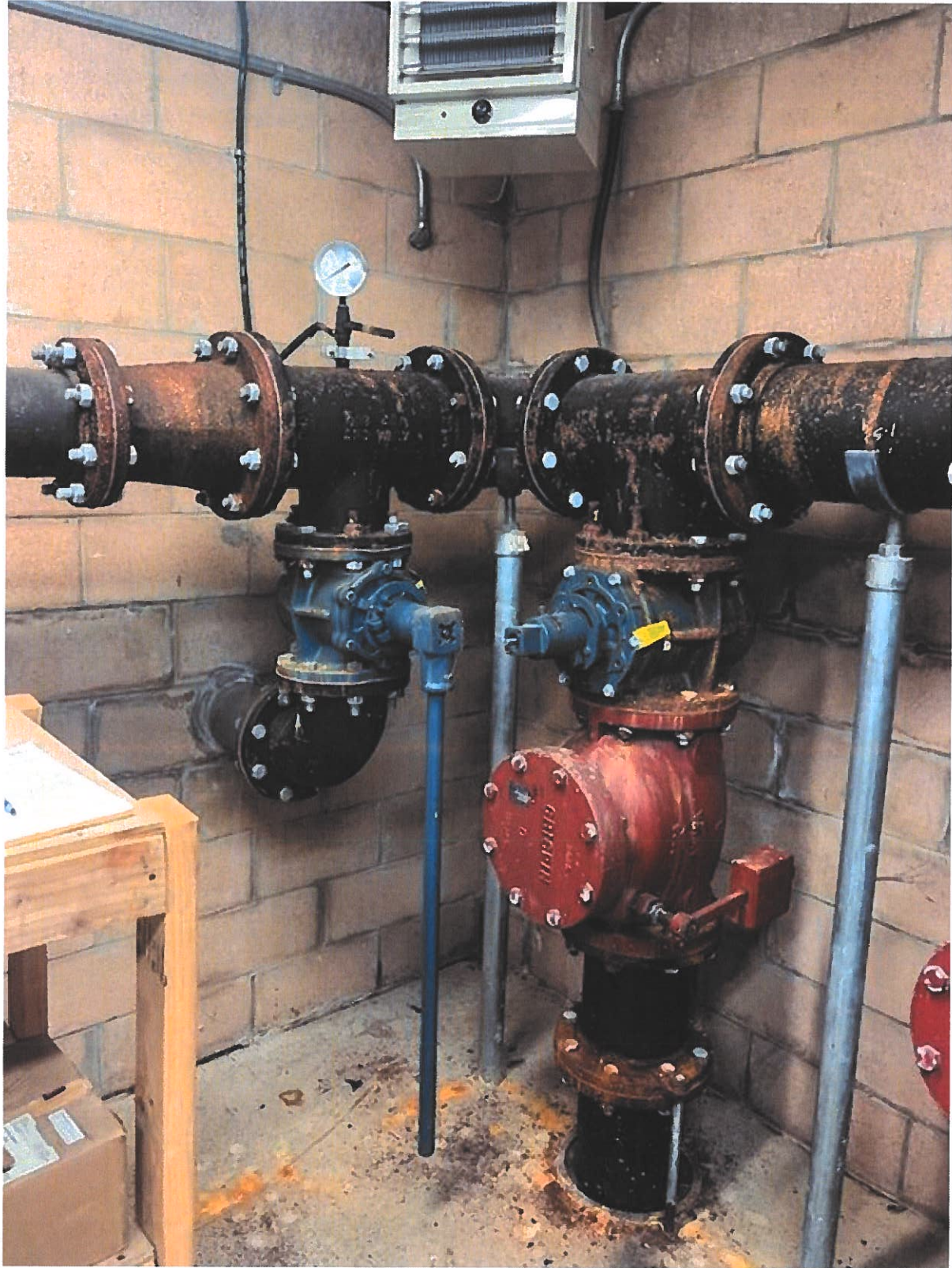




Pump Station 73 H<sub>2</sub>S Corrosion



Pump Station 73 H<sub>2</sub>S Corrosion



Monthly Misssdig Log

November-24											
Date	Misssdig Tickets					Marked					
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
Friday, November 01, 2024	19	26	17	9	0	10	0	0	6	0	1
Saturday, November 02, 2024	0	0	0	0	0	0	0	0	0	0	0
Sunday, November 03, 2024	0	0	0	0	0	0	0	0	0	0	0
Monday, November 04, 2024	19	14	13	1	0	8	0	0	3	1	1
Tuesday, November 05, 2024	5	9	2	7	0	2	0	0	0	0	0
Wednesday, November 06, 2024	12	5	1	4	0	1	0	0	0	0	0
Thursday, November 07, 2024	22	22	9	13	0	5	0	0	4	0	0
Friday, November 08, 2024	28	22	15	7	0	8	0	0	6	0	1
Saturday, November 09, 2024	1	0	0	0	0	0	0	0	0	0	0
Sunday, November 10, 2024	0	0	0	0	0	0	0	0	0	0	0
Monday, November 11, 2024	21	0	0	0	0	0	0	0	0	0	0
Tuesday, November 12, 2024	12	27	12	15	0	8	0	0	2	0	2
Wednesday, November 13, 2024	10	24	13	11	0	4	3	0	2	4	0
Thursday, November 14, 2024	19	31	10	21	0	5	0	0	3	0	2
Friday, November 15, 2024	31	0	0	0	0	0	0	0	0	0	0
Saturday, November 16, 2024	3	0	0	0	0	0	0	0	0	0	0
Sunday, November 17, 2024	8	0	0	0	0	0	0	0	0	0	0
Monday, November 18, 2024	34	58	6	52	0	5	0	0	1	0	0
Tuesday, November 19, 2024	17	21	4	17	0	4	0	0	0	0	0
Wednesday, November 20, 2024	16	17	6	11	0	4	0	0	2	0	0
Thursday, November 21, 2024	7	17	9	8	0	5	0	0	2	2	0
Friday, November 22, 2024	13	13	2	11	0	1	0	0	1	0	0
Saturday, November 23, 2024	2	0	0	0	0	0	0	0	0	0	0
Sunday, November 24, 2024	0	0	0	0	0	0	0	0	0	0	0
Monday, November 25, 2024	15	16	3	13	0	2	0	0	1	0	0
Tuesday, November 26, 2024	20	12	1	11	0	1	0	0	0	0	0
Wednesday, November 27, 2024	40	13	8	5	0	4	0	0	3	0	1
Thursday, November 28, 2024	0	0	0	0	0	0	0	0	0	0	0
Friday, November 29, 2024	1	0	0	0	0	0	0	0	0	0	0
Saturday, November 30, 2024	4	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>379</b>	<b>347</b>	<b>131</b>	<b>216</b>	<b>0</b>	<b>77</b>	<b>3</b>	<b>0</b>	<b>36</b>	<b>7</b>	<b>8</b>
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
	13	12	4	7	0	Total				131	
	Average Per Day					% Marked to Received					
						35%					

