

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

3525 Byron Road
Howell, MI 48855
February 25, 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: February 25, 2025
5. Approval of the Minutes:
 A. Regular Meeting January 28, 2025
 B. Special Meeting February 11, 2025
6. Call to the Public:
7. Zoning Board of Appeals Report:
8. Township Board Report:
 Draft Meeting Minutes February 10, 2025
9. Ordinance Violation Report:
10. Scheduled Public Hearings:
 A. ADU Ordinance
11. Other Matters to be Reviewed by the Planning Commission:
12. Business Items
 A. Old Business:
- B. New Business:
 1. Kory Leppek, PC2025-01, Parcel # 4706-20-100-027, 4640 W. Grand River Ave.
 Preliminary Site Plan Review
 2. Renewable Energy Ordinance - Discussion
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.

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

3525 Byron Road Howell, MI 48855

January 28, 2025

6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Tim Boal	Board Representative
Chuck Frantjeskos	Commissioner
Matt Stanley	Commissioner
Sharon Lollo	Commissioner

MEMBERS ABSENT:

Also in Attendance:

Township Planner Paul Montagno 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 Boal, **Second** by Newstead, “**To approve the agenda as presented**” Motion carried.

APPROVAL OF THE MEETING MINUTES:

December 17, 2024

Motion by Spaulding, **Second** by Frantjeskos, “**To approve the minutes as presented with one edit.**” Motion carried. Edit to add Engineer Phil Westmoreland with Spicer Group to “Also in Attendance”.

Call to the Public

None

ZONING BOARD OF APPEALS REPORT:

Report in packet

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board Representative Boal welcomed Sharon Lollo and Matt Stanley to the Planning Commission and discussed PA 233 Solar, Wind and Energy Ordinance Resolution of support. Zoning Administrator Hohenstein gave an update on Storage container ordinance that came back from the county.

ORDINANCE VIOLATION REPORT:

Report in packet. Enforcement Officer Hohenstein gave an update on pending ordinance violations. Commissioner Lollo questioned the process of how violation tickets/fines are issued.

SCHEDULED PUBLIC HEARINGS:

- A. Mark Juett PC2024-17, Parcel # 4706-28-100-071, Vacant land- Hydraulic Drive.
Request to re-zone from Industrial (I) to Industrial Flex Zone (IFZ), Applicant Mark Juett discussed his proposed use for the vacant property to be used as an outdoor storage yard, no building would be present. Rental space will be available to store boats, RVs, Semi- trailers, and contractors to store equipment/materials. Commissioner Boal questioned the site plan and concerned of the positioning and how it will look from the road. Commissioner Lollo questions screens/trees to block external visibilities. Vice Chair Spaulding questioned recycled asphalt vs. impervious surfaces for the area. Township Planner Montagno reviewed his report. This parcel is around other Industrial/ Industrial Flex Zoned districts and is designated as being zoned Industrial Flex in the future land use plan. Findings: would this proposed rezoning would be compatible with other zones and uses in the surrounding area and if any public service or facilities would be significantly impacted by the development of the use allowed under the rezoning. **Motion** from Spaulding, **Second** by Boal, **“Move to open the public hearing to discuss PC2024-17 on Parcel 4706-28-100-071.”** Motion Carried. **Motion** by Newstead, **Second** by Frantjeskos, **“To Close the public hearing.”** Motion Carried. Discussion followed. **Motion** by Boal, **Second** by Newstead, **“To recommend to the Township Board approval to rezone parcel 4706-28-100-071 from Industrial to Industrial Flex Zone under PC2024-17.”** Motion Carried.

OTHER MATTERS TO BE REVIEWED:

- A. Annual Report to the Township Board: Treasurer Hohenstein discussed priorities, education opportunities and budgeting for year 2025 that need to be taken to the Township Board for approval. Chairman Williams discussed which Zoning Ordinances to review and update. Township Planner Montagno spoke on the drafted proposal to update ordinances that will be submitted to the Township Supervisor soon and the possibility of yearly training for the board. Discussion followed. It was the consensus to send the Annual Report to the Board and to request an increase in the education budget for the Planning Commission and request the Board approve the budget to re-do the Zoning Ordinance.
- B. Officer Selection per Section 2 of the Planning Commission By-laws- **Motion** by Boal, **Second** by Frantjeskos, **“To nominate the current President Wayne, Vice- Chair Rob and Secretary Mike to the current positions for 2025.”** Motion Carried. Chairman Williams questioned term expiration. Planner Montagno clarified that the by-laws state that new officers are selected at the beginning of each year.

OLD BUSINESS:

- A. ADU Ordinance- Township Planner Montagno updated the presented language changes on the ADU ordinance and discussed options to be decided by the Planning Commission that can be taken to the Township Board for approval. Commissioner Lollo is concerned with detached ADUs and potentially becoming a rental. Commissioner Spaulding is concerned with detached ADUs and potential problems for homeowners and neighbors. Chairman Williams is concerned with allowing detached ADUs and future ramifications. Secretary Newstead is in favor of supporting an option for a detached ADU. Board Representative Boal questioned splitting property into parcels and attaching additions to the existing home and is concerned about detached ADUs. Discussion followed. **Motion** by Boal, **Second** by Lollo with friendly amendments, **“To recommend to the Board a denial of proposed ordinance language.”** Roll Call: Stanley- yes, Newstead- no, Lollo-yes, Frantjeskos-yes, Boal-yes, Williams-yes, Spaulding- no. Motion passed 5-2.

- B. Renewable Energy/Solar Ordinance- Township Planner Montagno gave an update on the New Renewable Energy Legislation PA 233. Local governments must re-evaluate how large, utility-scale wind, solar and energy storage facilities will be regulated in communities. Board Representative Boal questioned if the current Township Solar Ordinance is compatible, battery storage, concerns of contaminated soil after the solar farm lease is up, and the authority / guidelines of the Michigan Public Service Commission. Commissioner Spaulding questioned if battery storage facilities are a part of the solar farm or in a separate area and if solar farms would pay property taxes. Commissioner Lollo questioned pending lawsuits with other counties and townships. Planner Montagno answered questions regarding battery storage risks and possible permitting pathways for a revised ordinance. Zoning Administrator Hohenstein questioned if an overlay district would be created for these uses and gave an overview in Eagle View of a potential area that was previously discussed. Planner Montagno will draft sample ordinance language that is consistent with a CREO (compatible renewable energy ordinance) to present next month. Discussion followed.

NEW BUSINESS:

None

CALL TO THE PUBLIC:

Tom Bull, 2704 Fisher- Spoke on opposition to detached ADU's

ADJOURMENT:

Motion by Spaulding Second by Newstead, **“To adjourn.”** Motion carried. The meeting was adjourned at 9:15 P.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES**

3525 Byron Road Howell, MI 48855

February 11, 2025

6:30 P.M.

MEMBERS PRESENT:

Wayne Williams Chair
Robert Spaulding Vice Chair
Mike Newstead Secretary
Tim Boal Board Representative

MEMBERS ABSENT:

Chuck Frantjeskos Commissioner

Matt Stanley Commissioner

Sharon Lollo Commissioner

Also in Attendance:

Township Planner Grayson Moore and Zoning Administrator Jonathan Hohenstein, Kevin McDevitt from Monument Engineering and David Straub from M/I Homes

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 Spaulding, **“To approve the agenda as presented”** Motion carried.

Call to the Public

Bob Wilson, 2935 Brewer Rd: Spoke on his dissatisfaction with the Planning Commission’s decision on ADU’s

Michael Denson, 5828 Crandall Rd: Spoke on concerns with drainage, questioned lot sizes available and maximum house size

Karen Holden, 4383 Mason Rd. (Marion Township): Spoke on concerns with drainage and wetlands

Bob Wilson, 2935 Brewer Rd: Spoke on concerns with water drainage

SCHEDULED PUBLIC HEARINGS:

- A. Heritage Square, PC2024-15, Parcel # 4706-32-400-013. Request to modify PUD to increase the lot coverage percentage. Township Planner Grayson Moore spoke on his findings with the request to increase maximum lot coverage from 30% to 40%. Heritage Square engineer Kevin McDevitt spoke on the request to increase for single family detached development to allow for larger home designs and enough room for decks/ patios. He spoke on their error when calculating lot coverage discussing the need for the amendment to the PUD. He answered concerns on drainage calculations, wetlands, retention ponds, lot sizes available and maximum house size (1900-2700 sq ft). Chairman Williams questioned the engineering report from Spicer Group Engineering and their concerns. Commissioner Lollo questioned if all houses would be able to have decks and patios, Engineer McDevitt confirmed they would all be allowed to have a deck/patio. Chairman Williams questioned square foot of house vs footprint of the house. Board Representative Boal questioned prices of the homes to be built, concerns with lot sizes, drainage issues and if there was final

PUD agreement with project. David Straub from M/I Homes spoke on the amendment to increase lot coverage, discussed price of homes will vary from mid-upper 300's to low 400's and recent issuing of their wetland permit. Zoning Administrator Hohenstein gave an update on the process of crafting and finalizing the PUD agreement. Commissioner Spaulding questioned if there would be model homes and if potential buyers would be able to pick lots vs building houses to sell. Engineer McDevitt answered there would be a combination of both, they will have different elevations, exterior color schemes and they won't all be the same. Discussion followed. **Motion** by Newstead, **Second** by Spaulding, **"To open the public hearing Heritage Square, PC2024-15. Parcel #4706-32-400-013."** Motion carried.

Bob Wilson- spoke on average income and housing affordability

Motion by Spaulding, **Second** by Boal, **"To close the public hearing"** Motion carried. **Motion** by Spaulding, **Second** by Newstead, **"To Approve the amendment to increase lot coverage from the approved 30% to 40% subject to the engineering review of the storm water capacity even though in the Township it has already been done on parcel 4706-32-400-013, otherwise known as the Heritage Square Development."** Roll Call: Newstead-yes, Lollo-yes, Spaulding-yes, Stanley-yes, Boal-no, Williams-yes. Motion passed 5-1. Commissioner Lollo clarified that the wetlands, drainage, and open spaces have all been addressed and criteria has been met.

CALL TO THE PUBLIC:

Bob Wilson, 2935 Brewer Rd: Questioned if he could cover 40% of his property

Michael Denson, 5828 Crandall Rd: Spoke on concerns with the 40% lot increase

ADJOURMENT:

Motion by Spaulding, **Second** by Newstead, **"To adjourn."** Motion carried. The meeting was adjourned at 7:31 P.M.

Date

Mike Newstead
Planning Commission Secretary

Marnie Hebert
Recording Secretary

DRAFT**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

3525 Byron Road Howell, MI 48855

February 10, 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:**

5 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:

February 10, 2025

Motion by Counts, **Second** by Hohenstein, “**To approve the agenda.**” Motion carried.**APPROVAL OF BOARD MEETING MINUTES:**

January 13, 2025

REGULAR BOARD MEETING MINUTES

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

Motion carried. 1 dissent.

CALL TO THE PUBLIC:

No response from the public

UNFINISHED BUSINESS:

A. Howell-Mason LLC v. Howell Township

Treasurer Hohenstein stated that the court documents for Howell Mason LLC v Howell Township were added to the packet for the Boards review.

B. Storage Container Ordinance

Treasurer Hohenstein gave a brief overview of the storage container ordinance which included additional language that was previously requested by the Board. **Motion** by Hohenstein, **Second** by Counts, “**To accept**

the Zoning Ordinance amendments to allow portable storage containers and cargo containers and to include the Township Planners draft language for the duration of portable storage containers as presented.” Motion carried. 1 dissent.

NEW BUSINESS

- A. Financial Audit – Gabridge & Company, PLC
Joe Verlin from Gabridge and Company, PLC gave an overview of the 2023-2024 Township audit and stated that Howell Township is in a very healthy financial condition. Discussion followed.
- B. Financial Report
Deputy Supervisor Kilpela gave an overview of the current Township budget ending January 31, 2025, discussed the Township cash flow and answered questions from the Board. **Motion** by Counts, **Second** by Fagan **“To make budget amendments to the engineering contracted services expenses from \$10,000 to \$15,000.”** Motion carried. Discussion followed.
- C. TextMyGov
Deputy Supervisor Kilpela shared a video presentation on the services that are available through TextMyGov. The consensus of the Board was to obtain more quotes before moving forward with a decision.
- D. Wellhead Protection Ordinance
Treasurer Hohenstein gave a brief overview of the storage container ordinance.
Motion by Hohenstein, **Second** by Boal, **“To accept the Wellhead Protection Ordinance including the changes from the Director of MHOG, Greg Tatara, as presented.”** Motion carried. 2 dissents. Discussion followed.
- E. Sidewalk Easement
Treasurer Hohenstein spoke on the Oak Grove sidewalk easement.
Motion by Counts, **Second** by Hohenstein, **“To accept a public sidewalk easement for 1907 Oak Grove Road, as presented.”** Motion carried. 2 dissents.
- F. Draft Lawn, Landscape and Snow Contracts
Treasurer Hohenstein discussed the drafted contracts for lawn, landscape and snow services, and asked the Board for their recommendation of any changes that they would like to be made to the drafted contracts before the contracts are put out to bid. Discussion followed.
- G. Township Planner – Contract Renewal
Treasurer Hohenstein spoke on the 3-year contract renewal for Township Planner. The consensus of the Board was to send out the contract for additional bids. Discussion followed.
- H. Township Social Media Policy
Treasurer Hohenstein spoke on the drafted social media policy. **Motion** by Counts, **Second** by Hohenstein, **“To approve the Howell Township Social Media Policy as presented.”** Motion carried. 1 dissent.

