

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

3525 Byron Road
Howell, MI 48855
January 28, 2025
6:30 pm

1. Call to Order
2. Roll Call: () Wayne Williams - Chair () Chuck Frantjeskos
 () Robert Spaulding – Vice Chair () Matt Stanley
 () Mike Newstead – Secretary () Sharon Lollo
 () Tim Boal – Board Rep.
3. Pledge of Allegiance
4. Approval of the Agenda:
 Planning Commission Regular Meeting: January 28, 2025
5. Approval of the Minutes:
 Regular Meeting December 17, 2024
6. Call to the Public:
7. Zoning Board of Appeals Report:
 Regular Meeting January 21, 2025
8. Township Board Report:
 Regular Meeting January 13, 2025
9. Ordinance Violation Report:
10. Scheduled Public Hearings:
 - A. Mark Juett, PC2024-17, Parcel # 4706-28-100-071, Vacant land – Hydraulic Drive.
 Request to Rezone parcel from Industrial (I) to Industrial Flex Zone (IFZ).
11. Other Matters to be Reviewed by the Planning Commission:
 - A. Annual Report to the Township Board for 2024 - Review and Discussion
 - B. Officer Selection per Section 2 of the Planning Commission By-laws
12. Business Items
 - A. Old Business:
 1. ADU Ordinance - Discussion
 2. Renewable Energy/Solar Ordinance - Discussion
 - B. New Business:
13. Call to the Public:
14. Adjournment

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

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

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

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

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

DRAFT

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
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. Burkhardt: 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

HOWELL TOWNSHIP ZONING BOARD OF APPEALS

DRAFT MINUTES: January 21st 2025

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

MEMBERS PRESENT:

Ken Frenger Chairman
 Carol Weaver Vice Chair
 Jim McEvoy Secretary
 Matt Counts Board Rep

MEMBERS ABSENT:

Wayne Williams PC- Rep.

Also Present:

Jonathan Hohenstein Zoning Administrator

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

APPROVAL OF AGENDA: MOTION by Counts **Seconded** by Weaver, “To Approve the January 21st, 2025, Zoning Board of Appeals Agenda” Motion carried.

APPROVAL OF MINUTES: MOTION by Weaver **Seconded** by McEvoy, “To Approve the September 17, 2024, Zoning Board of Appeals Minutes as Presented” Motion carried.

TOWNSHIP BOARD REPORT: Counts asked for questions, none.

PLANNING COMMISSION REPORT: Counts asked for questions, none

OLD BUSINESS: None

NEW BUSINESS:

A. Public Hearing: Trenton Whitaker, PZBA2024-07, Parcel #: 4706-13-302-063, 3072 Hill Hollow Ln. Howell, MI 48855.

Section 6.06 F – Single Family Residential

Section 14.18 – Supplemental Regulations

Request: 15-foot variance to the rear lot line and a 5-foot dimensional variance to the side lot line to allow a pool to be constructed within the property setbacks.

Staff Report: Jonathan Hohenstein

Parcel 4706-13-302-063 is a 0.268-acre site situated in the Oak Grove Meadows subdivision in the Single Family Residential (SFR) Zoning District. Applicant is seeking to construct a pool in the property setbacks. The property is a corner lot, which means it has two front yards and a much smaller rear yard than a typical property in the same subdivision. Setbacks for the SFR Zoning District are listed below but severely limit the area available to the applicant and the additional standards for pools limit the space even more preventing the installation of a pool.

Single Family Residential - Section 6.06-F: Yard and setback requirements.

- 1) Front yard. Minimum of thirty (30) feet from the road right-of-way line, or as specified in Section 26.05, whichever is greater.
- 2) Side yard. Minimum of ten (10) feet for each side yard, but a minimum total of twenty (20) feet for both side yards.
- 3) Rear yard. Minimum of forty (40) feet.

Supplemental Regulations - Section 14.18: Private pools shall be permitted as an accessory use in all zoning districts within the rear and side yards only, provided they meet the following requirements:

- A. There shall be a distance of not less than twenty (20) feet between the adjoining property line and the outside of the pool wall.
- B. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
- C. No swimming pool shall be located less than thirty-five (35) feet from any front lot line.
- D. No swimming pool shall be located less than the distance required for a side yard by the zoning ordinance

Trenton Whitaker discussed the need to address the setbacks with ZBA before going to the HOA (Home Owners Association). Questions: asked what the pool dimensions were? Mr. Whitaker response was 18 (eighteen) foot round. What was the location? Mr. Whitaker responded with an indication on a computer screen, of the photo of his property. Mr. Whitaker stated the reason for the request was that he did not want the pool within four (4) feet of his home. Similar to current location of a trampoline.

Public input:

Chery Januszka 3041 Ivy Wood Circle Howell, MI 48855, sent via email in support of granting the variance. Zoning Board Administrator indicated that there several phone calls in support of the variance.

ZBA after a short discussion believed that with the constraints of the property provided no options. Therefore, the variance was appropriate. Comments to Mr. Whitaker were that any deck or additional structures would have to reviewed as well. Further, Mr. Whitaker acknowledged that he would need to go to HOA in this process next.

Motion by Weaver Seconded by McEvoy, "On PZBA2024-07, Parcel #: 4706-13-302-063, 3072 Hill Hollow Ln. Howell, MI 48855 for a 15-foot variance to the rear lot line and a 5-foot dimensional variance to the side lot line to allow a pool to be constructed within the property setbacks."

Roll Call Vote:

Frenger – Yes, Weaver – Yes, Counts – Yes, McEvoy – Yes. **MOTION CARRIED 4-0**

OTHER BUSINESS

Discussion of upcoming classes:

- ROLES AND RESPONSIBILITES PROGRAM - **Date:** January 23, 2025 **Time:** 6-8pm **Location:** Howell Township
- CITIZEN PLANNER - **Date:** March 6, 13, 20, April 3, 10 and 17, 2025 **Time:** 6-9pm **Location:** The John E LaBelle Livingston County Public Safety Complex
- THE GOOD GOVERNANCE SERIES - **Date:** TBD

Board Members will attend.

Discussion of a potential for the ZBA to report to the Board for various revisions for ordinances that require often variances. Example: Barn locations.

CALL TO THE PUBLIC: No Response.

ADJOURNMENT: Meeting adjourned at 7:07 P.M.

Approved: _____

As Presented: _____

Jim McEvoy, Secretary

As Amended: _____

As Corrected: _____

Dated: _____

Draft

**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

3525 Byron Road Howell, MI 48855

January 13, 2025

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:

9 people were in attendance.

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

CALL TO THE BOARD:

Trustee Fagan requested to add a new business item for Howell Township Zoning Administrator job posting.

Motion by Fagan, **Second** by Wilson, **“To approve the agenda.”** Roll call vote: Hohenstein – no, Counts – yes, Wilson – yes, Boal – no, Daus – no, Coddington – no, Fagan – yes. Motion failed 4-3.

APPROVAL OF THE AGENDA:

January 13, 2025

Motion by Hohenstein, **Second** by Counts, **“To accept the agenda as presented.”** Discussion followed. Roll call vote: Coddington – yes, Boal – yes, Daus – yes, Counts – yes, Fagan – no, Hohenstein – yes, Wilson – No. Motion carried 5-2.