MHOG = MHOG Water System  
 OPW = Oak Pointe Water System

LE = Lake Edgewood Sewer System  
 G/O = G/O Sewer System  
 OPS = Oak Pointe Sewer System  
 HTS = Howell Township Sewer System

**Howell Township**  
**Updated Capital Improvement Plan Summary**  
**Updated 12/16/24**

Active CIP and Significant Repairs In Progress					
No.	Project Description	Priority	Initial Estimate	Revised Estimate	Update
1	WesTech North Clarifier Upgrade and New RAS Pump	High	\$450,000	\$321,988	CSM Scheduled for 12/19/24 to connect new RAS Pump. WesTech submitted O&M Manual for New Clarifier. Sent O&M Manual to FHC, Inc. Shipping is scheduled for mid-late January 2025.
2	Union at Oak Grove SCADA Integration	High	\$10,000	\$10,000	Received PLC Information, shared with Kennedy. Schedule installation.
<b>Total</b>			<b>\$460,000</b>	<b>\$331,988</b>	

**10K**

HAPRA MEETING 12-17-2024

We selected new Officers for 2025.

Discussed options for people that live in the townships that are part of the Authority that are not in Howell school district. Will look at again at the January meeting.

Approved 2024 Audit Agreement

Approved the 2025 BCBS Insurance Renewal

Discussed Medical Leave Policy for HAPRA, will bring back in January.

Budget for 2025 introduced

2024 Impact Report attached

## PLAY



1040+ Hours



of Drop-in Pickleball

140+ Hours



of Rec on the Go + 48 FREE Rec on the Go programs

508



Sweetheart Dance participants

1,345



Youth Soccer Players in 2024

208+ Hours



of Karate Classes

1202



Community Center Memberships

## GR@W



53 New Programs



Brand new events run in 2024

600+ Hours



of Hive Five Camps (up 10%)

3,000+



Legend of Sleepy Howell attendees (up 17%)

322



Senior Center Members (up 14%)

13



50+ Travel Trips (up 117%)

1720



5K Runners in 2024 (up 13%)

## BELONG



34,000+



Melon Fest attendees

1020+ Hours



of safe, supervised time at The Hive Teen Center

\$4,914



Raised for Community Benevolent Fund during the Never Forget 5K!

7,000+



FREE Panera Bread items given out to Seniors in 2024.

520+ Hours



of Fitness classes

630+



FREE Programs for Senior Center Members

**HAPRA Website:**

As programs grew in 2024, the Howell Recreation website saw a good spike in traffic. We reached just over 88K people on our site each year.

**Website Stats:** 121K total visits (88k unique) -> (+10% yr/yr website traffic growth)

-----

**Melon Festival Website:**

The Melon Festival website got a huge refresh in Spring of 2024. The site was redesigned to be much more mobile-friendly and user-friendly. That combined with a successful festival resulted in a 24% increase in site traffic with 53K unique visitors this year, the majority of which visited the site in the months of June-August.

**Festival Website Stats:** 69K total visits (53K unique) -> (+24% yr/yr website traffic growth\*)

\*growth attributed to larger festival and more user friendly website redesign.

-----

**Howell Recreation Facebook Page:**

We saw a huge increase in the reach of our facebook posts this year. Much of this growth came from our own page which saw over 700 new followers in 2024 as well as getting our page added to several locally-run pages with large follower counts.

**Facebook page stats:** 128K annual reach -> (+24% yr/yr growth)

13K content interactions (comment, message, like, share) + (16.4% yr/yr growth)

+704 new Facebook followers



10M

**HOWELL TOWNSHIP  
PARK AND RECREATION COMMITTEE  
MEETING MINUTES**

TOOLEY ROAD PARK DEVELOPMENT

3525 Byron Road Howell, MI 48855

December 10, 2024

12:00pm

**Attendance**

Martha Haglund	Livingston County Principal Planner – AICP Candidate
Jonathan Hohenstein	Howell Township Treasurer
Teresa Murrish	Howell Township Deputy Treasurer

**Request**

- Howell Area Parks and Recreation Authority (HAPRA) requested the following from the Howell Township’s Park and Recreation Committee:
  - Review HAPRA’s Master Plan.
  - Adopt HAPRA’s Master Plan via resolution if the Township is interested in using their Master Plan.

**Discussion Topics**

- HAPRA’s Master Plan
- Three draft resolutions to support HAPRA’s Master Plan.