- I. Road Chloride Bid
Treasurer Hohenstein presented to the Board a quote from Chloride Solutions LLC for dust control. **Motion** by Counts, **Second** by Boal, **“To approve Chloride Solutions dust control quote as presented.”** Discussion followed. Motion carried.

- J. Spring and Fall Clean-Up Day Approvals
Treasurer Hohenstein reported on Deputy Treasurer Murrish’s summaries for spring clean-up day and fall clean-up day. It was the consensus of the Board to approve the cost for spring clean-up, and to keep the tire disposal prices as it has been in the past. **Motion** by Counts, **Second** by Boal, **“To approve fall clean-up day on Saturday, September 13th as presented.”** Discussion followed. Motion carried. 2 dissents.

CALL TO THE PUBLIC:

John Mills, 1750 Oak Grove Rd.: Spoke about property taxes, Oak Grove sidewalk easement, and Township legal fees.

Inquiry on how to sign up for the Spring and Fall clean-up events

REPORTS:

- A. SUPERVISOR:
No report

- B. TREASURER: Treasurer Hohenstein reported that the Treasurer’s department is busy processing tax payments. See the board packet for reports.

- C. CLERK: Clerk Daus reported that the Clerk’s department had a successful Early Voting State audit

- 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

- I. ZONING BOARD OF APPEALS (ZBA):
Trustee Counts reported on ZBA

J. WWTP:

Treasurer Hohenstein gave an overview on Wastewater Treatment Plant and noted that Board action is needed to decide on Hatch Stamping's request for a grinder pump to be installed. **Motion** by Hohenstein, **Second** by Counts, **"To accept the Wastewater Treatment Plant Committees recommendation to deny Hatch's, and the owners, request that the Township install the grinder pump at the Townships expense."** Motion carried.

K. HAPRA:

See report

L. PROPERTY COMMITTEE:

No report

M. PARK & RECREATION COMMITTEE: Treasurer Hohenstein informed the Board that the reports are back for phase one of the environmental study.

N. Shiawassee River Committee:

Supervisor Coddington reported on Shiawassee River Committee

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

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

ADJOURNMENT: **Motion** by Counts, **Second** by Boal, **"To adjourn"** Motion carried. The meeting was adjourned at 9:02 pm.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

Monthly Permit List

MHOG

Permit #	Applicant	Address	Fee Total	Const. Value
PMHOG24-009	PINEVIEW VILLAGE CONS. GROUP INC.	1686 PINECROFT LN	\$0.00	\$0.00
	Work Description:			
PMHOG24-011	PINEVIEW VILLAGE CONS. GROUP INC.	1690 PINECROFT LN	\$0.00	\$0.00
	Work Description:			
PMHOG24-016	PINEVIEW VILLAGE CONS. GROUP INC.	1693 PINECROFT LN	\$0.00	\$0.00
	Work Description:			
Total Permits For Type:				3
Total Fees For Type:				\$0.00
Total Const. Value For Type:				\$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-004	RENEWAL BY ANDERSEN - Store 92	52 CASTLEWOOD DR	\$10.00	\$0.00
	Work Description: Replacing 3 windows, 1 entry door, 1 storm door			
P25-009	KRAMER EASTON	3195 FISHER RD	\$75.00	\$0.00
	Work Description: Remodel of existing house, including a 9' 4" x 13' 4" addition.			
P25-005	J & S Construction	3339 FLEMING RD	\$75.00	\$0.00
	Work Description: 24' x 80' by 14' pre engineered metal building, cement floor, no lean to			
P25-003	FINISHED BASEMENT PLUS	3275 HILL HOLLOW LN	\$10.00	\$0.00
	Work Description: Finished basement area to include wet bar area, main area with existing egress, gym area, ceiling insulation and smoke detectors.			
P25-001	DAVID LAMKIN	W MARR - VACANT	\$75.00	\$0.00
	Work Description: New single family house, single story with attached garage, 1904 sq ft living space.			
P25-008	RENEWAL BY ANDERSEN - Store 92	618 OLDE ENGLISH CIR	\$10.00	\$0.00
	Work Description: Replacing 9 windows.			
P25-006	Install Partners LLC	1368 SHIRE CT	\$10.00	\$0.00
	Work Description: Replace front entry door			
Total Permits For Type:				7
Total Fees For Type:				\$265.00
Total Const. Value For Type:				\$0.00

Sign

Permit #	Applicant	Address	Fee Total	Const. Value
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P25-002	Metro Sign, In.c	1475 N BURKHART C-140	\$450.00	\$0.00
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Work Description: front sign- 36" x 196.75" front wall sign and 18" x 36" under canopy vinyl face change on direction at 5.2" x 25.6"

Rear sign - 36" x 196.75"

REVISED: The only difference is that the letters are no longer on a raceway. The under-canopy sign and the vinyl face change are not changing. Is there any way we can get a stamped approval from Howell Twp on these revised drawings instead.

P25-007	BILL CARR SIGNS	275 E HIGHLAND RD	\$225.00	\$0.00
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Work Description: 60" x 180" double faced illuminated sign on a pylon 10' high.

Total Permits For Type:	2
Total Fees For Type:	\$675.00
Total Const. Value For Type:	\$0.00

Grand Total Fees:	\$940.00
Grand Total Permits:	12.00

Code Enforcement List

02/03/2025

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.					
1.27.25 - Site visit completed. Violation still exists. Letter sent to owner.					
1.29.25 - Received phone call from homeowner. They did not understand that this was not allowed and will be getting it taken care of.					
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.					
1.27.25 - Site visit completed. No visible change. Letter sent to owner.					

Code Enforcement List

02/03/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIV Complaint House is neglected, building unsafe, junk in yard.	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE
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. 1.9.25 - Spoke to owner, is getting quotes from companies to demolish the structures. Provided contact information to Township and will stay in touch with progress reports. 1.27.25 - Violation still present.					
5407 OAK GROVE RD Complaint Garbage outside on the lawn surrounding the house and overflowing from the garage. Garbage is attracting vermin.	CITIZENS BANK NA	4706-02-401-008	09/10/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
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.					

Code Enforcement List

02/03/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
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.					
1.13.25 - Hearing adjourned until 2.12.25.					
3265 W GRAND RIVER A Complaint	AMERICAN LEGION P	4706-28-200-010	05/21/2024		OPEN - COMPLANT RECEIVE
Starting to add more parking on adjacent lot owned by MDOT without permits.					
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.					
1.27.25 - No change to property.					

Code Enforcement List

02/03/2025

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIV	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
Complaint Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.					

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

02/03/2025

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.
- 1.27.25 - Site visit completed, no change. Schedule has not been provided to Township. Final violation letter sent to owner.

Records: 8

Population: All Records



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.

HOWELL TOWNSHIP
Application for Site Plan Review

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

File # PC2025-01

Parcel ID #: 4706- <u>20</u> - <u>100</u> - <u>027</u>	Date <u>01/03/2025</u>
Applicant Name <u>Kory Leppek</u>	Applicant Address <u>4640 W. Grand River Ave.</u>
Phone <u>(810)227-2566</u> Fax _____	Email <u>kleppek97@yahoo.com</u>
Property Owner Name <u>Leppek Landscape Inc</u>	
Phone <u>(810)227-2566</u> Fax _____	Email <u>kleppek97@yahoo.com</u>
Please list all recipients to receive information and/or reports:	
Name: <u>Tim Zimmer, Livingston Engineering</u>	Email <u>tim @livingstoneng.com</u>
Name: _____	Email _____
Name: _____	Email _____

Location of Property <u>4640 W. Grand River Ave.</u>	Current Zoning Classification <u>NSC</u>
Existing Use <u>dog training</u>	Proposed Use <u>landscape contractor and supply</u>

Check One:

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

Applicant needs to provide the following site plan drawings: twelve (12) full size copies, eight (8) - 11" x 17" copies, and an electronic set (either on an USB drive or provide an online link) for the preliminary site plan drawings. Drawings shall be submitted with an application for site plan review (20.06 a) thirty (30) days prior to the meeting.

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

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

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

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

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

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



Owner Signature

Kory Leppek

Print Name

1/7/25

Date

Subscribed and sworn to before me this _____ day of _____, 20____.

_____, _____ County, Michigan
Notary Public

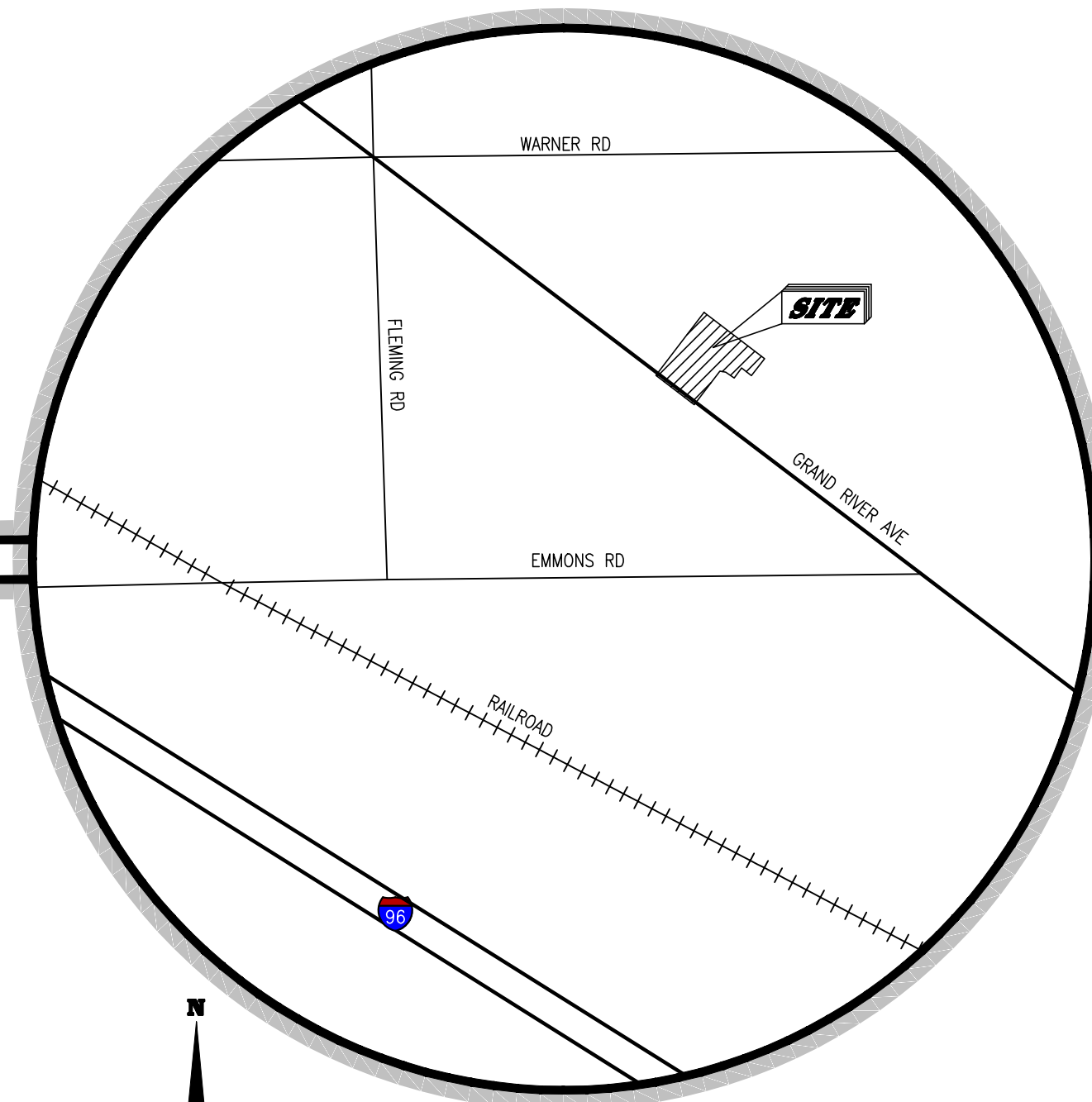
My Commission Expires: _____, 20____.