APPROVAL OF BOARD MEETING MINUTES:

December 9, 2024

REGULAR BOARD MEETING MINUTES

Motion by Boal, **Second** by Hohenstein, **“To approve the minutes with the correction of a few typos.”** Discussion followed. Motion carried. 1 dissent.

CLOSED SESSION MEETING MINUTES

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

CALL TO THE PUBLIC:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS

A. Resolution Brewer Road Drain Petition

Ken Recker spoke on the issues regarding the drainage issues on Brewer Road and the execution of the petition if passed, to move forward with the construction of a new County drain. Discussion followed. Motion by Hohenstein, Second by Boal, **“To accept Resolution 01.25.549 Petition to locate, establish and construct a drain for the Brewer Road Drain as presented.”** Roll call vote: Wilson – yes, Hohenstein – yes, Boal – yes, Fagan – no, Coddington – yes, Daus – yes, Counts – yes. Motion carried 6-1.

B. Resignation from Planning Commission – Paul Pominville

Motion by Hohenstein, **Second** by Fagan, **“To accept the resignation of Paul Pominville from the Planning Commission.”** Motion carried.

C. Appointment of Planning Commission Members

Curt Hamilton gave an introduction and spoke on why he was applying for the open Planning Commission position.

Joe Daus gave an introduction and spoke on why he was applying for the open planning commission seat.

Aaren Currie gave an introduction and spoke on why he was applying for the open Planning Commission position.

Matt Stanley gave an introduction and spoke on why he was applying for the open Planning Commission position.

Marco Lollo spoke on behalf of Sharon Lollo from a letter that Sharon prepared that gave her introduction and spoke on why she was applying for the open Planning Commission position.

Supervisor Coddington made the recommendation to appoint Matt Stanley for the Planning Commission position. **Motion** by Hohenstein, **Second** by Boal, **“To accept the Supervisor’s recommendation to appoint Matt Stanley to the Howell Township Planning Commission, term ending 12-31-26.”** Motion carried. 2 dissents.

Supervisor Coddington made the recommendation to appoint Sharon Lollo for the Planning Commission position. **Motion** by Fagan, **Second** by Wilson **“To dismiss the applicant.”** Discussion followed. Roll call vote: Boal – no, Fagan – yes, Hohenstein – no, Daus – no, Wilson – yes, Counts – no, Coddington – no. Motion failed 5-2.

Motion by Hohenstein, **Second** by Counts, **“To accept the Supervisor’s recommendation for appointing Sharon Lollo to the Planning Commission, term ending 12-31-26.”** Motion carried. 2 dissents.

D. Board of Review Reappointments

Letter to the Board from Assessor Kilpela requested reappointment for Board of Review members: Bill Graham, Aaren Currie, and Rob Spaulding as well as Jon Dekoninck as alternate. Term starting January 1, 2025 through December 31, 2026. **Motion** by Fagan, **Second** by Wilson, **“To approve the reappointments.”** Motion carried.

E. Storage Container Ordinance

Treasurer Hohenstein gave a brief overview of the storage container ordinance. Discussion followed. **Motion** by Fagan, **Second** by Hohenstein, **“To table the storage container ordinance until February bringing back additional verbiage.”** Motion carried.

F. Resolution of Support

Supervisor Coddington spoke on the Resolution of Support. **Motion** by Boal, **Second** by Counts, **“To support resolution number 01.25.550 support local control and claim of appeal against Michigan Public Service Commission Order.”** Discussion followed. Roll call vote: Hohenstein – yes, Fagan - no, Coddington – yes, Counts – yes, Daus – yes, Wilson – no, Boal – yes. Motion carried 5-2.

G. Fowlerville Schools Collection Agreement

Treasurer Hohenstein discussed the summer tax collection agreement with Fowlerville Schools. **Motion** by Hohenstein, **Second** by Counts, **“To accept the agreement with Fowlerville Community Schools to collect their summer taxes as presented.”** Motion carried.

CALL TO THE PUBLIC:

None

REPORTS:

A. SUPERVISOR:

No report

B. TREASURER: Treasurer Hohenstein requested the Board to approve the cost for the Deputy Treasurer to attend training for MMTA. **Motion** by Hohenstein, **Second** by Fagan, **“To approve the Michigan Municipal Treasurers Association training for the Howell Township Deputy Treasurer as presented.”** Motion carried.

C. CLERK: Clerk Daus is requesting the Board to approve the cost for her to attend the MAMC Institute. **Motion** by Hohenstein, **Second** by Boal, **“To approve the Clerk to attend the Michigan Association of Municipal Clerks Institute class as presented.”** Motion carried.

Clerk Daus discussed the quote of \$445.00 for an additional microphone for the board table. **Motion** by Counts, **Second** by Hohenstein, **“To approve the quote from American Video Transfer for an additional microphone.”** Motion carried.

D. ZONING:

See Zoning Administrator Hohenstein’s report

E. ASSESSING:

See Assessor Kilpela’s report

- F. FIRE AUTHORITY:
Supervisor Coddington reported on Fire Authority
- G. MHOG:
Trustee Counts reported on MHOG
- H. PLANNING COMMISSION:
Trustee Boal reported on Planning Commission. See draft minutes.
- I. ZONING BOARD OF APPEALS (ZBA):
No report
- J. WWTP:
See report
- K. HAPRA:
See report
- L. PROPERTY COMMITTEE:
No report
- M. PARK & RECREATION COMMITTEE: Treasurer Hohenstein discussed the adoption of a Recreation Master Plan when it comes to term. See report.
- N. Shiawassee River Committee:
Curt Hamilton spoke on the Shiawassee River Committee. Awaiting further information from the EPA and EGLE. See report.

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

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

ADJOURNMENT: **Motion** by Counts, **Second** by Hohenstein, **“To adjourn”** Motion carried. The meeting was adjourned at 8:03 pm.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

Monthly Permit List

Commercial Land Use

| Permit # | Applicant | Address | Fee Total | Const. Value |
|----------|--|-----------------|-----------|--------------|
| P24-190 | CHESTNUT WOODS LLC | 4706-27-100-025 | \$250.00 | \$0.00 |
| | Work Description: 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 |
| | Work Description: Partial remodel of the existing Cosmetics Company Store | | | |
| P24-196 | Fabo Architecture Inc. | 4706-29-400-008 | \$50.00 | \$0.00 |
| | Work Description: C140 - inter buildout. | | | |

| | |
|-------------------------------------|-----------------|
| Total Permits For Type: | 3 |
| Total Fees For Type: | \$350.00 |
| Total Const. Value For Type: | \$0.00 |

Residential Land Use

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

| | |
|-------------------------------------|----------------|
| Total Permits For Type: | 4 |
| Total Fees For Type: | \$80.00 |
| Total Const. Value For Type: | \$0.00 |

Sewer Connection

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

| | |
|-------------------------------------|------------------|
| Total Permits For Type: | 1 |
| Total Fees For Type: | \$5000.00 |
| Total Const. Value For Type: | \$0.00 |

Sign

| Permit # | Applicant | Address | Fee Total | Const. Value |
|----------|-----------|---------|-----------|--------------|
|----------|-----------|---------|-----------|--------------|

| | | | | |
|--|------------------|-----------------|----------|--------|
| P24-187 | INTERCITY NEON | 4706-29-400-008 | \$175.00 | \$0.00 |
| Work Description: 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 |
| Work Description: 6' x 12' Double sided LED illuminated monument sign | | | | |

| | |
|-------------------------------------|-----------------|
| Total Permits For Type: | 2 |
| Total Fees For Type: | \$400.00 |
| Total Const. Value For Type: | \$0.00 |