**Recommendations**

**Howell Township already has a Park and Recreation Master Plan in place until 2028. Should the Board decide to not renew the Township’s Plan it could decide to adopt HAPRA’s Park and Recreation Master Plan. The committee will work with the Township Board prior to the end of the current Plan to determine which Plan they would like to use in the future.**

Respectfully submitted by:

Teresa Murrish

10N

## Howell Township Treasurer

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 7, 2025 2:48 PM  
**To:** Howell Township Clerk  
**Cc:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Deputy Treasurer  
**Subject:** Shiawassee River Committee Update 1.7.2025

Hi Sue,

Please include this Shiawassee River Committee update for the 1/13/2015 Board meeting.

Thank you,

Curt Hamilton

Shiawassee River Committee

---

### Shiawassee River Committee Update

(as of 1/7/2025)

- At the August 12, 2024, the Howell Township Board added the Shiawassee River Committee as a regular agenda item.
- At the September 9, 2024 Board Meeting, Curt Hamilton presented:
  - A 1 page summary of the EPA 5 Year Report
  - A draft list of 5 goals for the Shiawassee River Committee, which are listed below with status updates:
    - 1) Summarize the EPA 5 Year Report(FYR) for the general public. COMPLETE by Curt Hamilton
      - Includes 2 Action Items that are DUE by 9/30/2024
        - Finalize the first MNR (Monitored Natural Recovery) Report. Determine if ongoing source(s) are preventing natural recovery
        - An updated CSM (Conceptual Site Model) should be developed that assesses potential sources, transport, current exposure concentrations, and changes over time.
      - ***EPA response from 12/12/2024 email: “EPA and EGLE are continuing to work with the Potentially Responsible Party (PRP) to revise the draft MNR Report, which includes a CSM for the river sediments. There have been numerous comments on the MNR Report to address, so the quality reviews are taking longer and the MNR Report and CSM have not been finalized. EPA's goal is to approve the MNR Report and CSM prior to Summer of 2025, which is when the PRP will need to take river sediment, fish tissue and surface water samples. The 2025 sampling effort will enable EPA to compare 2025 data to the 2020/2021 Baseline sampling data to determine the protectiveness of the remedy in support of the 2029 Five Year Review. “***
    - 2) Determine what State/Federal/other funds are available to clean up the pollution from the river to get back to safe levels.
      - ***Curt and Mike have contacted various elected officials, but we were still awaiting the response from the EPA/EGLE. Now with new elected officials in***

***place and with some responses from EPA/EGLE, Curt & Mike will reach back out to the elected officials and update them on our status.***

- 3) Determine if there are any current pollution sources still within the Shiawassee River drainage basin and shut them down.
    - Some of this information should be available from the action items in #1 above
  - 4) Understand the floodplain next to the Shiawassee River and clear the river of any debris that contributes to flooding.
    - Drain Commission responsibility (some \$\$\$ might be currently available)
  - 5) Understand the new proposed Tooley Road Park and its relationship to the Shiawassee.
    - The \$1.2 million that was approved for the Parks Department should not be used for build a walking path or parking lot until there is a clear plan for cleaning up the river!
    - ***At the 12/09/2024 Board Meeting, the Board agreed to conduct an environmental study of the Tooley Road park property.***
- Goals can be updated as new information is learned.