PRELIMINARY SITE PLAN FOR LEPPEK LANDSCAPE, INC

4640 WEST GRAND RIVER AVENUE
HOWELL TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN

ADJACENT PROPERTY TABLE

Direction	Lot	Zoning	Use
North	Farmland	SFR	Farmland
East	Vacant	NSC	Vacant
Southeast	Livingston Veterinary Clinic	NSC	Veterinary Clinic
Southwest	Farmland	SFR	Farmland
West	Farmland	NSC	Farmland



LOCATION MAP

SCALE: 1" = 1000 FEET

SITE DATA TABLE

PARCEL NUMBER:	4706-20-100-027	
PARCEL ACREAGE:	4.22 ACRES ±	
ZONING:	EXISTING NSC - NEIGHBORHOOD SERVICE COMM.	
USE:	PROPOSED LANDSCAPE CONTRACTOR & SUPPLY	
LOT:	REQ'D	PROVIDED
MINIMUM LOT AREA	1 AC	4.22
MINIMUM LOT WIDTH	150 FT	304 FT
MAXIMUM LOT COVERAGE	60%	3.5%
SETBACKS:	REQ'D	PROVIDED
MINIMUM FRONT YARD	50 FT	305 FT
MINIMUM SIDE YARD		
---ONE SIDE	10 FT	41.2 FT
---TOTAL BOTH SIDES	25 FT	322.9 FT
MINIMUM REAR YARD	50 FT	50 FT
BUILDING:	REQ'D	PROVIDED
HEIGHT	2 STORY	30 FEET
HEIGHT (ACCESSORY STRUCTURE)	20 FT	20 FT

PARKING CALCULATIONS

REQUIRED PARKING PER ORDINANCE

PROPOSED USE: LANDSCAPE CONTRACTOR & SUPPLY
EXISTING BUILDING - BUSINESS OFFICE (60%) AND STORAGE (40%)
PROPOSED BUILDING - STORAGE (100%)

BUILDING DATA: EXISTING BUILDING 4,000 SF
PROPOSED BUILDING 2,400 SF
TOTAL BUILDINGS 6,400 SF

REQUIRED PARKING CALCULATION:

BUSINESS OFFICE SPACE:
2,400 S.F. @ 1 SP. PER 400 S.F. = 2,400/400 = 6 SPACES
STORAGE:
4,000 S.F. @ 1 SP. PER 1,500 S.F. = 4,000/1,500 = 3 SPACES

TOTAL PARKING REQUIRED = 9 SPACES*

*TOT. TO INCLUDE ONE (1) BARRIER FREE SPACE

PROVIDED PARKING

PAVED SPACES PROPOSED: = 13 SPACES (Paved)
INCL. 2 BARRIER FREE SPACES
GRAVEL EMPLOYEE SPACES PROPOSED: = 4 SPACES
TOTAL PARKING SPACES = 17 SPACES

SITE DATA & GENERAL NOTES

- PROPERTY IS ZONED: NSC (NEIGHBORHOOD SERVICE COMMERCIAL).
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
- ALL SIGNS SHALL MEET THE REQUIREMENTS OF THE HOWELL TOWNSHIP ZONING ORDINANCE.
- UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
- BARRIER FREE PARKING SPACES SHALL BE MARKED WITH ABOVE GRADE SIGN IN ACCORDANCE WITH CURRENT ADA STANDARDS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE HOWELL TOWNSHIP AND LIVINGSTON COUNTY.
- THE CONTRACTOR SHALL TELEPHONE THE HOWELL TOWNSHIP 72 HOURS BEFORE BEGINNING ANY CONSTRUCTION.
- THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND UTILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- PROPOSED SITE CONTAINS NO WETLANDS OR FLOOD PLAINS PER NATIONAL WETLAND INVENTORY AND FEMA FIRM MAP.
- SITE PLAN USE: (NURSERY)
- SITE STORM DRAINAGE WILL BE DETAINED ON SITE AND RELEASED TO EXISTING GRADE.
- BUILDING(S) SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS/LETTERS SHALL BE AT LEAST 6" HIGH AND SHALL CONTRAST WITH THEIR BACKGROUND.
- THE FIRE DEPARTMENT ACCESS DRIVE SHALL MEET THE FOLLOWING CONDITIONS:
A. THE MINIMUM UNOBSTRUCTED WIDTH SHALL BE 20 FEET.
B. THE MINIMUM UNOBSTRUCTED HEIGHT SHALL BE 13 FEET.
C. THE ACCESS DRIVE SHALL BE ACCESSIBLE AT ALL TIMES (I.E. SNOW REMOVAL, PARKED EQUIPMENT).
- A KNOX BOX IS REQUIRED FOR THE BUILDING. PURCHASE CAN BE COMPLETED ON-LINE AT WWW.KNOXBOX.COM. THE USE OF THE KNOX RAPID ENTRY SYSTEM PADLOCK OR KNOX KEY SWITCH WILL BE REQUIRED FOR ANY ENTRY GATE INSTALLED.
- A FINAL INSPECTION OF THE BUILDINGS, GATES AND SITE SHALL BE PERFORMED BY THE FIRE DEPARTMENT BEFORE C OF O IS ISSUED.
- TRASH WILL BE PICKED UP BY CURB SIDE SERVICE.

LEGAL DESCRIPTIONS:

A part of the Northwest 1/4 of Section 20, T3N, R4E, Howell Township, Livingston County, Michigan more particularly described as follows: commencing at the North 1/4 corner of said Section 20, thence along the North and South 1/4 line of Section 20 (as monumented), S00°17'43"W, 1324.37 feet; thence continuing along said North and South 1/4 line of Section 20, S00°02'52"E, 796.59 feet to the centerline of Grand River Avenue (100 foot wide Right-of-Way); thence along the centerline of said Grand River Avenue, N51°30'40"W, 192.50 feet; thence N51°10'00"W, 691.89 feet to the Point of Beginning of the parcel to be described; thence continuing along said centerline of Grand River Avenue, thence N51°10'00"W, 304.58 feet; thence N38°50'00"E, 500.00 feet; thence S51°10'00"E, 479.16 feet; thence S38°50'00"W, 135.11 feet; thence N49°53'39"W, 78.89 feet; thence S37°25'32"W, 79.54 feet; thence N54°24'47"W, 65.64 feet; thence N78°29'28"W, 36.17 feet; thence S38°50'00"W, 266.80 feet to the Point of Beginning, containing 4.220 acres and subject to the rights of the public over Grand River Avenue (100 foot wide Right-of-Way), also subject to the rights and use of a 33 foot wide easement for ingress and egress as described as follows:
A part of the Northwest 1/4 of Section 20, T3N, R4E, Howell Township, Livingston County, Michigan more particularly described as follows: commencing at the North 1/4 corner of said Section 20, thence along the North and South 1/4 line of Section 20 (as monumented), S00°17'43"W, 1324.37 feet; thence continuing along said North and South 1/4 line of Section 20, S00°02'52"E, 796.59 feet to the centerline of Grand River Avenue (100 foot wide Right-of-Way); thence along the centerline of said Grand River Avenue, N51°30'40"W, 192.50 feet; thence N51°10'00"W, 596.46 feet; thence N38°50'00"E, 50.00 feet to a point on the Northern Right-of-Way line of Grand River Avenue, said point also being the Point of Beginning of a 33 foot wide ingress and egress easement; thence along the Northern Right-of-Way line of Grand River Avenue, N51°10'00"W, 33.17 feet; thence N32°59'54"E, 234.97 feet; thence S54°24'47"E, 33.03 feet; thence S32°59'54"W, 236.85 feet to the Point of Beginning.

SITE SHEET INDEX

C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & REMOVALS
C3.0	SITE LAYOUT & UTILITY PLAN
C5.0	SITE GRADING PLAN
C6.0	STORM WATER MANAGEMENT PLAN
C7.0	EMERGENCY ACCESS PLAN
LP-1	LANDSCAPE PLAN
A-1	POLE BARN FLOOR PLAN & ELEVATIONS

LEGEND

	EXISTING	PROPOSED
SPOT GRADE	x 000.00	x 000.00
CONTOUR	--- 000 ---	--- 000 ---
SPOT GRADE		x (IP 311.4)
DRAINAGE ARROW		-1.5%
SANITARY SEWER	--- SAN --- SAN --- SAN ---	--- SAN --- SAN ---
SANITARY SEWER STRUCTURE LABEL		00
STORM SEWER	> --- ST --- ST --- ST --- ST ---	> --- ST --- ST ---
STORM SEWER STRUCTURE LABEL		00
WATER	--- W --- W --- W --- W ---	--- W --- W --- W ---
WATER STRUCTURE LABEL		00
OVERHEAD		
FENCE	x x x x x	x x x x x
GAS	g g g g g	g g g g g
ELECTRIC	E E E E E	E E E E E
DRAINAGE AREA BOUNDARY		
LIMITS OF DISTURBANCE		
RIDGE LINE		
SWALE LINE		
LIGHT POLE	*	*
UTILITY POLE	⊗	⊗
DECIDUOUS TREE	⊗	⊗
GATE VALVE IN WELL	⊗	⊗

OWNER/DEVELOPER

LEPPEK LANDSCAPE, INC
4640 W. GRAND RIVER AVE.
HOWELL, MI 48855
PHONE: (810) 227-2566
ATTN: Kory Leppek

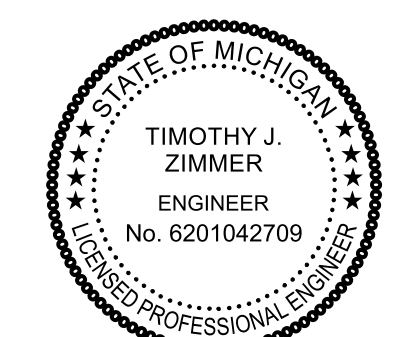
ENGINEER

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

LEPPEK LANDSCAPE, INC

HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
PRELIMINARY SITE PLAN

ENGINEER'S SEAL



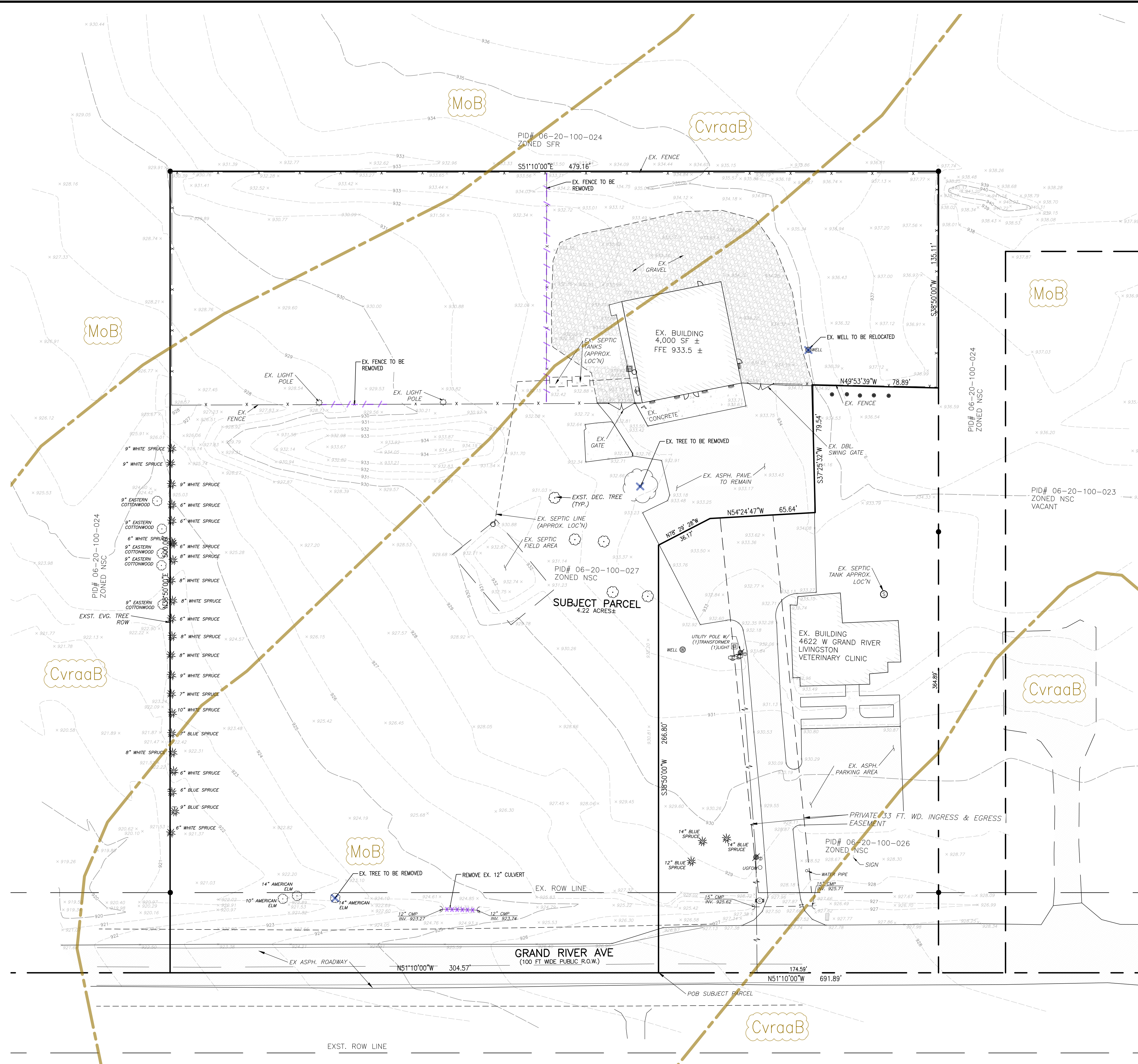
UTILITY DISCLAIMER



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

REVISIONS	DATE	PROJECT No. 19238-1
		SHEET C10
		DATE: 12/16/2024

FILE:C:\Users\jlepp\OneDrive\Desktop\19238-1\19238-1\19238-1_C2.0_Ex_Cond_&Rem.dwg