Water Connection

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

| | |
|-------------------------------------|------------------|
| Total Permits For Type: | 1 |
| Total Fees For Type: | \$5000.00 |
| Total Const. Value For Type: | \$0.00 |

| | |
|-----------------------------|--------------------|
| Grand Total Fees: | \$10,830.00 |
| Grand Total Permits: | 11.00 |

Code Enforcement List

01/02/2025

| Address | Owners Name | Parcel Number | Date Filed | Origin | Status |
|---|--------------------|-----------------|------------|----------------|-------------------------|
| 70 HENDERSON RD Complaint | 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. | | | | | |
| Comments | | | | | |
| 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 Complaint | 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. | | | | | |
| Comments | | | | | |
| 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 Complaint | 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. | | | | | |
| Comments | | | | | |
| 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 Complaint | TONON CHIARINA S | 4706-20-400-012 | 09/24/2024 | | OPEN - COMPLANT RECEIVE |
| House is neglected, building unsafe, junk in yard. | | | | | |
| Comments | | | | | |
| 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 Complaint | 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. | | | | | |
| Comments | | | | | |
| 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 Complaint | FAGAN SHANE | 4706-33-400-050 | 07/02/2024 | | OPEN - COMPLANT RECEIVE |
| Owner is operating a manufacturing business in the SFR zoning district. | | | | | |
| Comments | | | | | |
| 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 Complaint 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 |
| Comments 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 Complaint 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 |
| Comments 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 Complaint 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.

Records: 9

Population: All Records

RECEIVED

DEC 16 2024

HOWELL TOWNSHIP
Application for Re-Zoning/Text Amendment

3525 Byron Road Howell, MI 48855

Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

HOWELL TOWNSHIP

Fee: \$1000.00

Parcel ID #: 4706-28 - 100 - 071 Date 12/11/24

Applicant Name Mark Juett Applicant Address 1785 Rock Road, Commerce

Phone 248.217.8308 Fax _____ Email markjuett@sbcglobal.net

Property Owner Name R & K II Development, LLC

Phone 313.938.9237 Fax _____ Email culverdi81@gmail.com

Current Zoning Classification Industrial - I Proposed Zoning Classification Industrial Flex Zone

Existing Use Vacant Proposed Use Outdoor Storage Yard

Legal Description (attach copy if necessary):
See attached Survey

Requested change in Ordinance / Zoning Map:

Reason for Requested Change:
Required for proposed development of the property.

Has the Applicant made a previous request to rezone the property?

Yes No

If yes, state when and the decision of the Township Board:

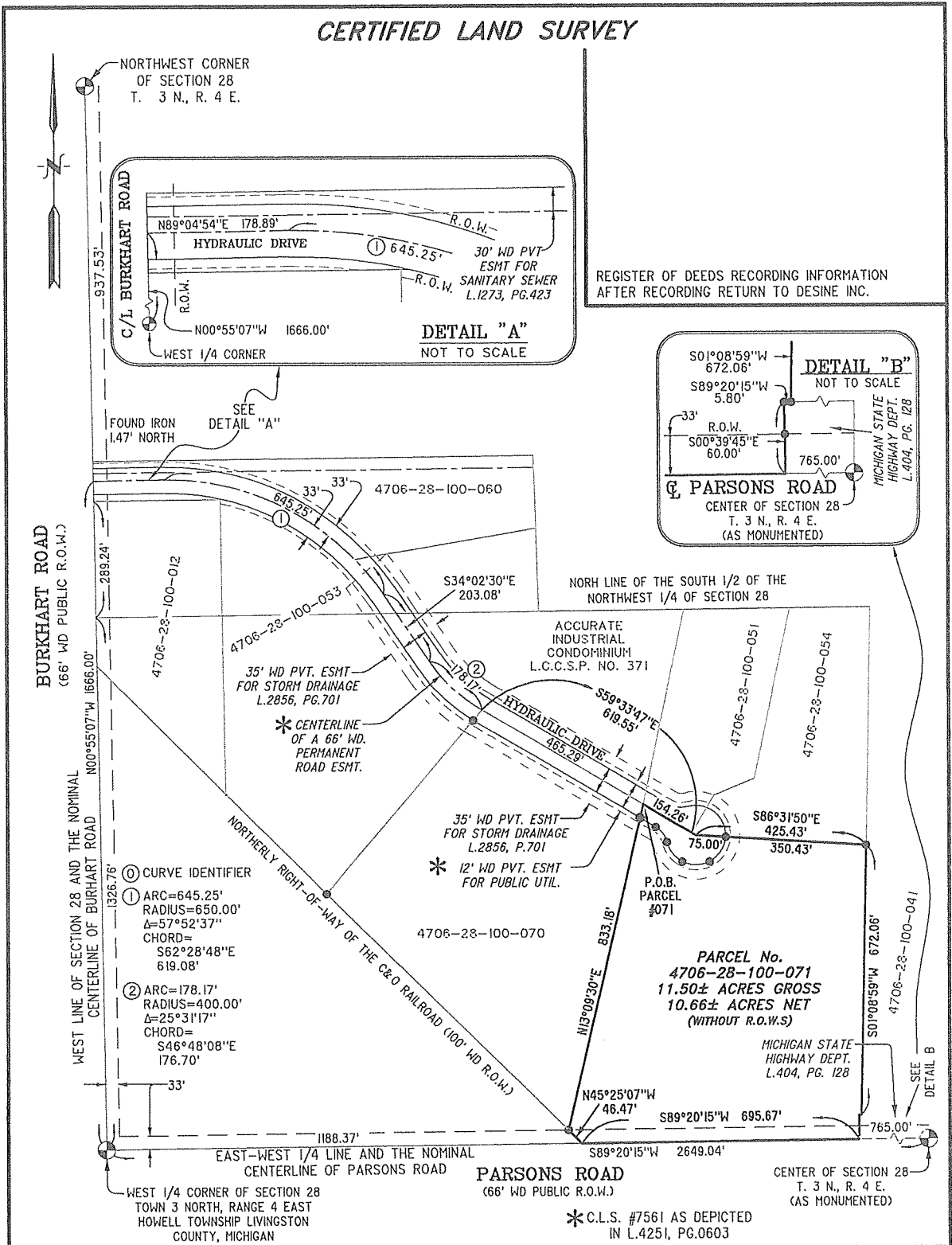
Owner, being first fully sworn, on oath deposes and says that all of the above statements in this application herewith are true.

DocuSigned by:
Owner Signature Kenneth S. Culver Date 12/11/24
Printed Name Kenneth Culver

Subscribed and sworn to before me
This 11th day of December, 2024
Tina Grayshaw
Notary Public
Wayne County, Michigan
My commission expires: 5/7/2028
Acting in Oakland County.

TINA GRAYSHAW
Notary Public - State of Michigan
County of Wayne
My Commission Expires May 7, 2028
Acting in the County of Oakland

CERTIFIED LAND SURVEY



REGISTER OF DEEDS RECORDING INFORMATION
AFTER RECORDING RETURN TO DESINE INC.