Thank you  
Curt Hamilton  
Shiawassee River Committee

11

**Howell Township**  
**Invoice and Check Registers**  
**As of 12/31/2024**

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00023974	DECKER AGENCY	11/04/2024	12/01/2024	35,125.00	0.00	Paid	Y
00023975	TRUE VALUE HARDWARE	11/04/2024	12/01/2024	36.48	0.00	Paid	Y
00023976	KENNEDY INDUSTRIES INC	10/29/2024	12/01/2024	1,595.75	0.00	Paid	Y
00023977	LOREA TOPSOIL & AGGREGATE	11/19/2024	12/01/2024	389.10	0.00	Paid	Y
00023978	PVS TECHNOLOGIES, INC	11/15/2024	12/15/2024	8,659.39	0.00	Paid	Y
00023984	LIVINGSTON COUNTY CLERK	11/22/2024	12/25/2024	1,577.81	0.00	Paid	Y
00023985	CONSUMERS ENERGY	11/18/2024	12/13/2024	310.49	0.00	Paid	Y
00023987	MICRO WORKS COMPUTING, INC	11/15/2024	12/05/2024	80.00	0.00	Paid	Y
00023988	CONSUMERS ENERGY	11/18/2024	12/12/2024	185.75	0.00	Paid	Y
00023989	CONSUMERS ENERGY	11/18/2024	12/12/2024	27.56	0.00	Paid	Y
00023990	CONSUMERS ENERGY	11/20/2024	12/12/2024	146.43	0.00	Paid	Y
00023986	MUTUAL OF OMAHA INSURANCE COMPANY	11/18/2024	12/01/2024	209.88	0.00	Paid	Y
00023991	CINTAS CORPORATION	11/26/2024	12/12/2024	124.57	0.00	Paid	Y
00023992	PERFECT MAINTENANCE	12/01/2024	12/15/2024	195.00	0.00	Paid	Y
00023993	THE GARBAGE MAN	11/29/2024	12/31/2024	208.27	0.00	Paid	Y
00023994	CORELOGIC CENTRALIZED REFUNDS	12/02/2024	12/02/2024	909.59	0.00	Paid	Y
00024001	BRIGHTON ANALYTICAL	11/21/2024	12/21/2024	30.00	0.00	Paid	Y
00024002	GENOA TOWNSHIP DPW	12/02/2024	12/21/2024	28,135.32	0.00	Paid	Y
00024003	GO WWTP VACTOR PAD	12/02/2024	12/02/2024	453.80	0.00	Paid	Y
00024004	LIVINGSTON COUNTY TREASURER	12/02/2024	12/21/2024	812.50	0.00	Paid	Y
00024005	HOWELL PUBLIC SCHOOLS	12/02/2024	12/21/2024	1,117.76	0.00	Paid	Y
00024006	LIVINGSTON COUNTY TREASURER	12/02/2024	12/21/2024	2,438.80	0.00	Paid	Y
00024007	HOWELL PUBLIC SCHOOLS	12/02/2024	12/21/2024	2,908.47	0.00	Paid	Y
00024008	LIV EDUC SERVICE AGENCY	12/02/2024	12/21/2024	1,289.37	0.00	Paid	Y
00024009	LIVINGSTON COUNTY TREASURER	12/02/2024	12/21/2024	1,298.52	0.00	Paid	Y
00024010	SMART BUSINESS SOURCE, LLC	12/04/2024	12/21/2024	520.16	0.00	Paid	Y
00024011	FAHEY SCHULTZ BURZYCH RHODES PLC	12/04/2024	12/27/2024	1,718.50	0.00	Paid	Y
00024012	FAHEY SCHULTZ BURZYCH RHODES PLC	12/04/2024	12/27/2024	6,264.00	0.00	Paid	Y
00024013	FAHEY SCHULTZ BURZYCH RHODES PLC	12/04/2024	12/27/2024	598.50	0.00	Paid	Y
00024014	FAHEY SCHULTZ BURZYCH RHODES PLC	12/04/2024	12/27/2024	2,937.00	0.00	Paid	Y
00024015	FAHEY SCHULTZ BURZYCH RHODES PLC	12/04/2024	12/27/2024	3,083.00	0.00	Paid	Y
00024016	FAHEY SCHULTZ BURZYCH RHODES PLC	12/04/2024	12/27/2024	5,826.00	0.00	Paid	Y
00024017	FAHEY SCHULTZ BURZYCH RHODES PLC	12/04/2024	12/27/2024	5,689.50	0.00	Paid	Y
00024018	SPICER GROUP	12/04/2024	12/04/2024	2,046.25	0.00	Paid	Y
00024019	AT&T	12/04/2024	12/27/2024	327.23	0.00	Paid	Y
00024023	SPICER GROUP	12/05/2024	12/04/2024	2,035.50	0.00	Paid	Y
00024024	SPICER GROUP	12/05/2024	12/04/2024	741.25	0.00	Paid	Y
00024025	SPICER GROUP	12/05/2024	12/04/2024	107.25	0.00	Paid	Y
00024026	SPICER GROUP	12/05/2024	12/04/2024	178.75	0.00	Paid	Y
00024020	KENT COMMUNICATIONS INC	11/20/2024	12/27/2024	1,245.73	0.00	Paid	Y
00024021	TERESA MURRISH	12/04/2024	12/27/2024	245.16	0.00	Paid	Y
00024022	HOWELL AREA FIRE AUTHORITY	12/04/2024	12/27/2024	12.50	0.00	Paid	Y
00024027	COMCAST	12/04/2024	12/27/2024	436.30	0.00	Paid	Y
00024028	APEX SOFTWARE	11/27/2024	12/27/2024	780.00	0.00	Paid	Y
00024033	PVS TECHNOLOGIES, INC	08/13/2024	12/27/2024	9,496.16	0.00	Paid	Y
00024034	DTE ENERGY	12/04/2024	12/26/2024	205.88	0.00	Paid	Y
00024035	DTE ENERGY	12/04/2024	12/26/2024	237.89	0.00	Paid	Y
00024036	REPUBLIC SERVICES	12/04/2024	12/26/2024	116.85	0.00	Paid	Y
00024037	DTE ENERGY	12/04/2024	12/26/2024	583.13	0.00	Paid	Y
00024038	HOWELL TOWNSHIP	12/04/2024	12/26/2024	603.62	0.00	Paid	Y
00024039	MUNICIPAL ASSOCIATES	12/10/2024	12/26/2024	3,594.00	0.00	Paid	Y
00024040	CARLISLE WORTMAN ASSOC, INC.	12/06/2024	12/26/2024	1,100.00	0.00	Paid	Y
00024041	DTE ENERGY	12/06/2024	12/26/2024	775.17	0.00	Paid	Y
00024042	HOWELL AREA FIRE AUTHORITY	12/06/2024	12/26/2024	12.50	0.00	Paid	Y



INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00024043	ABSOPURE	12/06/2024	12/26/2024	12.00	0.00	Paid	Y
00024044	TANYA DAVIDSON	12/06/2024	12/26/2024	379.64	0.00	Paid	Y
00024045	GUARDIAN ALARM	12/06/2024	12/26/2024	928.92	0.00	Paid	Y
00024029	FIRST NATIONAL BANK	12/13/2024	12/13/2024	4,956.80	0.00	Paid	Y
00024030	HOWELL TOWNSHIP	12/13/2024	12/13/2024	118.52	0.00	Paid	Y
00024031	AMERICAN FUNDS	12/13/2024	12/13/2024	3,160.49	0.00	Paid	Y
00024032	EMPOWER	12/13/2024	12/13/2024	1,449.29	0.00	Paid	Y
00024046	GRAINGER	12/06/2024	12/26/2024	656.90	0.00	Paid	Y
00024047	SPICER GROUP	12/16/2024	12/25/2024	71.50	0.00	Paid	Y
00024048	SPICER GROUP	12/16/2024	12/25/2024	2,705.25	0.00	Paid	Y
00024049	SPICER GROUP	12/16/2024	12/25/2024	1,258.50	0.00	Paid	Y
00024050	SPICER GROUP	12/16/2024	12/25/2024	107.25	0.00	Paid	Y
00024051	SPICER GROUP	12/16/2024	12/25/2024	2,829.50	0.00	Paid	Y
00024052	SPICER GROUP	12/16/2024	12/25/2024	2,445.50	0.00	Paid	Y
00024053	CARLISLE WORTMAN ASSOC, INC.	12/16/2024	12/25/2024	525.00	0.00	Paid	Y
00024054	CARLISLE WORTMAN ASSOC, INC.	12/16/2024	12/25/2024	430.00	0.00	Paid	Y
00024055	CARLISLE WORTMAN ASSOC, INC.	12/16/2024	12/25/2024	227.50	0.00	Paid	Y
00024056	CARLISLE WORTMAN ASSOC, INC.	12/16/2024	12/25/2024	57.50	0.00	Paid	Y
00024057	SPICER GROUP	12/16/2024	12/25/2024	853.25	0.00	Paid	Y
00024058	DTE ENERGY	12/10/2024	01/02/2025	464.99	0.00	Paid	Y
00024059	GANNETT MICHIGAN LOCALIQ	12/01/2024	12/20/2024	161.73	0.00	Paid	Y
00024060	DTE ENERGY	12/10/2024	01/02/2024	224.48	0.00	Paid	Y
00024061	DTE ENERGY	12/10/2024	01/02/2024	386.28	0.00	Paid	Y
00024062	DTE ENERGY	12/10/2024	01/02/2024	5,013.37	0.00	Paid	Y
00024063	DTE ENERGY	12/10/2024	01/02/2024	269.54	0.00	Paid	Y
00024064	DTE ENERGY	12/10/2024	01/02/2024	35.97	0.00	Paid	Y
00024065	DTE ENERGY	12/10/2024	01/02/2024	554.24	0.00	Paid	Y
00024066	DTE ENERGY	12/10/2024	01/02/2024	449.84	0.00	Paid	Y
00024067	SPICER GROUP	12/17/2024	12/25/2024	455.25	0.00	Paid	Y
00024068	HOWELL PUBLIC SCHOOLS	12/17/2024	12/17/2024	824.83	0.00	Paid	Y
00024069	HOWELL PUBLIC SCHOOLS	12/17/2024	12/17/2024	3,595.79	0.00	Paid	Y
00024070	LIVINGSTON COUNTY TREASURER	12/17/2024	12/17/2024	1,799.66	0.00	Paid	Y
00024071	LIV EDUC SERVICE AGENCY	12/17/2024	12/17/2024	951.48	0.00	Paid	Y
00024072	LIVINGSTON COUNTY TREASURER	12/17/2024	12/17/2024	958.25	0.00	Paid	Y
00024073	LIVINGSTON COUNTY TREASURER	12/17/2024	12/17/2024	15,813.78	0.00	Paid	Y
00024074	HOWELL PUBLIC SCHOOLS	12/17/2024	12/17/2024	58,646.72	0.00	Paid	Y
00024075	HOWELL CARNEGIE LIBRARY	12/17/2024	12/17/2024	21,820.15	0.00	Paid	Y
00024076	FOWLerville SCHOOLS	12/17/2024	12/17/2024	3,236.29	0.00	Paid	Y
00024077	FOWLerville DIST LIBRARY	12/17/2024	12/17/2024	447.61	0.00	Paid	Y
00024078	HOWELL AREA FIRE AUTHORITY	12/17/2024	12/17/2024	42,982.88	0.00	Paid	Y
00024079	HOWELL PARKS AND RECREATION	12/17/2024	12/17/2024	10,662.34	0.00	Paid	Y
00024080	MICHAEL KORS STORES LLC	12/17/2024	12/25/2024	3,199.20	0.00	Paid	Y
00024081	BISHOPP GERARDINE E	12/17/2024	12/25/2024	459.58	0.00	Paid	Y
00024082	FIRST NATIONAL BANK	12/27/2024	12/27/2024	5,619.42	0.00	Paid	Y
00024083	HOWELL TOWNSHIP	12/27/2024	12/27/2024	118.50	0.00	Paid	Y
00024084	BLUE CARE NETWORK	12/27/2024	12/27/2024	4,797.13	0.00	Paid	Y
00024085	AMERICAN FUNDS	12/27/2024	12/27/2024	3,579.56	0.00	Paid	Y
00024086	TREASURY STATE OF MICHIGAN	12/27/2024	12/27/2024	1,658.79	0.00	Paid	Y
00024087	EMPOWER	12/27/2024	12/27/2024	1,457.95	0.00	Paid	Y

# of Invoices: 103 # Due: 0 Totals: 353,602.30 0.00  
 # of Credit Memos: 0 # Due: 0 Totals: 0.00 0.00  
 Net of Invoices and Credit Memos: 353,602.30 0.00

*Agrees with Check Register BK*

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
--- TOTALS BY FUND ---							
	101 GENERAL FUND			95,060.77	0.00		
	592 SWR/WTR			82,367.96	0.00		
	701 TRUST & AGENCY			812.50	0.00		
	703 TAX FUND			175,361.07	0.00		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 OTHER			220,190.02	0.00		
	101 TOWNSHIP BOARD			107.82	0.00		
	215 CLERK			100.00	0.00		
	247 BOARD OF REVIEW			53.91	0.00		
	253 TREASURER			1,490.89	0.00		
	257 ASSESSING			780.00	0.00		
	262 ELECTIONS			1,857.45	0.00		
	265 TOWNSHIP HALL			18,662.58	0.00		
	268 TOWNSHIP AT LARGE			26,891.67	0.00		
	538 WWTP			82,367.96	0.00		
	701 PLANNING			1,100.00	0.00		