SOIL SURVEY LEGEND

SOIL TYPE BOUNDARY
SOIL TYPE DESIGNATION

18D

LEGEND

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

REMOVAL LEGEND

- REMOVE EX. CURB AND GUTTER
- REMOVE EX. PIPE
- REMOVE ITEM

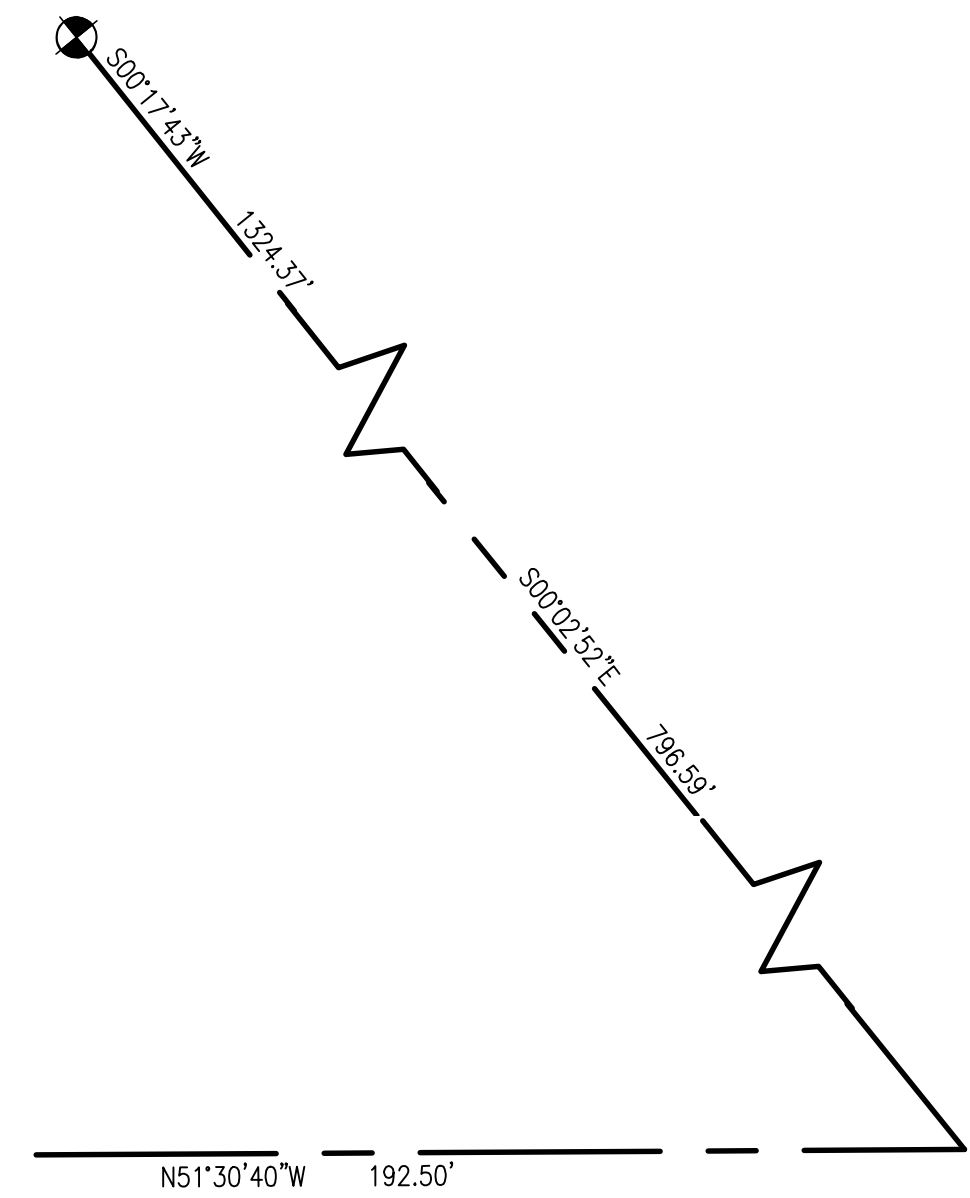
SOIL SURVEY LEGEND

SOIL TYPE BOUNDARY
SOIL TYPE DESIGNATION

18D

USDA NRCS SOIL SURVEY SOIL TYPES

CvraaB CONOVER LOAM, 0 TO 4 PERCENT SLOPES
MoB WAWASEE LOAM, 2 TO 6 PERCENT SLOPES



© 2024

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

LE

SCALE: 1" = 30'
GRAPHIC SCALE: 1" = 30'
EXCEPT AS NOTED

CLIENT
Leppek Landscape Inc.
4640 W. Grand River Ave.
Howell, MI 48855
Att: Kory Leppek

LEPPEK LANDSCAPE INC.
4640 W. GRAND RIVER AVENUE
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI
PRELIMINARY SITE PLAN
EXISTING CONDITIONS AND REMOVALS

REVISIONS	DATE

JOB NO. **19238-1**
DRAWN: MSA/TJZ
CHECKED: []
APPROVED: []
DATE: 12/16/2024

C2.0

KEYED NOTES:

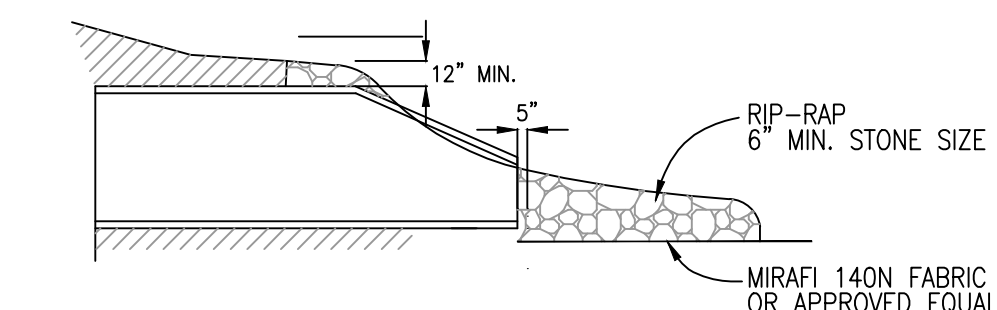
- SITE-BB** BUMPER BLOCK, PRECAST CONCRETE
SEE DETAIL, THIS SHEET
- SITE-RR** RIP RAP
SEE DETAIL, THIS SHEET
- MRKG-BL** 4" SINGLE SOLID LINES, BLUE
- MRKG-BH** 4" SINGLE SOLID LINES, BLUE 45° CROSS HATCH
PATTERN (2" O.C.) WITH BORDER, ADA COMPLIANT
- MRKG-SY** PAINTED INTERNATIONAL SYMBOL OF
ACCESSIBILITY, BLUE ADA COMPLIANT
- MRKG-WL** 4" SINGLE SOLID LINE, WHITE
- SIGN-BF** BARRIER FREE SIGN (R7-8),
SEE DETAIL, THIS SHEET
- STRM-FE** FLARED END SECTION
- STRM-DP** DETENTION POND
SEE SHEET C6.0
- STRM-OS** OUTLET STRUCTURE
SEE DETAIL ON SHEET C6.0
- STRM-SP** EMERGENCY SPILLWAY
SEE DETAIL ON SHEET C6.0
- STRM-FB** FOREBAY FILTER BERM
SEE DETAIL ON SHEET C6.0

PAVEMENT LEGEND

- ASPH-SD** PROPOSED STANDARD DUTY ASPHALT PAVEMENT
SECTION PER DETAIL, SHEET C7.0
- CONC-PV** PROPOSED CONCRETE PAVEMENT
SECTION PER DETAIL, SHEET C7.0
- GRVL-PV** PROPOSED GRAVEL PAVEMENT
SECTION PER DETAIL, SHEET C7.0

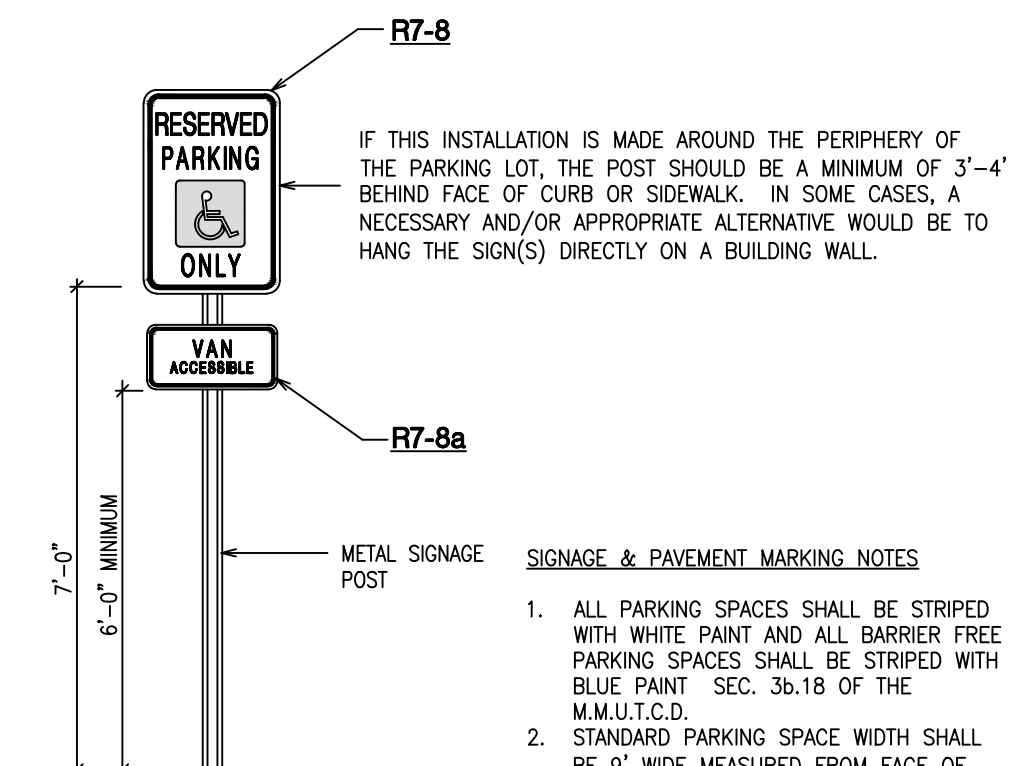
GENERAL NOTES:

1. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
2. ALL SIDEWALK RAMPS AND ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES AND SPECIFICATIONS.
3. UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.



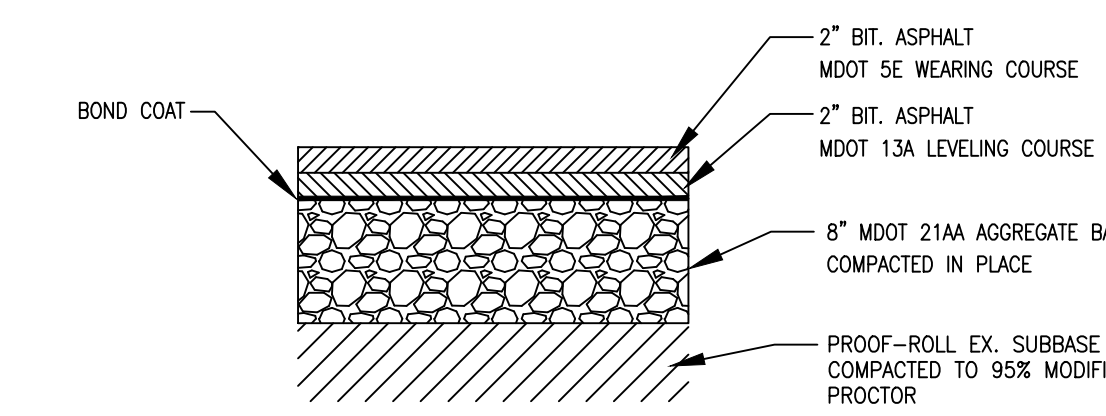
PIPE DIAMETER	"A"	"B"	"C"	SQUARE YARDS
12"	5'-0"	6'-6"	3'-0"	15 MIN
15"	5'-0"	7'-0"	3'-0"	15 MIN
18"	5'-0"	7'-6"	3'-6"	15 MIN
21"	5'-6"	8'-0"	4'-0"	15 MIN
24"	6'-0"	8'-6"	4'-6"	15 MIN

RIP-RAP DETAIL
NOT TO SCALE

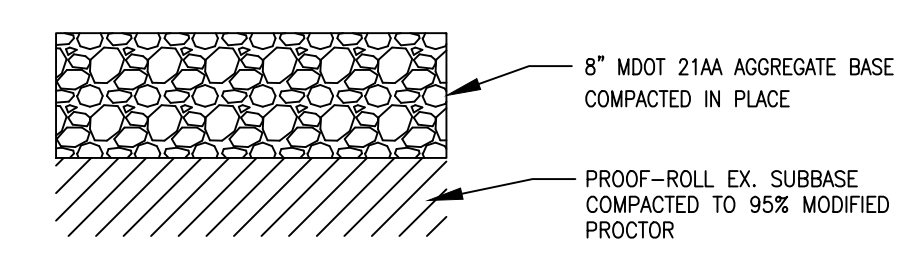


BARRIER FREE SIGN
NOT TO SCALE

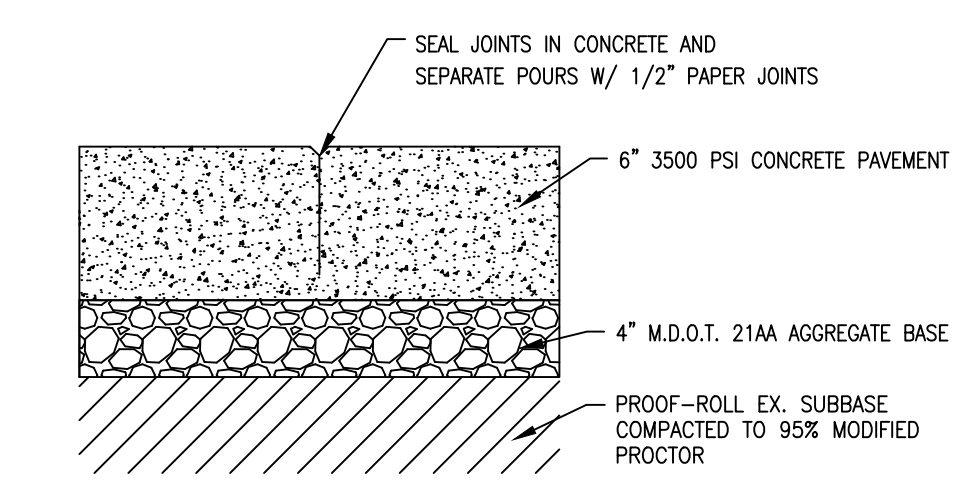
- SIGNAGE & PAVEMENT MARKING NOTES**
1. ALL PARKING SPACES SHALL BE STRIPED WITH WHITE PAINT AND ALL BARRIER FREE PARKING SPACES SHALL BE STRIPED WITH BLUE PAINT SEC. 3b.18 OF THE M.M.U.T.C.D.
 2. STANDARD PARKING SPACE WIDTH SHALL BE 9' WIDE MEASURED FROM FACE OF CURB.