CIVIL ENGINEERS
LAND SURVEYORS

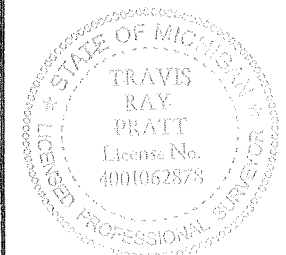
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
R & K II DEVELOPMENT, L.L.C.
A MICHIGAN LIMITED LIABILITY CO.

SECTION 28, TOWN 3 NORTH, RANGE 4 EAST
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

| | |
|------------------------|------------------------|
| JOB No. 1-06-28-214185 | DATE 06/17/24 |
| DWG 214185-132 | DRAWN SES SHEET 1 OF 3 |

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



LEGAL DESCRIPTION OF RECORD

Reference: Certified Land Survey as recorded in Document No. 2021S-0117, Livingston County Records

PARCEL No. 4706-28-100-071 11.50± Acres

PARCEL 5B

Commencing at the West 1/4 Corner of Section 28, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan; thence N00°55'07"W 1666.00 feet along the West line of said Section and the centerline of Burkhart Road; thence along the centerline of a 66 foot wide permanent road easement (Hydraulic Drive) the following four courses:

- 1) N89°04'54"E 178.89 feet,
- 2) Southeasterly 645.25 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 56°52'37" and having a chord bearing S62°28'48"E 619.08 feet,
- 3) S34°02'30"E 203.08 feet,
- 4) Southeasterly 178.17 feet along the arc of a 400.00 foot radius curve to the left through a central angle of 25°31'17" and having a chord bearing S46°48'08"E 176.70 feet and
- 5) S59°33'47"E 465.29 feet to the **PLACE OF BEGINNING**;

thence S59°33'47"E 154.26 feet; thence S86°31'50"E 425.43 feet; thence S1°08'59"W 697.81 feet; thence S89°20'15"W 5.80 feet; thence S00°39'45"E 60.00 feet; thence S89°20'15"W 695.67 feet; thence N45°25'07"W 46.47 feet; thence N13°09'30"E 833.18 feet to the Place of Beginning. Containing 11.50 acres, more or less. Subject to and together with a 66 foot wide permanent road easement (Hydraulic Drive) as described in Certified Land Survey #7561 recorded in Liber 4251, Page 603, Livingston County Michigan, also being subject to and together with a 35 foot wide private easement for storm drainage as previously described in said Certified Land Survey #7561, also being subject to a 12 foot wide private easement for public utilities over all that part of Parcel "5" lying 12 feet exterior of, adjacent to and parallel with said 66.00 foot wide road easement, also being subject to easements and restrictions of record, if any.

LEGALS SUBSQUNT TO SURVEY

PARCEL No. 4706-28-100-071 11.50± Acres (Net 10.66± Acres without Right-of-Ways)

Commencing at the West 1/4 Corner of Section 28, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan; thence N00°55'07"W 1666.00 feet along the West line of said Section and the centerline of Burkhart Road; thence along the centerline of a 66 foot wide permanent road easement (Hydraulic Drive) the following four courses:

- 1) N89°04'54"E 178.89 feet,
- 2) Southeasterly 645.25 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 56°52'37" and having a chord bearing S62°28'48"E 619.08 feet,
- 3) S34°02'30"E 203.08 feet,
- 4) Southeasterly 178.17 feet along the arc of a 400.00 foot radius curve to the left through a central angle of 25°31'17" and having a chord bearing S46°48'08"E 176.70 feet and
- 5) S59°33'47"E 465.29 feet to the **PLACE OF BEGINNING**;

thence S59°33'47"E 154.26 feet; thence S86°31'50"E 425.43 feet; thence S1°08'59"W 697.81 feet; thence S89°20'15"W 5.80 feet; thence S00°39'45"E 60.00 feet; thence S89°20'15"W 695.67 feet; thence N45°25'07"W 46.47 feet; thence N13°09'30"E 833.18 feet to the Place of Beginning. Containing 11.50 acres, more or less. Subject to and together with a 66 foot wide permanent road easement (Hydraulic Drive) as described in Certified Land Survey #7561 recorded in Liber 4251, Page 603, Livingston County Michigan over the Northwesterly portion as occupied, also being subject to and together with a 35 foot wide private easement for storm drainage as previously described in said Certified Land Survey #7561, also subject to a 12 foot wide private easement for public utilities lying adjacent to and exterior said 66.00 foot wide road easement, also being subject to easements and restrictions of record, if any.

CIVIL ENGINEERS
LAND SURVEYORS




(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
R & K II DEVELOPMENT, L.L.C.
A MICHIGAN LIMITED LIABILITY CO.

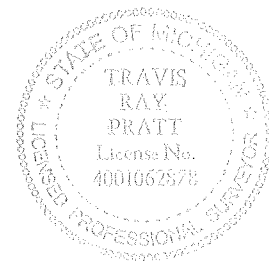
SECTION 28, TOWN 3 NORTH, RANGE 4 EAST
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB No. 1-06-28-214185 DATE 06/17/24

DWG 214185-132 DRAWN SES SHEET 2 OF 3



TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



NOTES:

- 1) Bearings are based on MDOT Plans for Highway I-96, File #47-R-2, Route M-59, Project 47-26, Sheet 51.
- 2) The purpose of this survey is to remove the previously depicted Hydraulic Drive easement connecting the cul-de-sac and Parsons Road. The Livingston County Road Commission does not recognize an existing right of way at that location and no easement agreement was ever executed and recorded.

REFERENCES:

L.C.R. = Livingston County Records

- 1) Certified Land Survey as recorded in Liber 2484, Pages 581-585, L.C.R.
- 2) Certified Land Survey as recorded in Liber 774, Pages 387-388, L.C.R.
- 3) MDOT Plans - File #47-R-2, Route M-59, Project 47-26, Sheet 51.
- 4) Certified Land Survey (Unrecorded), Prepared by Desine Inc., Job No 8801, Dated November 17, 1999 and Job No. 9128, Dated January 3, 2000.
- 5) Certified Land Survey #7561 as recorded in Liber 4251, Page 0610, L.C.R.
- 6) Certified Land Survey as recorded in Document No. 2021S-0117, L.C.R.
- 7) Warranty Deed as record in Document No. 2021R-049842, L.C.R. (Parcel No. 4706-28-100-070)

WITNESSES FOR CORNERS OF SECTION 28
Town 3 North, Range 4 East
Howell Township, Livingston County, Michigan

Northwest Corner (E9) - Found Brass Cap Stamped "Livingston Co. Monumentation Corner"

Ref: L.S.C. #852M

| | | |
|-------|---------|--|
| N87°E | 32.36' | Nail and Tag on South Side of Utility Pole |
| N66°E | 112.49' | Southwest Corner Brick Garage |
| N77°W | 29.53' | Nail and Tag on South Side of Utility Pole |
| N10°W | 91.68' | Nail and Tag on East Side of 36" Oak |
| West | 1.00' | Center of Road |

West 1/4 Corner (E10) - Found Brass Cap Stamped "Livingston Co. Monumentation Corner"

Ref: L.S.C. #853M

| | | |
|-------|---------|---|
| S60°E | 52.23' | Nail and Tag on North Side of 18" Maple |
| N71°W | 55.58' | Nail and Tag on South Side of Utility Pole |
| N33°W | 111.64' | Southeast Corner of Concrete Block Building |
| S74°E | 91.32' | Nail and Tag on North Side of 18" Maple |

Center of Section (F10) - 5/8" Iron Rod

Ref: L.S.C. #366

| | | |
|-------|--------|--------------|
| S25°W | 25.50' | Elm Stump |
| S65°W | 58.20' | 10" Elm |
| S02°E | 17.00' | Utility Pole |
| S47°W | 51.20' | 48" Red Oak |

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.