CHECK REGISTER FOR HOWELL TOWNSHIP  
CHECK DATE 12/01/2024 - 12/31/2024

Check Date	Check	Vendor Name	Description	Amount
<b>Bank GEN GENERAL FUND CHECKING</b>				
12/05/2024	18934	APEX SOFTWARE	ANNUAL MAINTENANCE	780.00
12/05/2024	18935	CINTAS CORPORATION	BLUE MATS	124.57
12/05/2024	18936	FAHEY SCHULTZ BURZYCH RHODES	GENERAL ZONING BURKHART ROAD ASSOC. OAKLAND TACTICAL SUPPLY LITIGATION BURKART ROAD ASSOCIATES (22-292-AA) HOWELL-MASON LLC LITIGATION (24-32242-C HOWELL-MASON LLC (24-350-AA)	1,718.50 6,264.00 598.50 2,937.00 3,083.00 5,826.00 5,689.50 <hr/> 26,116.50
12/05/2024	18937	THE GARBAGE MAN	TRASH PICKUP	208.27
12/05/2024	18938	HOWELL AREA FIRE AUTHORITY	PARKING VIOLATION #1095	12.50
12/05/2024	18939	KENT COMMUNICATIONS INC	WINTER 2024 TAX BILLS PRINT AND MAIL	1,245.73
12/05/2024	18940	LIVINGSTON COUNTY CLERK	ELECTION EXPENSES	1,577.81
12/05/2024	18941	MICRO WORKS COMPUTING, INC	SETUP SECURITY RIGHTS	80.00
12/05/2024	18942	TERESA MURRISH	DEPUTY TREASURER CLASS, MILEAGE, BOOK	245.16
12/05/2024	18943	MUTUAL OF OMAHA INSURANCE COM	DECEMBER 2024	209.88
12/05/2024	18944	PERFECT MAINTENANCE	DECEMBER CLEANING SERVICES	195.00
12/05/2024	18945	SMART BUSINESS SOURCE, LLC	OFFICE/KITCHEN SUPPLIES	520.16
12/05/2024	18946	SPICER GROUP	Check Request For Bond: BSP24-0003 Check Request For Bond: BSP21-0005 Check Request For Bond: BSP24-0007 Check Request For Bond: BSP23-0006 Check Request For Bond: BSP24-0010	2,046.25 2,035.50 741.25 107.25 178.75 <hr/> 5,109.00
12/17/2024	18947	ABSOPURE	COOLER RENTAL DECEMBER 2024	12.00
12/17/2024	18948	CARLISLE WORTMAN ASSOC, INC.	GENERAL CONSULTATION Check Request For Bond: BSP24-0009 Check Request For Bond: BSP21-0006 Check Request For Bond: BSP24-0003 Check Request For Bond: BSP24-0005	1,100.00 525.00 430.00 227.50 57.50 <hr/> 2,340.00
12/17/2024	18949	TANYA DAVIDSON	DEPUTY CLERK/ELECTION EXPENSES	379.64
12/17/2024	18950	DTE ENERGY	STREET LIGHTS	775.17
12/17/2024	18951	GUARDIAN ALARM	ALARM MONITORING 1/1 - 6/30/25	928.92
12/17/2024	18952	HOWELL AREA FIRE AUTHORITY	PARKING VIOLATION #1094	12.50
12/17/2024	18953	GANNETT MICHIGAN LOCALIQ	NOVEMBER PUBLICATIONS	161.73
12/17/2024	18954	SPICER GROUP	Check Request For Bond: BSP19-0004 Check Request For Bond: BSP24-0005 Check Request For Bond: BSP22-0003 Check Request For Bond: BSP20-0005 Check Request For Bond: BSP20-0003 Check Request For Bond: BSP24-0006 Check Request For Bond: BSP20-0005	71.50 2,705.25 1,258.50 107.25 2,829.50 2,445.50 853.25