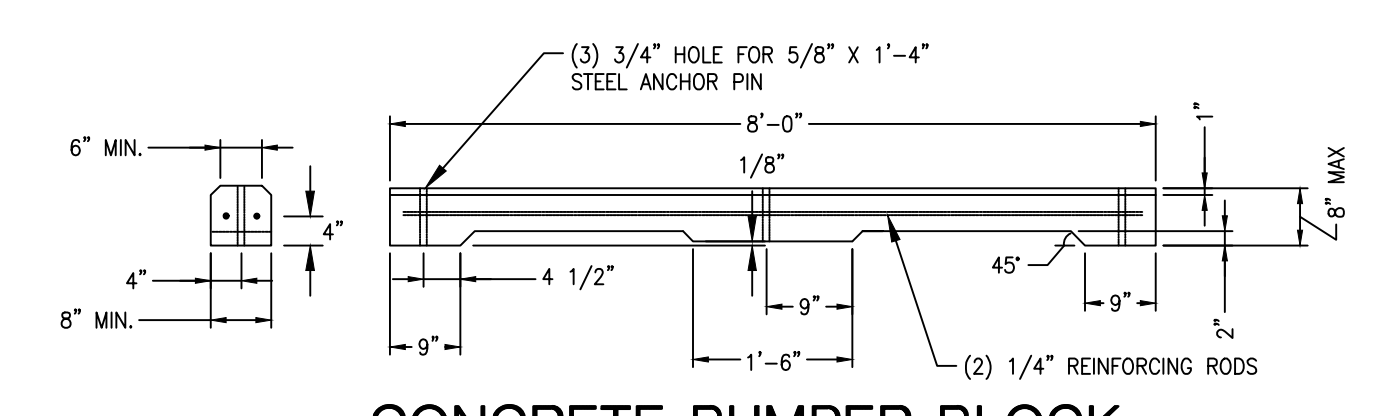
ASPHALT PAVEMENT SECTION
NOT TO SCALE



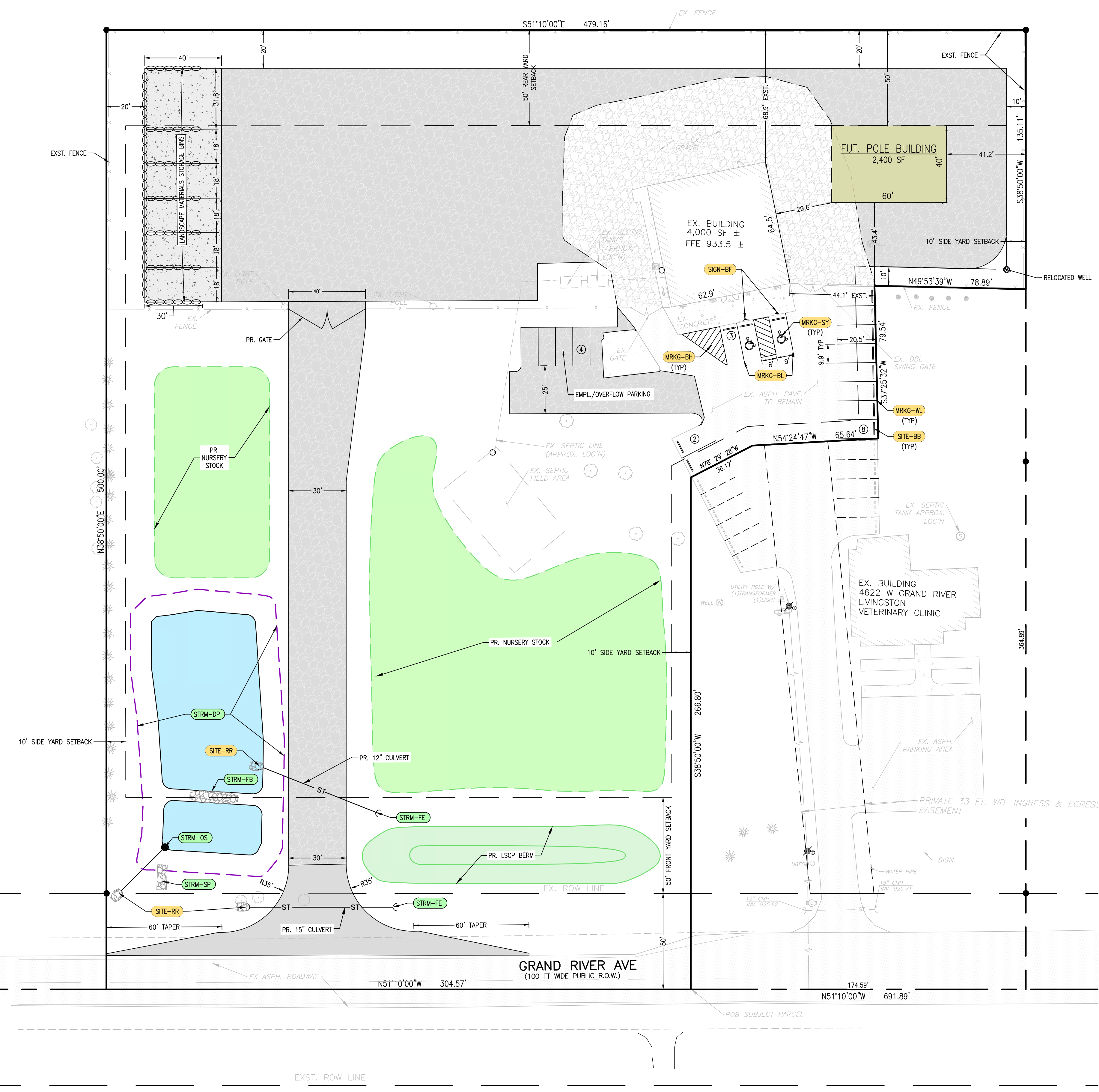
GRAVEL PAVEMENT SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE



CONCRETE BUMPER BLOCK
NOT TO SCALE



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WWW.LIVINGSTONENG.COM

LE

SCALE: 1" = 30'
GRAPHIC SCALE: 1" = 30'
EXCEPT AS NOTED

CLIENT
Leppek Landscape Inc.
4640 W. Grand River Ave.
Howell, MI 48865
Att: Kory Leppek

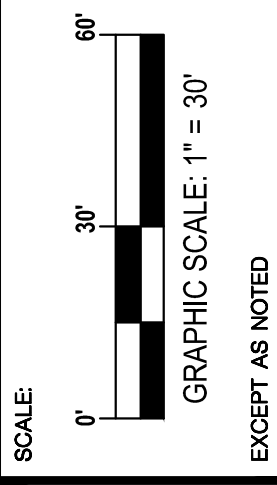
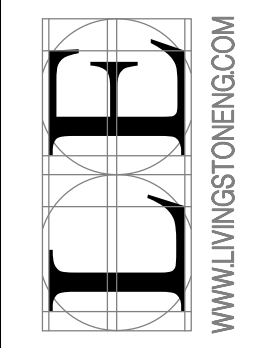
LEPPEK LANDSCAPE INC.
4640 W. GRAND RIVER AVENUE
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI
PRELIMINARY SITE PLAN
SITE LAYOUT & UTILITY PLAN

REVISIONS	DATE

JOB NO. **19238-1**
DRAWN: MSJ/TJZ
CHECKED: []
APPROVED: []
DATE: 12/16/2024

C3.0

FILE:C:\Users\jlepp\OneDrive\Desktop\Projects\2019\19238-1_Leppek_4640 W Grand River\03 DWG\Plan\Site Plan\19238-1_C3.0_Site Layout.dwg



CLIENT
Leppek Landscape Inc.
4640 W. Grand River Ave.
Howell, MI 48855
Attn: Kory Leppek

LEPPEK LANDSCAPE INC.
4640 W. GRAND RIVER AVENUE
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI
PRELIMINARY SITE PLAN
SITE GRADING PLAN

REVISIONS	DATE

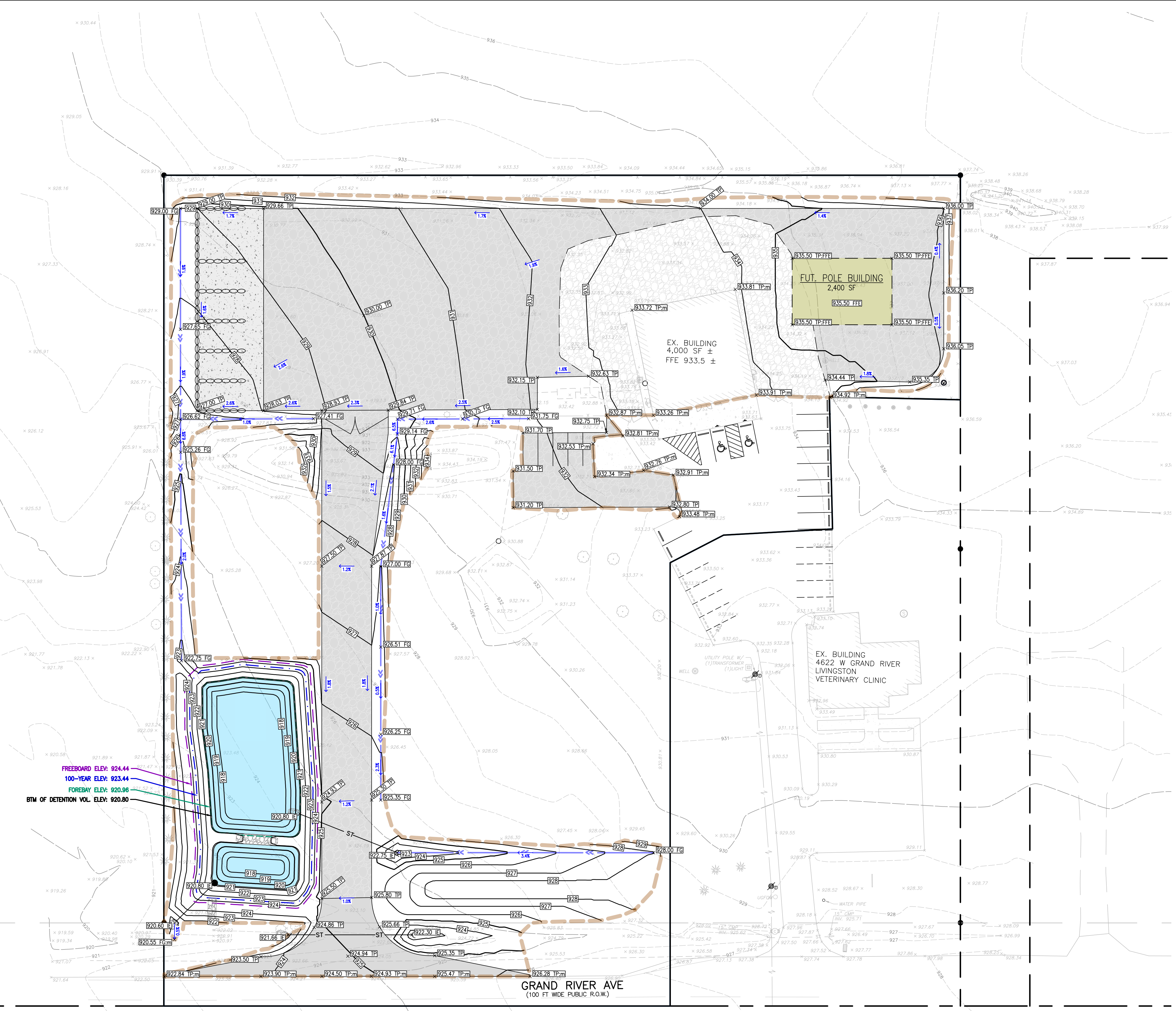
JOB NO.	19238-1
DRAWN:	MSJ/TJZ
CHECKED:	
APPROVED:	
DATE:	12/16/2024

GRADE PLAN LEGEND

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

SPOT GRADE ABBREVIATIONS LIST

- TP = TOP OF PAVEMENT
- IE = INVERT ELEVATION
- FG = FINISHED GRADE
- FFE = FIN. FLOOR ELEVATION
- m. = MATCH EXISTING

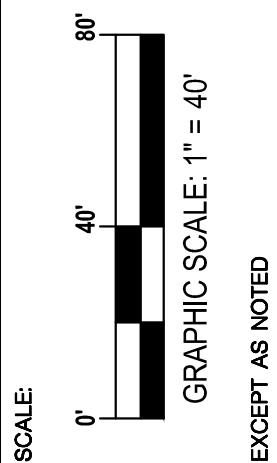
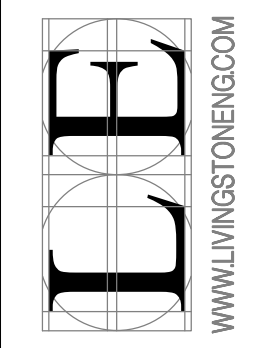


FREEBOARD ELEV. 924.44
 100-YEAR ELEV. 923.44
 FOREBAY ELEV. 920.96
 BTM OF DETENTION VOL. ELEV. 920.80

GRAND RIVER AVE
 (100 FT WIDE PUBLIC R.O.W.)