CIVIL ENGINEERS
LAND SURVEYORS

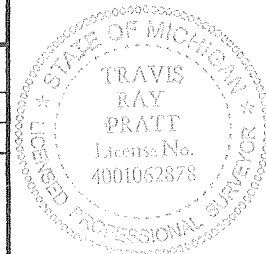


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| | | |
|--|---------------|--------------|
| SECTION 28, TOWN 3 NORTH, RANGE 4 EAST HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN | | |
| JOB No. 1-06-28-214185 | DATE 06/17/24 | |
| DWG 214185-132 | DRAWN SES | SHEET 3 OF 3 |


 TRAVIS R. PRATT
 PROFESSIONAL SURVEYOR No. 4001062878





Wilson Design Associates
1030 N. Crooks Road, Suite E
Clawson, Michigan 48017

248-930-1565p.
Joe@wilson-design.net

CONTRACTORS:

CLIENT:
MR. MARK JUETT

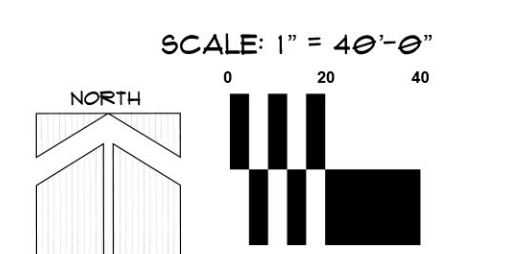
PROJECT:
**Outdoor Storage -
Howell**

DRAWN BY:
JW

ISSUE:
03.30.2024

REVISIONS:
11.26.2024
12.17.2024

DESCRIPTION:



L.01

ALL INFORMATION CONTAINED HEREIN IS CONCEPTUAL & PROTECTED UNDER FEDERAL COPYRIGHT LAW. ANY UNAUTHORIZED USE WILL BE CONSIDERED THEFT AND MAY GIVE RISE TO CIVIL AND/OR CRIMINAL PENALTIES. © 2024 WDA



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: January 20, 2025

Land Use and Zoning Analysis For Howell Township, Michigan

| | |
|--------------------------|--|
| Applicant: | Mark Juett |
| Project Name: | Hydraulic Drive Outdoor Storage Rezoning |
| Location: | Parcel #4706-28-100-071 |
| Current Zoning: | I, Industrial |
| Action Requested: | Rezoning from I (Industrial) to IFZ Conditional (Industrial Flex Zone) |

PETITION

The applicant is requesting a rezoning for parcel #4706-28-100-071. Located North of W Highland Road on Hydraulic Drive. The petitioner requests that the parcel be re-designated from I, Industrial to IFZ, Industrial Flex Zone. The applicant has indicated that their intend use is an outdoor storage yard with fenced storage spaces and vehicle storage spaces.

SITE DESCRIPTION/CURRENT USE

The subject site is 11.50 acres and is currently vacant. The site is next to parcel #4706-28-100-070 which operates as a storage lot and across from parcels #4706-28-100-051 with address 1684 Hydraulic Dr. which currently operates as a center for businesses including an electrical equipment supplier, computer support and services, and a recycling center, and and #4706-28-100-054 which is vacant. The parcel is less than a quarter mile from W Grand River Ave.

Figure 1 - Aerial Image of Site and Surroundings



Source: Nearmap

SURROUNDING ZONING AND LAND USE

The following chart compares zoning, future land use designation per the Master Plan, and existing land use for the subject parcel and its adjacent parcels.

| | Zoning | Existing Land Use | Future Land Use Designation |
|-----------------------|---|--------------------------|-----------------------------|
| Subject parcel | Industrial | Vacant | Industrial Flex Zone |
| Northwest | Industrial | IT / Electrical Services | Industrial Flex Zone |
| Northeast | Industrial | Vacant | Industrial Flex Zone |
| South | Industrial Flex Zone / Highway Service Commercial | Landscaping Business | Industrial Flex Zone |
| East | Industrial Flex Zone | Trucking Company | Industrial Flex Zone |
| West | Industrial Flex Zone | Outdoor Storage | Industrial Flex Zone |

MASTER PLAN

Figure 2 - Current Zoning Map

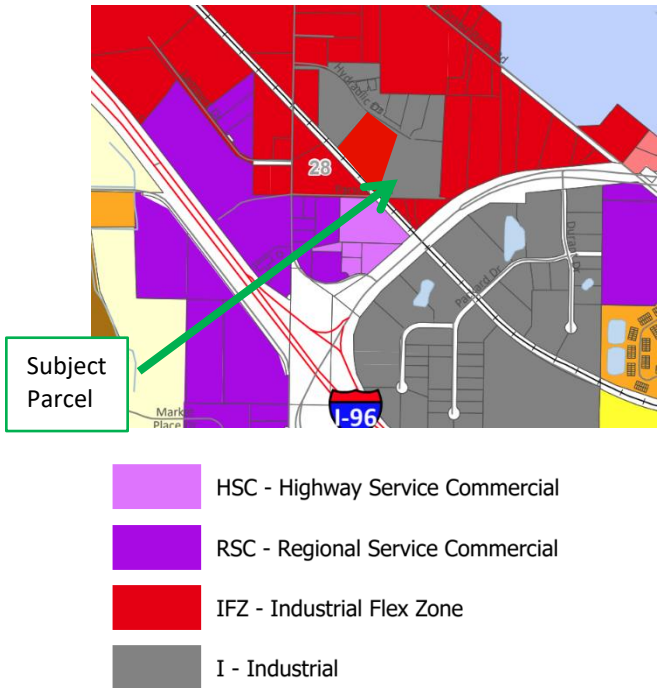
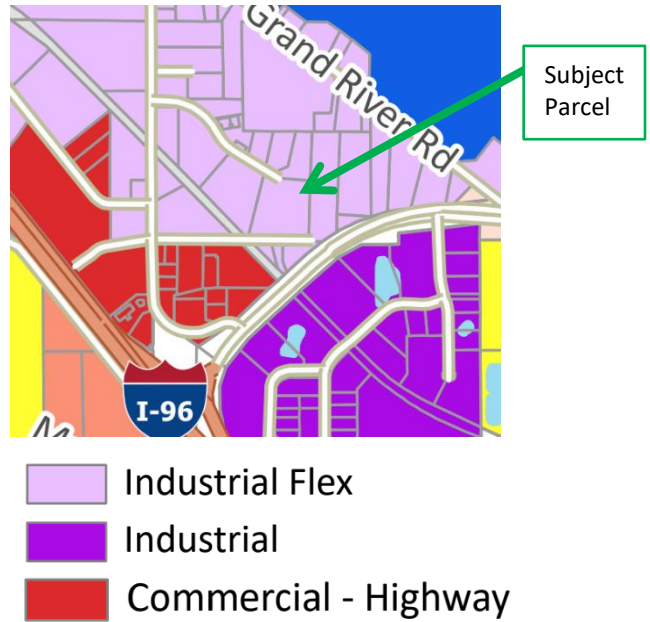


Figure 3 - Future Land Use Map



As noted above and depicted in Figure 2, which portrays the current zoning map, the subject site is presently zoned I-Industrial. Figure 3 depicts the Future Land Use Map from the adopted 2023 Howell Township Master Plan. The Future Land Use Plan designates the subject site as being IF-Industrial Flex, which the Master Plan defines as:

“Intended to be flexible with regard to specific uses that might be permitted while being more prescriptive with regard to design and quality of development. It is recognized that some of the uses permitted in the industrial and commercial districts could be compatible land uses. In fact, often, such uses have the same or similar building and special requirements. This area is intended to allow for mixed industrial and commercial development; eliminate blighted properties; incorporate Low Impact Design (LID) practices, as well as ensure safe and complementary vehicular and pedestrian circulation patterns; improve environmental quality and remediate degraded properties; and provide an attractive transition between residential and non-residential properties.”