**CHECK REGISTER FOR HOWELL TOWNSHIP**

CHECK DATE 12/01/2024 - 12/31/2024

Check Date	Check	Vendor Name	Description	Amount
<b>Bank GEN GENERAL FUND CHECKING</b>				
			Check Request For Bond: BSP23-0001	455.25
				<u>10,726.00</u>
12/27/2024	18955	BLUE CARE NETWORK	Remittance Check	4,797.13
12/05/2024	101001958(E)	COMCAST	DECEMBER 2024	436.30
12/05/2024	101001959(E)	CONSUMERS ENERGY	TWP HALL NOVEMBER 2024	310.49
12/13/2024	101001960(E)	EMPOWER	Remittance Check	1,449.29
12/13/2024	101001961(E)	FIRST NATIONAL BANK	Remittance Check	4,956.80
12/13/2024	101001962(E)	HOWELL TOWNSHIP	Remittance Check	118.52
12/13/2024	101001963(E)	AMERICAN FUNDS	Remittance Check	3,160.49
12/17/2024	101001964(E)	DTE ENERGY	TWP HALL DECEMBER 2024	464.99
12/27/2024	101001965(E)	EMPOWER	Remittance Check	1,457.95
12/27/2024	101001966(E)	FIRST NATIONAL BANK	Remittance Check	5,619.42
12/27/2024	101001967(E)	HOWELL TOWNSHIP	Remittance Check	118.50
12/27/2024	101001968(E)	AMERICAN FUNDS	Remittance Check	3,579.56
12/27/2024	101001969(E)	TREASURY STATE OF MICHIGAN	Remittance Check	1,658.79
<b>GEN TOTALS:</b>				
Total of 34 Checks:				79,888.77
Less 0 Void Checks:				0.00
Total of 34 Disbursements:				<u>79,888.77</u>
<b>Bank T&amp;A TRUST &amp; AGENCY CHECKING</b>				
12/03/2024	3658	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	812.50
<b>T&amp;A TOTALS:</b>				
Total of 1 Checks:				812.50
Less 0 Void Checks:				0.00
Total of 1 Disbursements:				<u>812.50</u>
<b>Bank TAX TAX CHECKING</b>				
12/02/2024	6035	HOWELL TOWNSHIP	Tax Disbursement	87.86 V
12/02/2024	6036	HOWELL PUBLIC SCHOOLS	Tax Disbursement	2,908.47 V
12/02/2024	6037	HOWELL PUBLIC SCHOOLS	Tax Disbursement	1,117.76 V
12/02/2024	6038	LIV EDUC SERVICE AGENCY	Tax Disbursement	1,289.37 V
12/02/2024	6039	CORELOGIC CENTRALIZED REFUNDS	2024 Sum Tax Refund 4706-13-302-083	909.59
12/02/2024	6040	LIVINGSTON COUNTY TREASURER	Tax Disbursement	1,298.52 V
12/02/2024	6041	LIVINGSTON COUNTY TREASURER	Tax Disbursement	2,438.80 V
12/03/2024	6042	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 2024 11/16/2024 - 11/30/20	2,908.47
12/03/2024	6043	HOWELL PUBLIC SCHOOLS	SUMMER TAXES 2024 11/16/2024 - 11/30/20	1,117.76
12/03/2024	6044	LIV EDUC SERVICE AGENCY	SUMMER TAXES 2024 11/16/2024 - 11/30/20	1,289.37
12/03/2024	6045	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 2024 11/16/2024 - 11/30/20	2,438.80
12/03/2024	6046	LIVINGSTON COUNTY TREASURER	SUMMER TAXES 2024 11/16/2024 - 11/30/20	1,298.52
12/17/2024	6047	FOWLerville DIST LIBRARY	WINTER 2024 TAXES 12/1 - 12/15/24	447.61
12/17/2024	6048	FOWLerville SCHOOLS	WINTER 2024 TAXES 12/1 - 12/15/24	3,236.29
12/17/2024	6049	HOWELL PARKS AND RECREATION	WINTER 2024 TAXES 12/1 - 12/15/24	10,662.34
12/17/2024	6050	HOWELL AREA FIRE AUTHORITY	WINTER 2024 TAXES 12/1 - 12/15/24	42,982.88
12/17/2024	6051	HOWELL CARNEGIE LIBRARY	WINTER 2024 TAXES 12/1 - 12/15/24	21,820.15
12/17/2024	6052	HOWELL PUBLIC SCHOOLS	SUMMER 2024 TAXES 12/1 - 12/15/24	3,595.79
12/17/2024	6053	HOWELL PUBLIC SCHOOLS	SUMMER 2024 TAXES 12/1 - 12/15/24	824.83
12/17/2024	6054	HOWELL PUBLIC SCHOOLS	WINTER 2024 TAXES 12/1 - 12/15/24	58,646.72

**CHECK REGISTER FOR HOWELL TOWNSHIP**  
CHECK DATE 12/01/2024 - 12/31/2024

Check Date	Check	Vendor Name	Description	Amount
<b>Bank TAX TAX CHECKING</b>				
12/17/2024	6055	LIV EDUC SERVICE AGENCY	SUMMER 2024 TAXES 12/1 - 12/15/24	951.48
12/17/2024	6056	MICHAEL KORS STORES LLC	2024 Sum Tax Refund 4706-99-001-176	3,199.20
12/17/2024	6057	BISHOPP GERARDINE E	2024 Sum Tax Refund 4706-34-100-019	459.58
12/17/2024	6058	LIVINGSTON COUNTY TREASURER	SUMMER 2024 TAXES 12/1 - 12/15/24	1,799.66
12/17/2024	6059	LIVINGSTON COUNTY TREASURER	SUMMER 2024 TAXES 12/1 - 12/15/24	958.25
12/17/2024	6060	LIVINGSTON COUNTY TREASURER	WINTER 2024 TAXES 12/1 - 12/15/24	15,813.78

TAX TOTALS:  
 Total of 26 Checks: 184,501.85  
 Less 6 Void Checks: 9,140.78  
 Total of 20 Disbursements: 175,361.07