GRADE PLAN NOTES:

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

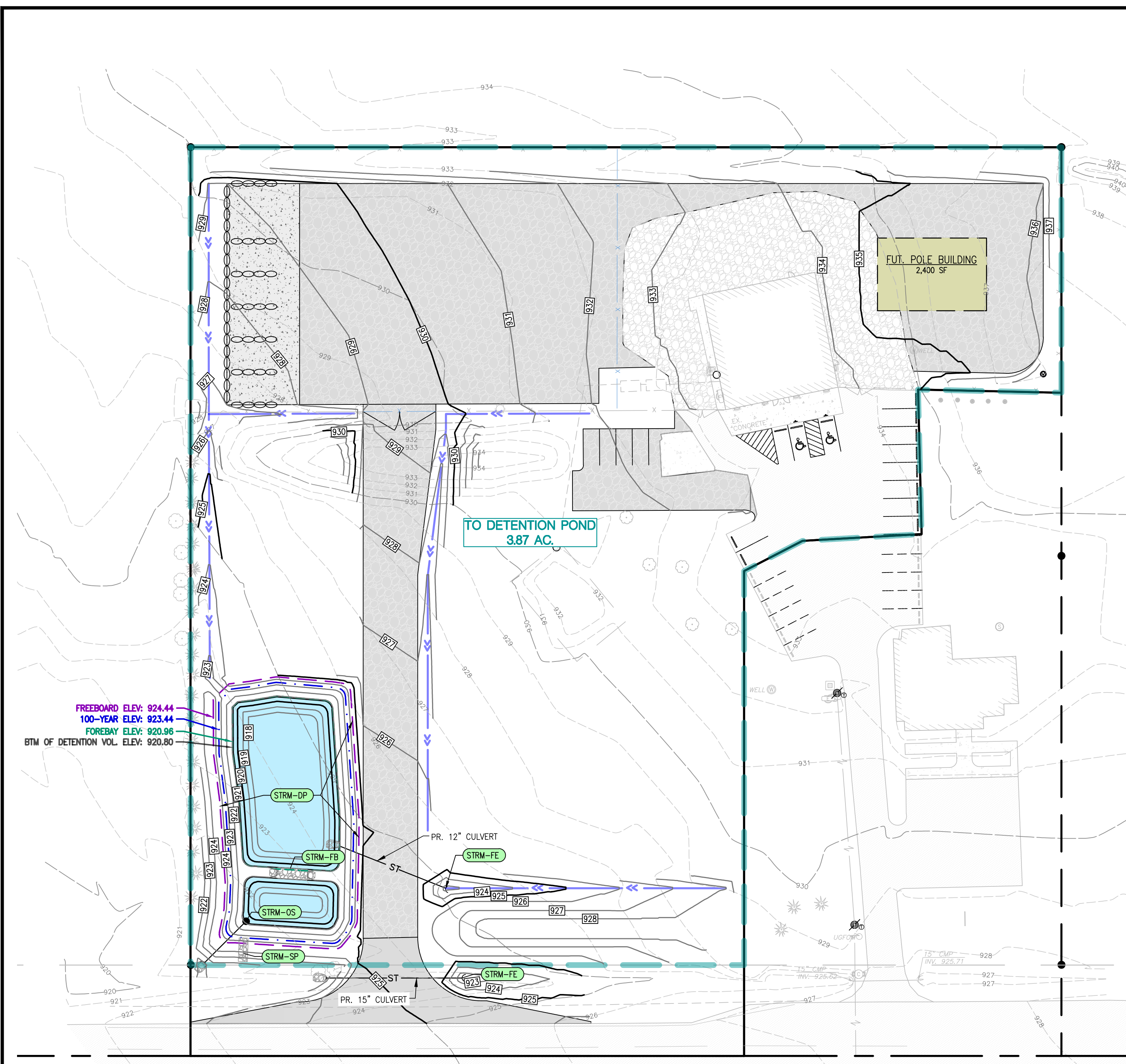


CLIENT
 Leppok Landscape Inc.
 4640 W. Grand River Ave.
 Howell, MI 48855
 Attn: Kory Leppok

LEPPEK LANDSCAPE INC.
 4640 W. GRAND RIVER AVENUE
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI
 PRELIMINARY SITE PLAN
 STORM WATER MANAGEMENT PLAN

DATE	REVISIONS

JOB NO. **19238-1**
 DRAWN: MSJ/TJZ
 CHECKED:
 APPROVED:
 DATE: 12/16/2024



Storm Water Detention Calculations
Project: Leppok Landscaping Pond
LE Project Number: 19238-1
Livingston County Method

I Composite Runoff Coefficient Calculations

I.A Runoff Coefficient Summary

Type of Surface	C Factor	Area, ac
Water	1	0.08
Roofs	0.9	-
Asphalt or Concrete Pavements	0.9	0.48
Gravel	0.6	1.14
Greenspace (Hydrologic Soil Group B)	0.2	2.17

I.B Total Contributing Area, A = 3.87 ac

I.C Composite Runoff Coefficient, C = 0.42

II.A Sheet Flow, t_{sheet}

K =	0.48
Slope (S) =	2.32 %
$V = K \times S^{0.5}$	0.73 ft/s
L =	9 ft
Flow time = $L / (V \times 60)$	0.2 min

II.B Shallow Flow (along roadway or swale, upstream of sewer), $t_{shallow}$

K =	1.2
Slope (S) =	1 %
$V = K \times S^{0.5}$	1.20 ft/s
L =	268 ft
Flow time = $L / (V \times 60)$	3.7 min

II Time of Concentration

$t_c =$ 7.2 min
 $t_c = 10$ minutes per county standard for sites that are 2 acres or less

III 100-year Peak Intensity
 $I_{100} = 83.3 / (9.17 + t_c)^{0.81}$ = 8.6 in/hr

IV Channel Protection Control (CPVC), Site Runoff from First 1.3" of Rainfall, V_{CPVC}
 $V_{CPVC} = 1.3" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$
 $V_{CPVC} = 4,719 \times C \times A$ = 7,698 cf

V Channel Protection Rate Control (CPRC), Extended Detention for the Site Runoff from a 1.9" Rainfall Event, V_{ED}

V.A $V_{ED} = 1.9" \times (1/12") \times (43,560 \text{ sf/acre}) \times C \times A$
 $V_{ED} = 6,897 \times C \times A$ = 11,251 cf

V.B Extended Detention Volume Discharge Rate, Q_{ED}
 $Q_{ED} = V_{ED} / (48 \text{ hr} \times 60 \text{ min} \times 60 \text{ sec})$ = 0.07 cfs

VI Variable Release Rate, Q_{VRR}
 $Q_{VRR} = 1.1055 - 0.206 \ln(A)$ = 0.15 cfs/ac

VII 100 Year Allowable Peak Flow Rate, Q_{100P}
 $Q_{100P} = Q_{VRR} \times A$ = 0.58 cfs

VIII 100-year Peak Inflow Rate, Q_{100IN}
 $Q_{100IN} = C \times I_{100} \times A$ = 14.1 cfs

IX 100-Year Storage Volume, V_D

IX.A 100-year Peak Runoff Volume, V_{100R}
 $V_{100R} = 18,985 \times C \times A$ = 30,969 cf

IX.B Storage Curve Factor (R)
 $R = 0.206 - 0.15 \ln(Q_{100P}/Q_{100IN})$ = 0.684

IX.C $V_D = (V_{100R} \times R) - V_{CP-C}$ = 21,196 cf

X First Flush (Sediment Forebay) Storage Volume, V_{FF}

X.A Water Quality Control Volume, V_{WQC}
 $V_{WQC} = 3,630 \times C \times A$ = 5,921 cf

X.B Forebay Min. Storage of 15% of V_{WQC}
 $V_{FF} = 0.15 \times V_{WQC}$ = 888 cf

The Site Plan must be designed to accommodate the following volumes:

CPVC	7,698 cf
CPRC, Extended Detention	11,251 cf
Key Rule: $V_D \geq V_{ED}$	
Flood Control	21,196 cf

XI Proposed Basin Volumes

Forebay		Detention Pond		Total Accumulated Volume (cf)	
Elevation	Area (sf)	Volume (cf)	Elevation	Area (sf)	Volume (cf)
920.80	5,016		920.80	1,306	
921.80	5,827	5,422	921.80	1,716	1,511
			921.80	7,736	-
			922.50	8,533	5,694
			923.50	9,728	9,131
					21,757

XII Design Storm Elevations
 The following interpolations determine the pond water elevations for the different storm events:

XII.A Forebay Elevation, V_{FF}

Elevation	921.80	-	920.80	=	x_1	-	920.80
Volume	5422	0	888			0	
Elev V_{FF}				=	x_1	=	920.96