DEVELOPMENT POTENTIAL

Current Zoning: Industrial

A small portion of the Township is zoned Industrial, with the majority being clustered along busy roadways. Much of this zoning district is planned as Industrial Flex in the 2023 Master Plan. The Industrial District's intent is to support the development of industrial sites for manufacturing, assembling, or processing goods for industrial or wholesale markets. It permits only low-impact industrial uses that minimize emissions of noise, pollution, or other adverse effects beyond the property boundaries. Currently, this includes uses such as glass production, electrical machinery, furniture production and agricultural products, but not limited to office computing and accounting machines, warehouses, or lumber yards.

Proposed Zoning: Industrial Flex Zone

The IFZ-Industrial Flex Zone is to provide flexibility for land uses while being more prescriptive regarding design and quality of development. Many industrial or large format commercial uses could be compatible, because such uses often have the same or similar building and spatial requirements such as floor area and building height.

The design requirements of this district are intended to allow for the mixing of certain industrial and commercial uses, and promote the reuse of buildings and sites for multiple such uses. The flexibility of this district is intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development, redevelopment, or continued use of land adjacent to existing industrial and commercially developed property.

It is also the intent of the Industrial Flex Zone to allow development of property that eliminates blighted properties, ensures safe and complementary vehicular and pedestrian circulation patterns, improves environmental quality and remediates degraded properties, while also providing an attractive transition between residential and non-residential properties.

Permitted uses within the IFZ district include general office buildings, educational and training facilities, research and testing laboratories, photography and art studios, sale of new vehicles, warehouses or distribution centers, and retail sales in conjunction with wholesale of parts equipment for plumbing, electrical, home appliances, or gardening/landscaping.

Proposed Use

As noted above the applicant has indicated that they would like to use the site for an outdoor storage yard. They have described a use where they would rent space to various

contractors for the outdoor storage of their equipment and materials. “Contractor buildings, structures and equipment and materials storage yards for building and other types of construction such that any area used for outdoor storage is completely enclosed and screened from external visibility beyond such storage area” is listed as a permitted use in the IFZ, however, if the rezoning is approved any permitted or special use in the IFZ could be established on the property, subject to site plan review and approval as well as review of any special use permit and supplemental regulations.

FINDINGS FOR REZONING

In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

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

CWA The Future Land Use Map in the Master Plan designates this area as being Industrial Flex. These areas are intended to foster economic development, create employment opportunities, and increase the tax base by promoting the development or redevelopment of land that is adjacent to existing industrial and commercially developed property. This area is intended to allow for mixed industrial and commercial development; eliminate blighted properties; incorporate Low Impact Design (LID) practices, as well as ensure safe and complementary vehicular and pedestrian circulation patterns; improve environmental quality and remediate degraded properties; and provide an attractive transition between residential and non-residential properties.

The proposed use does promote the redevelopment of land that is adjacent to existing industrial and commercial property. The Master Plan recognizes that some of the uses permitted in the industrial flex zoning district could be compatible in industrial districts.

- b) Whether all uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

CWA The site is situated between industrial uses and vacant land, with the intent of the area mapped out in the Master Plan as continuing to develop in this manner. The Future Land Use Map plans for Industrial Flex on adjacent parcels. It will be necessary to review a site plan for the eventual proposed use to understand the scope of intensity of the use. The site plan evaluation would come after the rezoning is completed.

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

CWA The proposed zoning should not adversely impact public services and facilities.

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

CWA The uses permitted in the Industrial Flex Zone could be compatible with this area. The site is situated in an area that is surrounded by existing or planned industrial uses. As noted throughout this report, the development of any proposed use would require site plan approval. Through the site plan review the Planning Commission would need to evaluate the proposed layout, the scope of the activity.

RECOMMENDATIONS

The Planning Commission should review each of the findings in this report to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.



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



CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner

#PC-2025-01

Howell Township Planning Commission 2024 Annual Report

Introduction

The Howell Township Planning Commission is the body responsible for providing planning and zoning recommendations to the Township Board. The Michigan Planning Enabling Act requires that “A Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

The annual report of the Planning Commission increases information sharing between staff, boards, commissions, and the governing body. The report details and allows for greater anticipation of upcoming issues and priorities, providing for improved preparation and budgeting as necessary.

This report was prepared by the Howell Township Zoning Administrator.

Membership

| Planning Commission | Term Expiration |
|--|-----------------------------------|
| Wayne Williams, Chair | Reappointed 12.9.24 12.31.2027 |
| Robert Spaulding, Vice Chair | 12.31.2026 |
| Mike Newstead, Secretary | Reappointed 12.9.24 12.31.2027 |
| Matt Counts, Board Rep. | 11.20.2024 |
| Tim Boal – Appointed as Board Rep. to PC 12.9.24 | 11.20.2028 |
| Denise Markham – Resigned 4.10.24 | |
| Paul Pominville – Resigned 12.16.24 | |
| Chuck Frantjeskos – Appointed 5.13.24. Reappointed 12.9.24 | 12.31.2027 |
| Matt Stanley– Appointed 1.13.25 | 12.31.2026 |
| Sharon Lollo – Appointed 1.13.25 | 12.31.2026 |
| Shane Fagan – Board Rep. Alternate – Appointed 12.9.24 | 11.20.2028 |

Planning Commission Meetings

The Michigan Planning Enabling Act requires that a Planning Commission meet at least 4 times annually. The Planning Commission met 10 times on the following dates, meeting the requirements of the MPEA.