**Bank UTYCK UTILITY CHECKING**

12/04/2024	3255	BRIGHTON ANALYTICAL	ANIONS TESTING	30.00
12/04/2024	3256	DECKER AGENCY	PUBLIC ENTITY INSURANCE RENEWAL 12/1/24	35,125.00
12/04/2024	3257	GENOA TOWNSHIP DPW	PLANT MAINTENANCE DEC 2024	28,135.32
12/04/2024	3258	GO WWTP VACTOR PAD	STATION CLEANING DEBRIS	453.80
12/04/2024	3259	KENNEDY INDUSTRIES INC	PS#70 SERVICE CALL	1,595.75
12/04/2024	3260	LOREA TOPSOIL & AGGREGATE	EXCAVATOR RENTAL FOR MANHOLE REPAIR	389.10
12/04/2024	3261	PVS TECHNOLOGIES, INC	FERRIC CHLORIDE 45,120 LBS	8,659.39
12/04/2024	3262	TRUE VALUE HARDWARE	GLOVES, BATTERIES	36.48
12/17/2024	3263	GRAINGER	SPACE HEATER	656.90
12/17/2024	3264	HOWELL TOWNSHIP	4706-12-300-009 DRAINS	603.62
12/17/2024	3265	MUNICIPAL ASSOCIATES	AIR RELEASE VALVE REPLACEMENTS (3) \$1,1	3,594.00
12/17/2024	3266	PVS TECHNOLOGIES, INC	FERRIC CHLORIDE 49,480 LBS	9,496.16
12/17/2024	3267	REPUBLIC SERVICES	MONTHLY WASTE PICKUP	116.85
12/04/2024	59004070(E)	AT&T	DECEMBER 2024	327.23
12/04/2024	59004071(E)	CONSUMERS ENERGY	1222 PACKARD DR NOV 2024	185.75
12/04/2024	59004072(E)	CONSUMERS ENERGY	391 N BURKHART NOV 2024	27.56
12/04/2024	59004073(E)	CONSUMERS ENERGY	2571 OAKGROVE NOV 2024	146.43
12/17/2024	59004074(E)	DTE ENERGY	391 N BURKHART DEC 2024	205.88
12/17/2024	59004075(E)	DTE ENERGY	1009 N BURKHART DEC 2024	237.89
12/17/2024	59004076(E)	DTE ENERGY	2571 OAKGROVE DEC 2024	583.13
12/17/2024	59004077(E)	DTE ENERGY	3888 OAK GROVE DEC 2024	224.48
12/17/2024	59004078(E)	DTE ENERGY	2700 TOOLEY RD DEC 2024	386.28
12/17/2024	59004079(E)	DTE ENERGY	1222 PACKARD DEC 2024	5,013.37
12/17/2024	59004080(E)	DTE ENERGY	2559 W GRAND RIVER DEC 2024	269.54
12/17/2024	59004081(E)	DTE ENERGY	1216 PACKARD DR DEC 2024	35.97
12/17/2024	59004082(E)	DTE ENERGY	1575 N BURKHART DEC 2024	554.24
12/17/2024	59004083(E)	DTE ENERGY	1034 AUSTIN CT DEC 2024	449.84

UTYCK TOTALS:  
 Total of 27 Checks: 97,539.96  
 Less 0 Void Checks: 0.00  
 Total of 27 Disbursements: 97,539.96

**REPORT TOTALS:**

Total of 88 Checks: 362,743.08  
 Less 6 Void Checks: 9,140.78  
 Total of 82 Disbursements: 353,602.30

*Areas with Invoice Register BK*

**CHECK REGISTER FOR HOWELL TOWNSHIP**  
For Check Dates 12/01/2024 to 12/31/2024

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
12/13/2024	GEN	DD6037	BRENT J. KILPELA	5,304.95	0.00	3,970.62	Cleared
12/13/2024	GEN	DD6038	CAROL A. MAKUSHIK	2,605.16	0.00	1,699.18	Cleared
12/13/2024	GEN	DD6039	SUSAN K. DAUS	1,601.65	0.00	1,255.47	Cleared
12/13/2024	GEN	DD6040	TANYA L. DAVIDSON	2,008.63	0.00	1,484.62	Cleared
12/13/2024	GEN	DD6041	MICHAEL CODDINGTON	1,409.33	0.00	932.06	Cleared
12/13/2024	GEN	DD6042	JONATHAN C. HOHENSTEIN	4,178.94	0.00	2,687.93	Cleared
12/13/2024	GEN	DD6043	TERESA M. MURRISH	1,934.50	0.00	1,435.60	Cleared
12/13/2024	GEN	DD6044	MARNIE E. HEBERT	2,026.82	0.00	1,695.02	Cleared
12/27/2024	GEN	DD6045	BRENT J. KILPELA	5,304.95	0.00	3,970.63	Cleared
12/27/2024	GEN	DD6046	CAROL A. MAKUSHIK	2,631.13	0.00	1,718.95	Cleared
12/27/2024	GEN	DD6047	MATTHEW E. COUNTS	588.92	0.00	518.83	Cleared
12/27/2024	GEN	DD6048	FAGAN SHANE	508.92	0.00	448.36	Cleared
12/27/2024	GEN	DD6049	ROBERT K. WILSON	508.92	0.00	448.35	Cleared
12/27/2024	GEN	DD6050	AAREN CURRIE	80.00	0.00	70.48	Cleared
12/27/2024	GEN	DD6051	WILLIAM S. GRAHAM	80.00	0.00	73.88	Cleared
12/27/2024	GEN	DD6052	SUSAN K. DAUS	2,001.65	0.00	1,559.88	Cleared
12/27/2024	GEN	DD6053	TANYA L. DAVIDSON	2,146.68	0.00	1,575.86	Cleared
12/27/2024	GEN	DD6054	TIMOTHY C. BOAL	588.92	0.00	518.84	Cleared
12/27/2024	GEN	DD6055	CHARLES J. FRANTJESKOS JR	80.00	0.00	70.48	Cleared
12/27/2024	GEN	DD6056	MARTHA M. HAGLUND	80.00	0.00	73.88	Cleared

CHECK REGISTER FOR HOWELL TOWNSHIP  
For Check Dates 12/01/2024 to 12/31/2024

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
12/27/2024	GEN	DD6057	MICHAEL W. NEWSTEAD	80.00	0.00	70.48	Cleared
12/27/2024	GEN	DD6058	ROBERT A. SPAULDING	160.00	0.00	140.96	Cleared
12/27/2024	GEN	DD6059	WAYNE R. WILLIAMS JR	80.00	0.00	73.88	Cleared
12/27/2024	GEN	DD6060	MICHAEL CODDINGTON	1,409.33	0.00	932.07	Cleared
12/27/2024	GEN	DD6061	JONATHAN C. HOHENSTEIN	4,265.49	0.00	2,745.10	Cleared
12/27/2024	GEN	DD6062	TERESA M. MURRISH	2,014.00	0.00	1,488.15	Cleared
12/27/2024	GEN	DD6063	MARNIE E. HEBERT	2,054.82	0.00	1,716.34	Cleared
Report Total:				45,733.71	0.00	33,375.90	
			Number of Checks	27			
			Total Physical Checks	0			
			Total Check Stubs	27			