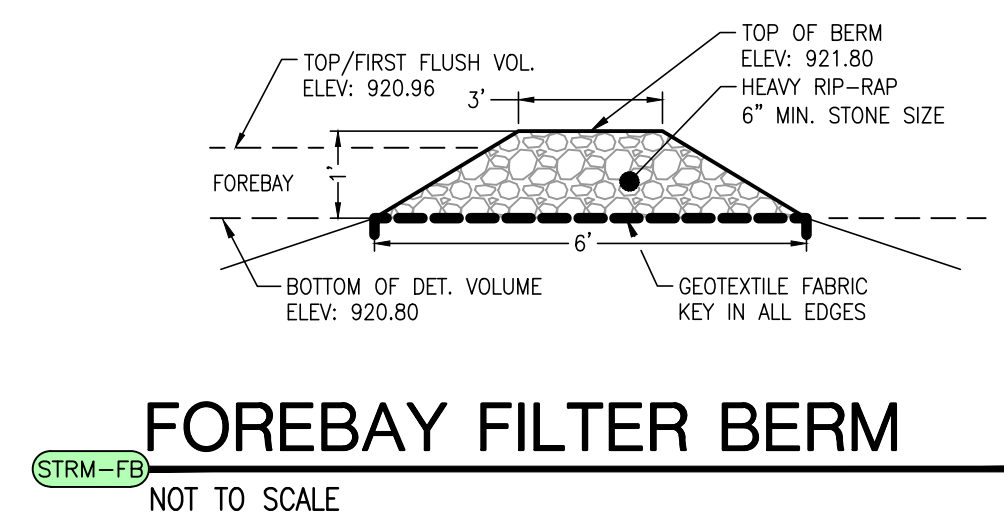
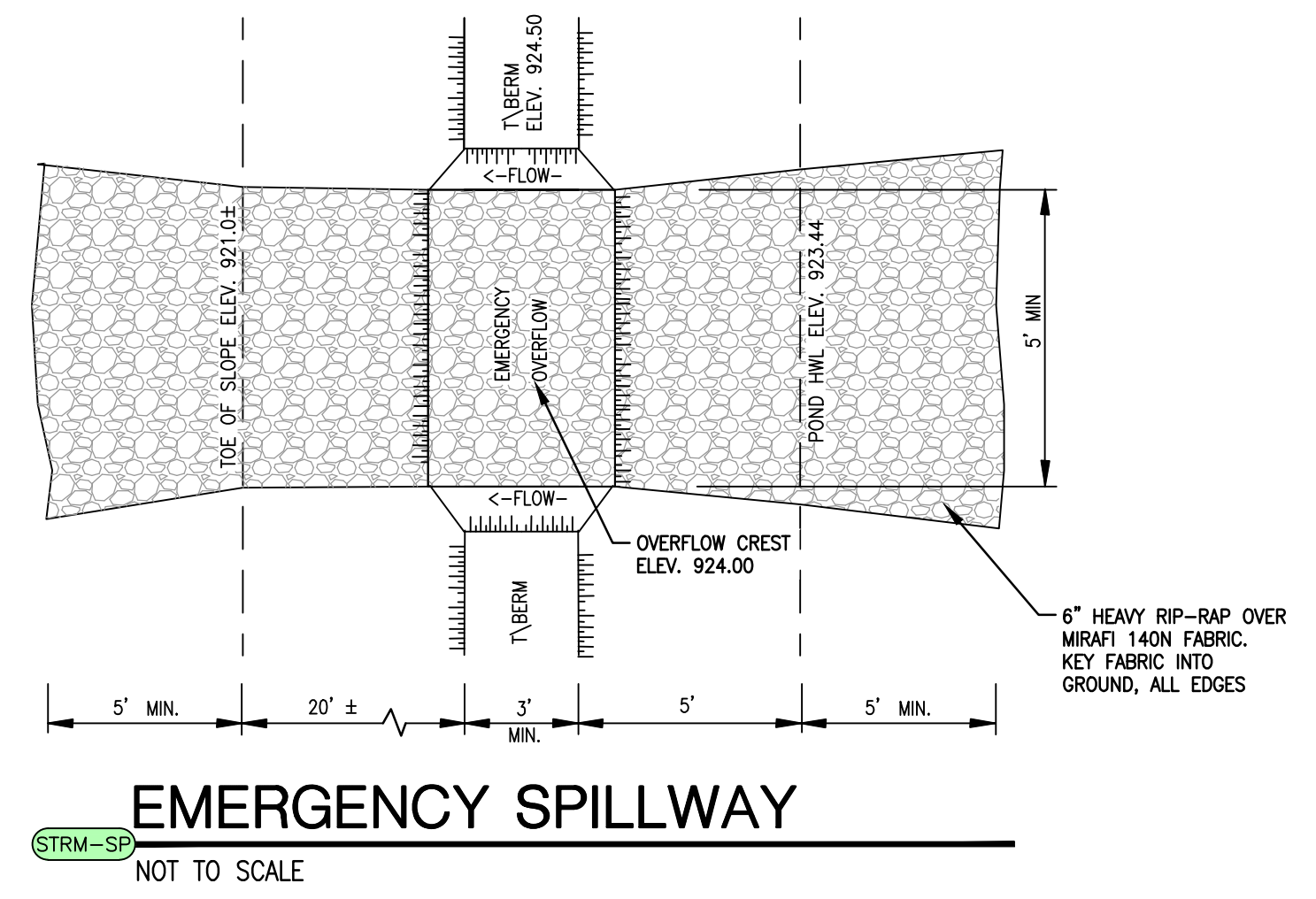
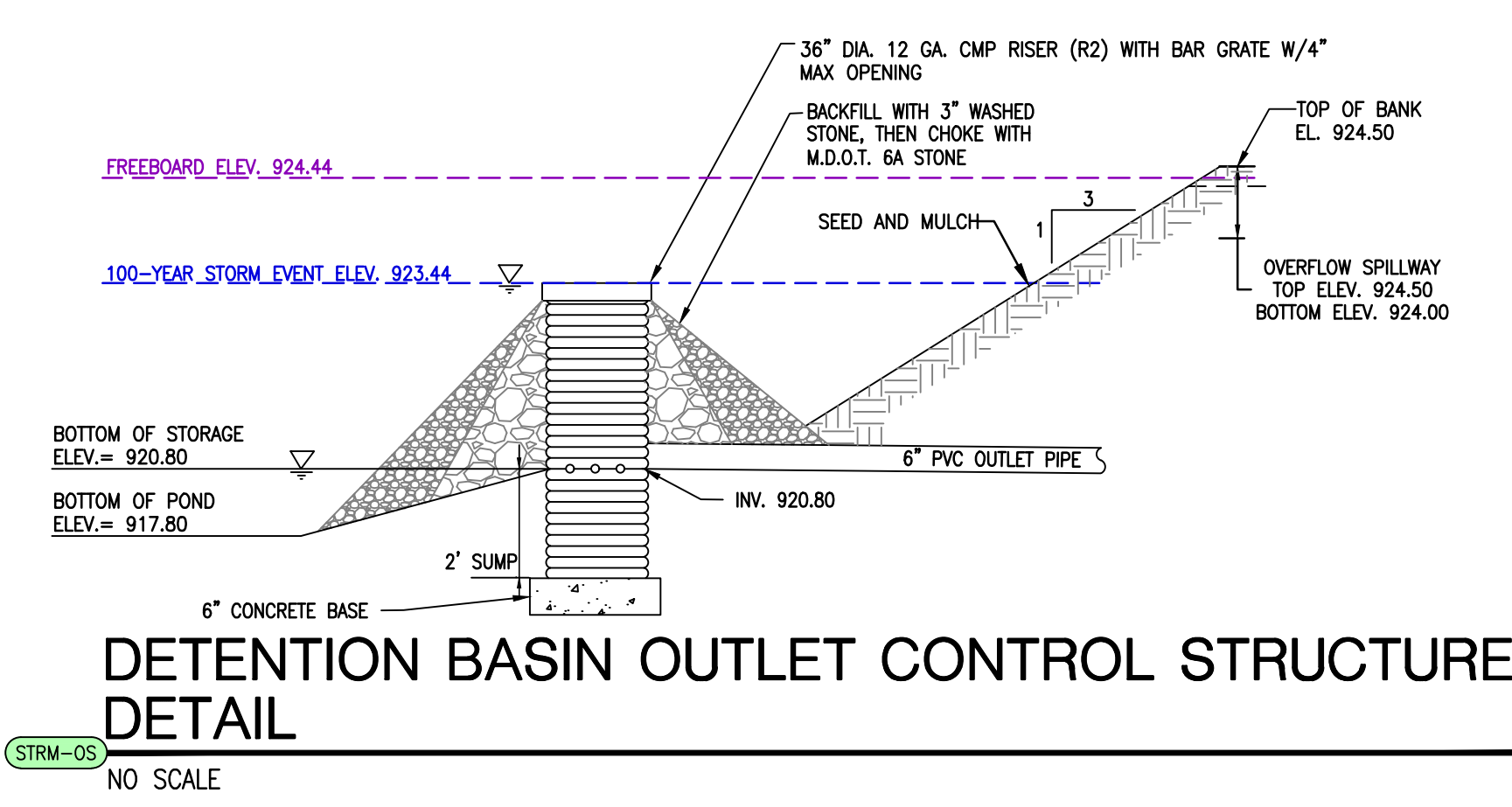
XII.B Extended Detention Elevation, Elev V_{ED}

Elevation	922.50	-	921.80	=	x_2	-	921.80
Volume	12627	6933	11251			6933	
Elev V_{CPRC}				=	x_2	=	922.33

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

Elevation	923.50	-	922.50	=	x_3	-	922.50
Volume	21757	12627	21196			12627	
Elev V_{100P}				=	x_3	=	923.44

FREEBOARD ELEV: 924.44
 100-YEAR ELEV: 923.44
 FOREBAY ELEV: 920.96
 BTM OF DETENTION VOL. ELEV: 920.80



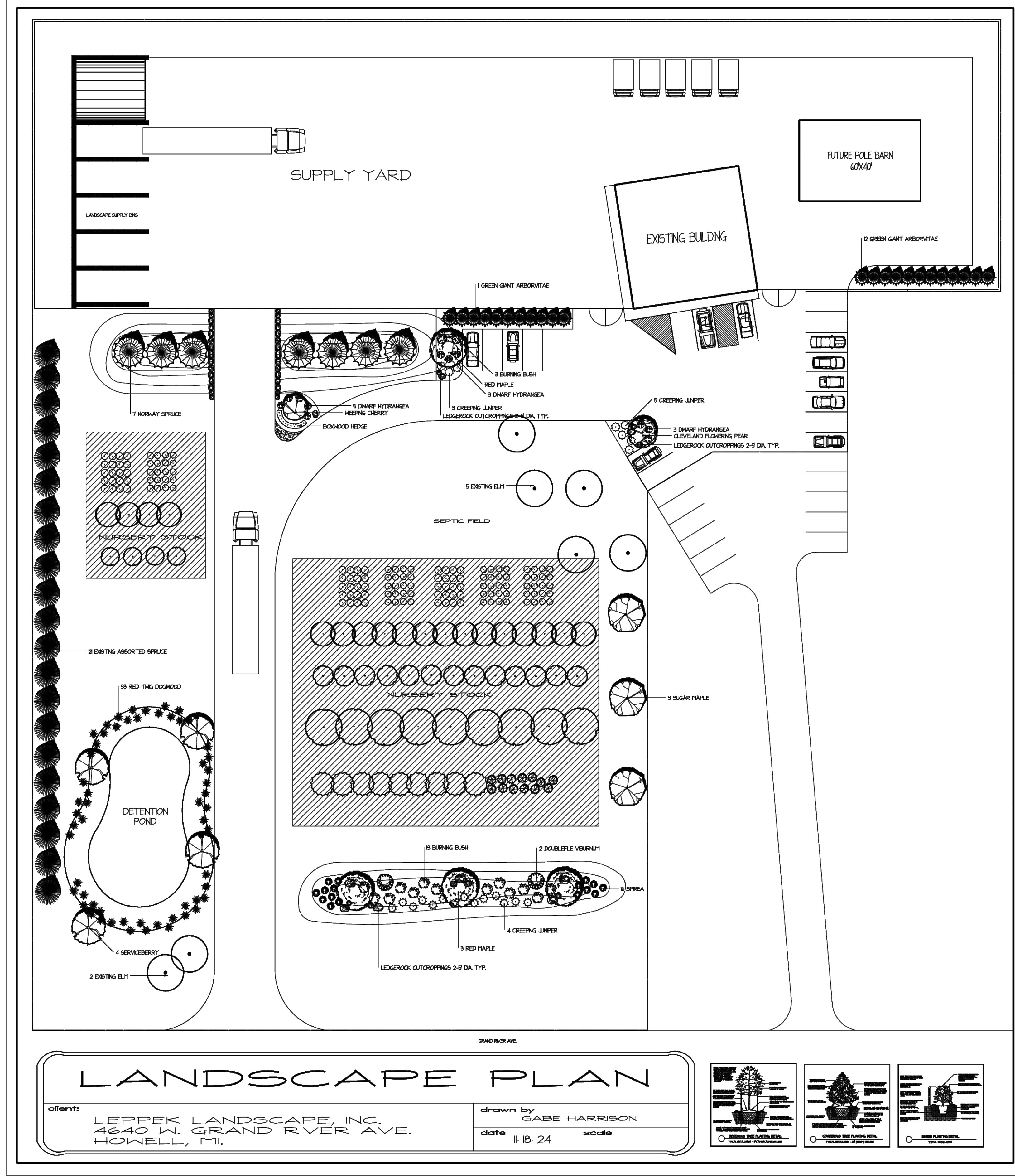
STORM WATER NARRATIVE

THE PROPOSED STORM WATER MANAGEMENT SYSTEM DRAINAGE AREA IS COMPOSED OF 3.87 ACRES OF LAND WITH MODERATELY ROLLING TOPOGRAPHY AND, IN ITS EXISTING STATE IS PREDOMINANTLY COVERED BY BRUSH IN FAIR CONDITION AND GRASSED AREAS WITH SOME TREES AND PAVED SURFACES. THE EXISTING DRAINAGE PATTERN FOR THE SITE PRIMARILY SHEET FLOWS IN A SOUTHWESTERLY DIRECTION INTO THE ROADSIDE DRAINAGE DITCH ALONGSIDE GRAND RIVER AVENUE.

AN ONSITE DETENTION POND HAS BEEN PROPOSED IN THE SOUTHWEST CORNER OF THE SITE ADJACENT TO THE ROADSIDE DRAINAGE DITCH. RUNOFF FROM ALL IMPERVIOUS SURFACES WILL BE DETAINED IN THE POND BY USE OF A RESTRICTED OUTLET STANDPIPE PER COUNTY STANDARDS. THE POND IS DESIGNED TO RETAIN THE FIRST FLUSH WATER QUALITY VOLUME RUNOFF FROM THE SITE FOR 24 HOURS MINIMUM TO ALLOW SUSPENDED SOLIDS TO SETTLE OUT PRIOR TO RELEASE AT A CONTROLLED, RESTRICTED RATE TO THE DOWNSTREAM SYSTEM.

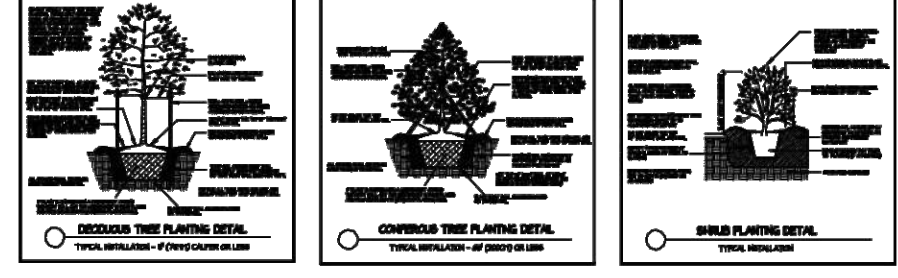
THE STORM WATER MANAGEMENT SYSTEM FOR THE PROPOSED DEVELOPMENT ALSO INCLUDES A TYPICAL STORM WATER COLLECTION SYSTEM MADE UP OF CULVERTS AND DRAINAGE SWALES THAT COLLECT AND CONVEY RUNOFF TO THE AFOREMENTIONED ONSITE DETENTION POND.