April 2 – Special Meeting

April 23

May 28

June 25

July 23

September 5 – Rescheduled Meeting due to Weather

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September 24
 October 22
 November 19
 December 17

Zoning Ordinance Text Amendments and Rezoning Requests

| Amendment Topic and ZO location | Adoption date |
|---|---------------|
| Solar Ordinance. Discussed: April 2 | |
| ADU Ordinance. Discussed: April 2, May 28, June 25, Sept. 5, Oct. 22, Nov. 19 | |
| Storage Container Ordinance. Discussed: April 2, April 23, May 28, June 25, Sept. 5, Oct. 22, Nov. 19 | November 19 |
| Re-zoning request NSC to IFZ with Conditions | April 23 |
| Wellhead Protection Ordinance. Discussed: Oct. 22, Nov. 19, Dec. 17 | December 17 |
| Home Occupations, Section 14.19. Discussed: Nov. 19, Dec. 17 | |

Development Reviews

| Project type | Location | Description | Status | Date of action |
|------------------------|----------------------------|--|--|----------------|
| Old Glory | 4120 W. Grand River Ave. | Car wash expansion | Preliminary Site Plan Approved with conditions | April 2 |
| Michigan Storage Barns | 675 E. Highland | Site plan changes to approved site plan | Approved | April 23 |
| Wrangler's Saloon | 4020 W. Grand River | Demolition of Wrangler's and building new restaurant | Preliminary Site Plan Approved | April 23 |
| Fireworks Tent | Tanger Outlet Mall | Temporary fireworks tent | Approved with conditions | June 25 |
| Chestnut Self Storage | N. Burkhart | New large self-storage facility | Preliminary Site Plan Approved with conditions | June 25 |
| Cornerstone Group | Trans West Industrial Park | Small manufacturing tenant spaces | Preliminary Site Plan Approved with Conditions | July 23 |

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|----------------------------|----------------------------|---|--|--------------|
| Chestnut Self Storage | N. Burkhart | New large self-storage facility | Final Site Plan Approved with Conditions | September 5 |
| Wrangler's Saloon | 4020 W. Grand River Ave. | Demolition of Wrangler's and building new restaurant | Final Site Plan Approved with Conditions | September 5 |
| Guided Mission Investments | 1800 N. Burkhart | Temporary use request for a Halloween walking path and Christmas walking path | Approved with Conditions | September 24 |
| Bedrock Ventures | 4944 Mason Rd. | Special use request for an RV resort | Postponed action | October 22 |
| Heritage Square | Burkhart Rd. and Mason Rd. | Final PUD and site plan approval for Phase I | Approved with Conditions | November 19 |
| Cornerstone Group | Trans West Industrial Park | Small manufacturing tenant spaces | Final Site Plan Approved with Conditions | December 17 |

Attendance:

No current members missed three consecutive meetings or four meetings within the calendar year.

Other Items:

The Planning Commission completed an update of their by-laws to perform some minor house cleaning items and to add an additional Call to the Public section to the agenda.



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Howell Township Planning Commission

FROM: Paul Montagno, AICP

DATE: January 23, 2025

RE: Zoning Ordinance Text Amendments for Accessory Dwelling Units

The Planning Commission has been engaged in a review and discussion of the draft ADU ordinance since May 2024. The topic was initiated by the board after a sample ordinance was generated by the Livingston County Planning department encouraging communities to review and consider adopting such an ordinance. Typically, ADUs are intended to provide housing for aging relatives or as a way to generate additional housing options within a community. In some communities ADUs are used as a way to create affordable housing options. Even if the initial intent is to provide housing options for aging relatives it is recognized that as that relative's living situation changes, the ADU would inevitably become a rental. Regulations are therefore created by communities to ensure such a unit will be compatible with the neighborhood.

Based on the discussion with the Planning Commission it was determined that there was no desire to allow such units to become rentals. So, in addition to regulations designed to ensure the unit would be compatible in look and function with the neighborhood, regulations were put in place to ensure that the units would not become rentals and would only be available for family members or as guest houses.

At this point, the required public hearing has been held, comments from the public have been considered, and the planning commission has had many robust conversations about the details of the ordinance. Based on the direction from the Planning Commission we have updated the draft language a number of times to address the comments and concerns that have evolved through the deliberations. Ultimately a recommendation must be made to the Township Board on the disposition of the draft ordinance language. The Township Board has the final authority to make amendments to the Zoning Ordinance.

The Planning Commission could take a number of actions including the following:

1. Make a motion to recommend to the Board the adoption of the proposed zoning Ordinance language as presented.
2. Make a motion to recommend to the Board the adoption of the proposed zoning Ordinance language with specific changes identified in your motion.
3. Make a motion to recommend to the Board the denial of the proposed zoning Ordinance language.

We look forward to discussing the proposed Zoning Ordinance amendments at your next Planning Commission meeting.

Sincerely,



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



CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner

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

Dwelling, Accessory (ADU): A supplemental, smaller dwelling unit either developed within an existing single-family house such as a basement, attic, as an attached addition, or as a smaller detached accessory building only to be occupied by family members as defined in this ordinance.

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

No building or structure on the same lot with a principal building shall be used for dwelling purposes, **except as follows:**

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

- A. **Purpose:** The purpose of this Section is to allow accessory dwelling units in certain zoning districts, while also establishing regulations on accessory dwelling units, such as limitations on the occupancy and rental of accessory dwelling units. The regulations in this Section are designed to balance the allowance of accessory dwelling units in residential neighborhoods, while also protecting the residential character of the neighborhood by prohibiting the occupancy of an accessory dwelling unit by transient occupants, prohibiting the rental of accessory dwelling units, and otherwise limiting the occupancy of accessory dwelling units to minimize the risk of overcrowding, traffic congestion, limited parking, noise concerns, and other nuisances that could be caused by the proliferation of accessory dwelling units within residential neighborhoods.
- B. **Authorization:** No ADU shall be established prior to the issuance of a land use permit for the ADU. The applicant shall submit the following information for review to the Zoning Administrator:
 1. A plot plan showing the location of the proposed accessory dwelling unit, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, location of structures on adjacent lots, abutting streets, driveways, and parking areas.
 2. Sufficient architectural drawings or clear photographs to show the exterior building alterations proposed.
 3. Interior floor plans showing the floor area of the proposed accessory dwelling unit and the primary dwelling.
 4. A mechanism or legal instrument that memorializes that the ADU cannot be rented must be recorded within the chain of title for the property and reviewed by the Township Attorney prior to approval of the permit.
- C. **Dimensions & Setbacks:** ADU's must meet lot dimensions and setbacks of the corresponding zoning district.
- D. **Lot Coverage:** ADU's shall adhere to the lot coverage requirements of the corresponding zoning district.

- E. **Floor Area:** The floor area of an ADU shall be no more than 1,000 square feet.
- F. **Amount of ADUs per Parcel:** No more than 1 ADU per parcel shall be constructed. ADUs are only permitted on lots with a single-family dwelling. ADUs are not permitted on parcels with existing duplexes or apartments.
- G. **Occupancy/Bedroom Requirements:** The ADU and single-family dwelling together shall only be occupied by one family as defined in Section 2.02.
- H. **Access:**
 - 1. ADUs are permitted to have up to two access points.
 - 2. Attached ADUs may share a common entrance point with the principle building.
- I. **Design Characteristics:** The ADU shall be designed so that the appearance of the building will remain that of a single-family dwelling. The ADU shall not detract from the appearance of the lot as a place of one (1) residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.
- J. **Driveway and Parking:** Shall provide combined off-street parking for a minimum of four (4) automobiles for the parcel. An ADU shall not be permitted to have a separate driveway.
- K. **Lease Restrictions:** Leasing or renting an ADU is not permitted.
- L. **Utilities:**
 - 1. An ADU shall be connected to potable water and sanitary facilities in compliance with the Livingston County Health Department.
- M. **Garage:** A garage may be erected to serve an ADU subject to the following requirements:
 - 1. An ADU garage shall be part of the same structure as the ADU
 - 2. An ADU garage shall be no greater than 450 square feet in gross floor area.
 - 3. An ADU garage shall be no higher than seventeen (17) feet as measured to the highest point of the roof. It shall be a maximum of one (1) story and at no time taller than the Principal Dwelling Unit.
 - 4. An ADU garage shall comply with the same setback standards as required for an ADU in the corresponding zoning district.
 - 5. No more than one (1) ADU garage shall be erected on a lot.
 - 6. At no time shall the garage be used as a dwelling.
- N. **Principal Dwelling Unit:**
 - 1. Must be owner occupied.
 - 2. The Principal Dwelling Unit and the ADU must share common water, septic, and electric facilities, in compliance with state and county codes.
 - 3. No basement structure shall be used for an ADU, unless a completed story is situated immediately above the basement structure and is used as an owner-occupied dwelling, apart from underground homes designed and built in accordance with the Construction Code in effect in the Township.
- O. **Detached ADU location:**
 - 1. Detached ADUs shall only be located in the rear yard, outside of rear and side setbacks with a minimum of 10 feet behind the Principal Dwelling Unit.

2. Detached ADUs shall comply with all setback requirements for a principle structure.



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Howell Township Planning Commission
FROM: Paul Montagno, AICP
DATE: January 23, 2025
RE: New Renewable Energy Legislation

In light of new renewable energy legislation that has become effective on November 29, 2024, local governments must now re-evaluate how large, utility-scale wind, solar and energy storage facilities will be regulated in their communities. The new legislation includes many gray areas that will hopefully be clarified in the coming months. However, it is important for communities that want to retain local regulatory control under the new legislation to understand the options available to either retain local control or cede reviewing authority to the Michigan Public Service Commission.

This memorandum provides our summary and recommendations regarding the legislation as we currently understand it.

PLEASE NOTE: It is important that municipalities consult with their legal counsel before undertaking substantiated actions towards addressing this legislation.

SUMMARY OF LEGISLATION

The new legislation consists of three separate bills that are outlined in the table below. The bills are meant to streamline the permitting process for renewable energy facilities, diversify Michigan’s sources of electricity, and promote the use of clean and renewable energy resources through mandated benchmarks.

| Act | Effective Date |
|--|-------------------|
| Public Act 233 of 2023 : Establishes review procedures and siting requirements for utility scale wind, solar, battery storage facilities (Part 8 of the Clean and Renewable Energy and Energy Waste Reduction Act) | November 29, 2024 |
| Public Act 234 of 2023 : Amends the Michigan Zoning Enabling Act (MCL 125.3205) so that zoning is subject to the new Part 8, grants nonconforming status to renewable facilities approved on or after January 1, 2021. | February 13, 2024 |
| Public Act 235 of 2023 : Sets benchmarks for the percentage of energy that must come from renewable or clean sources within the next decade and beyond. | February 27, 2024 |

PA 233 of 2023 only applies to wind, solar, and energy storage facility over certain “nameplate capacity” thresholds, which is the facility’s designed sustained energy output. It is our understanding that the Act

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

does not apply to energy facilities below these thresholds, which may still be regulated under a community's zoning authority. The nameplate capacity thresholds listed in the Act are below, along with estimates of the total land area that these facilities may occupy.

- Any solar energy facility with a nameplate capacity of 50 megawatts or more. Approximately 400-500 acres.
- Any wind energy facility with a nameplate capacity of 100 megawatts or more. Approximately 650 acres.
- Any energy storage facility with a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more. Approximately 5 acres.

A facility's total footprint is influenced by specific site conditions such as topography, wetlands, and vegetation. In addition, the size of energy equipment is constantly changing as technologies evolve, so please note that these estimates are broad. However, it is apparent that renewable energy facilities above and below the PA 233 thresholds can have large footprints, and have significant health, safety, and welfare implications.

PA 233 also appears to require an unprecedented level of coordination between all effected local governments. It is important to note that a single renewable energy facility may be located on more than one parcel of land, including noncontiguous parcels, and across municipalities. While still a gray area, the language in the Act suggests that *all* effected local units of governments (counties, townships, villages and cities) must have a "compatible renewable energy ordinance" (CREO) in effect in order to require local review.

CONSIDERATIONS FOR LOCAL REGULATIONS

PA 233 of 2023 is significant because it preempts local governments' authority over the siting and permitting of utility-scale renewable energy facilities, which is typically exercised by zoning. After the Act takes effect, developers have the option to ask the Michigan Public Service Commission (MPSC) to permit grid-connected renewable energy projects if an affected local unit of government does not have a CREO. A CREO is the exact wording of PA 233 adopted into the local unit of government's ordinance. However, even without a CREO, a developer is not automatically required to go to the MPSC and may instead choose to pursue local permitting if the local unit of government's regulations are "workable" for that development. Alternatively, communities can also choose to forgo local regulations and require developers to apply directly to the MPSC for review and approval.

The four permitting pathways for utility-scale renewable energy projects are summarized below:

1. **Compatible Renewable Energy Ordinance (CREO):** Adopt ordinance standards that directly match PA 233. Projects are permitted locally. Adopting a CREO places accountability on the local unit of government and requires the ordinance regulations to exactly reflect PA 233 which is quite permissive.
2. **State-Level Certification:** Don't update the ordinance. Once a project is proposed, request MPSC to require the developer to obtain a certificate. Projects are permitted by MPSC. Low municipal workload and passes accountability to state.

3. **Workable Ordinance:** Adopt ordinance standards that are stricter than PA 233 but still *might* work for developers. “Workability” status is interpreted by developers. Projects are permitted locally.
4. **Unworkable Ordinance:** Adopt ordinance standards that are stricter than PA 233 and do not work for developers. Developer can simply pursue MPSC permitting. If the ordinance is found to be unworkable the local municipality loses its ability to review projects.

Conversations with potential developers are key to determine if an ordinance will be workable or unworkable. Developers may prefer local permitting since the timeline could be much quicker than permitting through the MPSC.


RECOMMENDATIONS

We expect that wind, solar, and energy storage facilities will proliferate across the state in the coming years and recommend that communities adopt regulations that govern these facilities above and below the PA 233 of 2023 thresholds. Currently the township regulates both small scale solar, accessory to a home or business, and large scale solar, “solar farms” through Section 16.19 in the Zoning Ordinance. We recommend that Howell Township review the current ordinance regulations as they related to solar energy facilities under the state regulated capacities make updates as necessary to recognize batteries and address other community concerns. For facilities over the identified capacity threshold the township could pursue either state-level certification or a workable ordinance, and we recommend the following steps to determine which permitting pathway is preferable.

1. Complete a study to identify locations where renewable energy facilities may be sited, as well as locations where they might conflict with existing land uses such as residential areas, agricultural operations, and environmentally sensitive areas. The study can also estimate the potential for a renewable facility that spans jurisdictions.
2. Compare the regulations of PA 233 with the locations where renewable energy facilities may be sited and determine if there are regulations beyond PA 233 that the Township leadership views as a top priority. Propose ordinance language that includes these priority regulations.
3. Communicate with prospective developers. If it is determined that the proposed ordinance language is not workable for utility scale systems, we can quickly amend that portion of the ordinance as opposed to being rushed into developing geographic designations for the sites.
4. Coordinate with neighboring communities and overlapping jurisdictions to adopt consistent and compatible regulations for utility-scale facilities.

We are prepared to work with your boards, commissions, and attorneys to prepare new regulations, and help your community coordinate with its neighbors to draft consistent regulations under the new state requirements.

Sincerely,



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