FILE:C:\Users\kyle\OneDrive\Projects\2019\19238-1_Leppek_4640 W Grand River\03 DWG\Plan\Site Plan\19238-1 LP1 Landscape Plan.dwg



LANDSCAPE PLAN

client: LEPPEK LANDSCAPE, INC. 4640 W. GRAND RIVER AVE. HOWELL, MI.	drawn by GABE HARRISON date 11-8-24 scale
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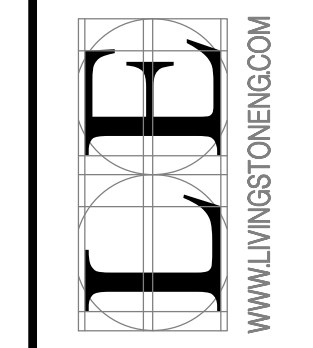
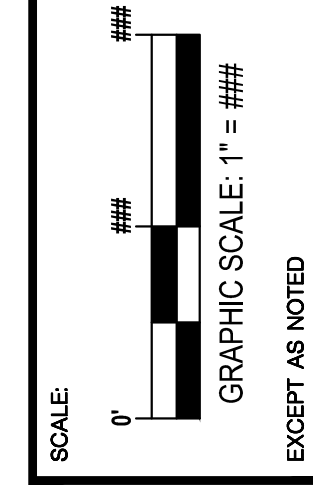


JOB NO. **19238-1**
 DRAWN: **MSH/TJZ**
 CHECKED:
 APPROVED:
 DATE: **12/16/2024**

REVISIONS	DATE

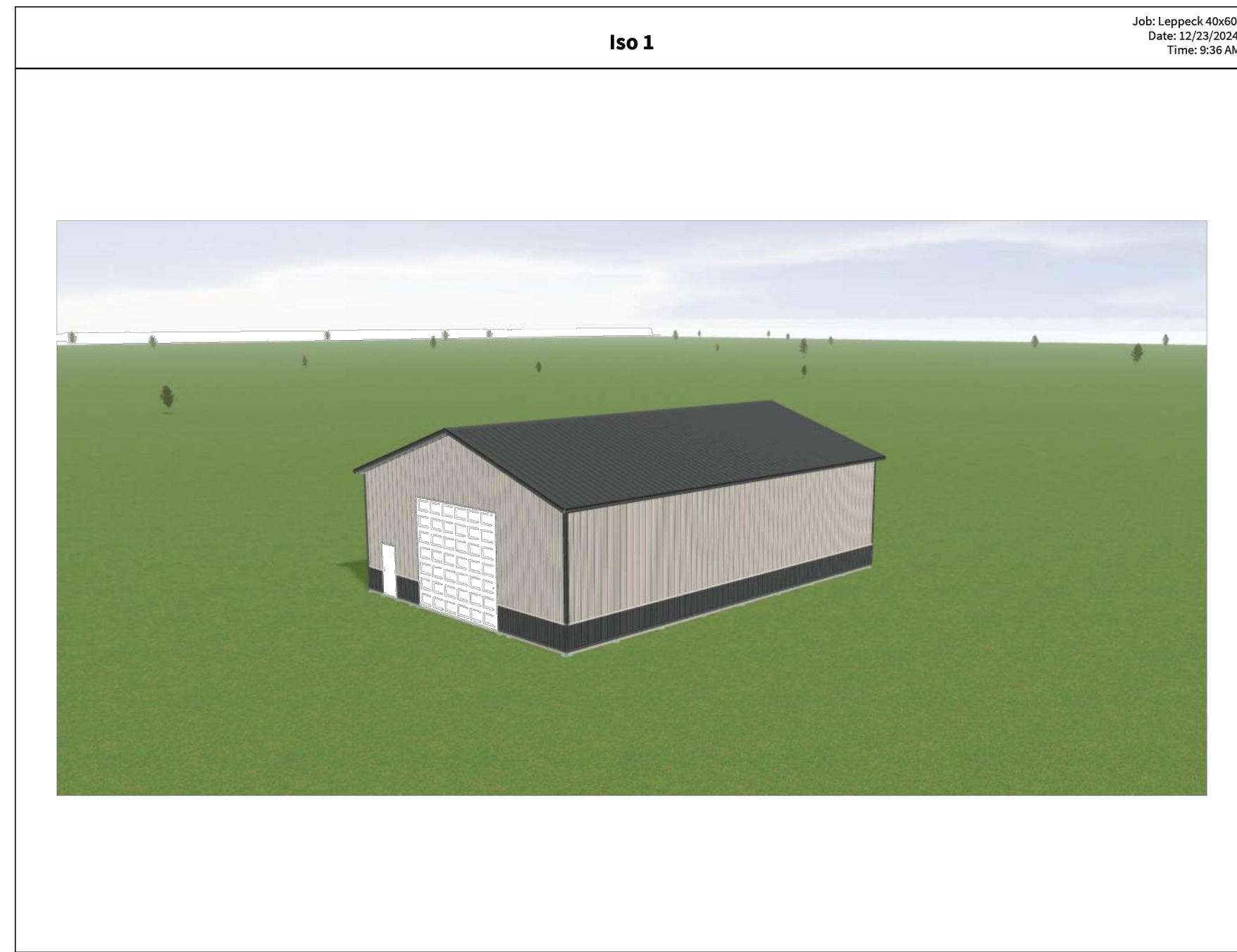
LEPPEK LANDSCAPE INC.
 4640 W. GRAND RIVER AVENUE
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI
 PRELIMINARY SITE PLAN
 LANDSCAPE PLAN

CLIENT
 Leppek Landscape Inc.
 4640 W. Grand River Ave.
 Howell, MI 48855
 Attn: Kory Leppek

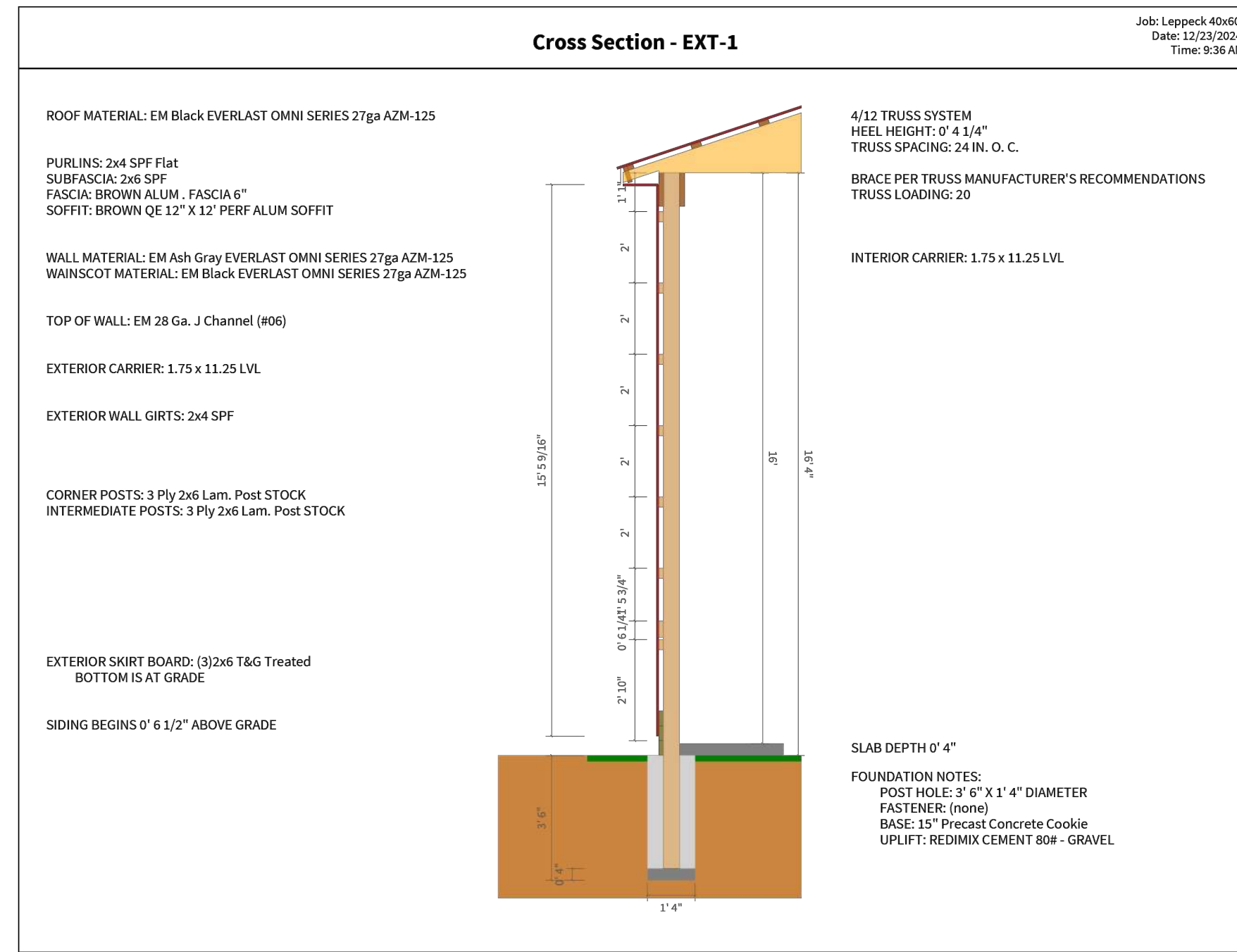


LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S. 23, BRIGHTON, MI 48114
 PHONE: (810) 225-7100 FAX: (810) 225-7699
 WWW.LIVINGSTONENG.COM

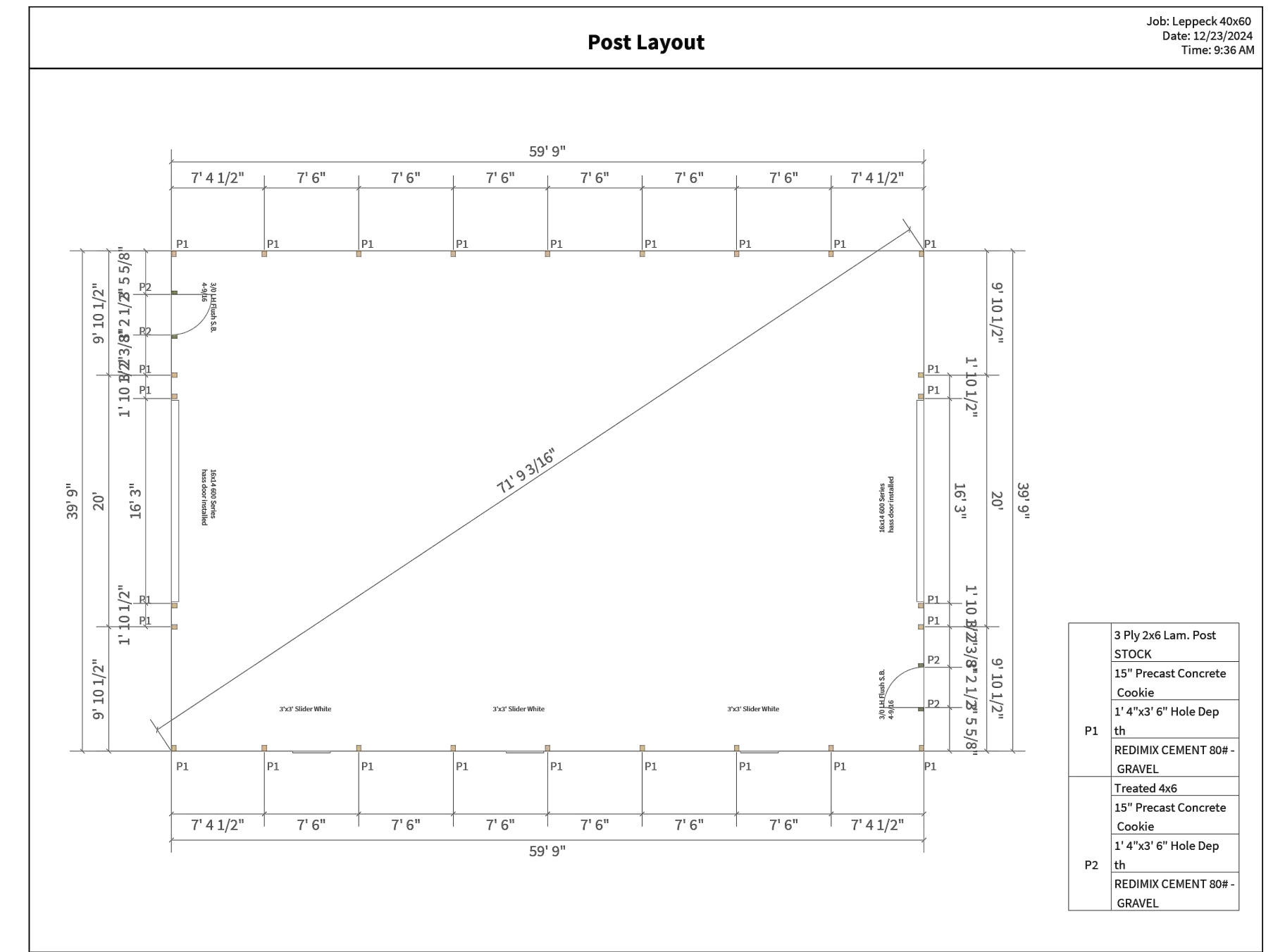
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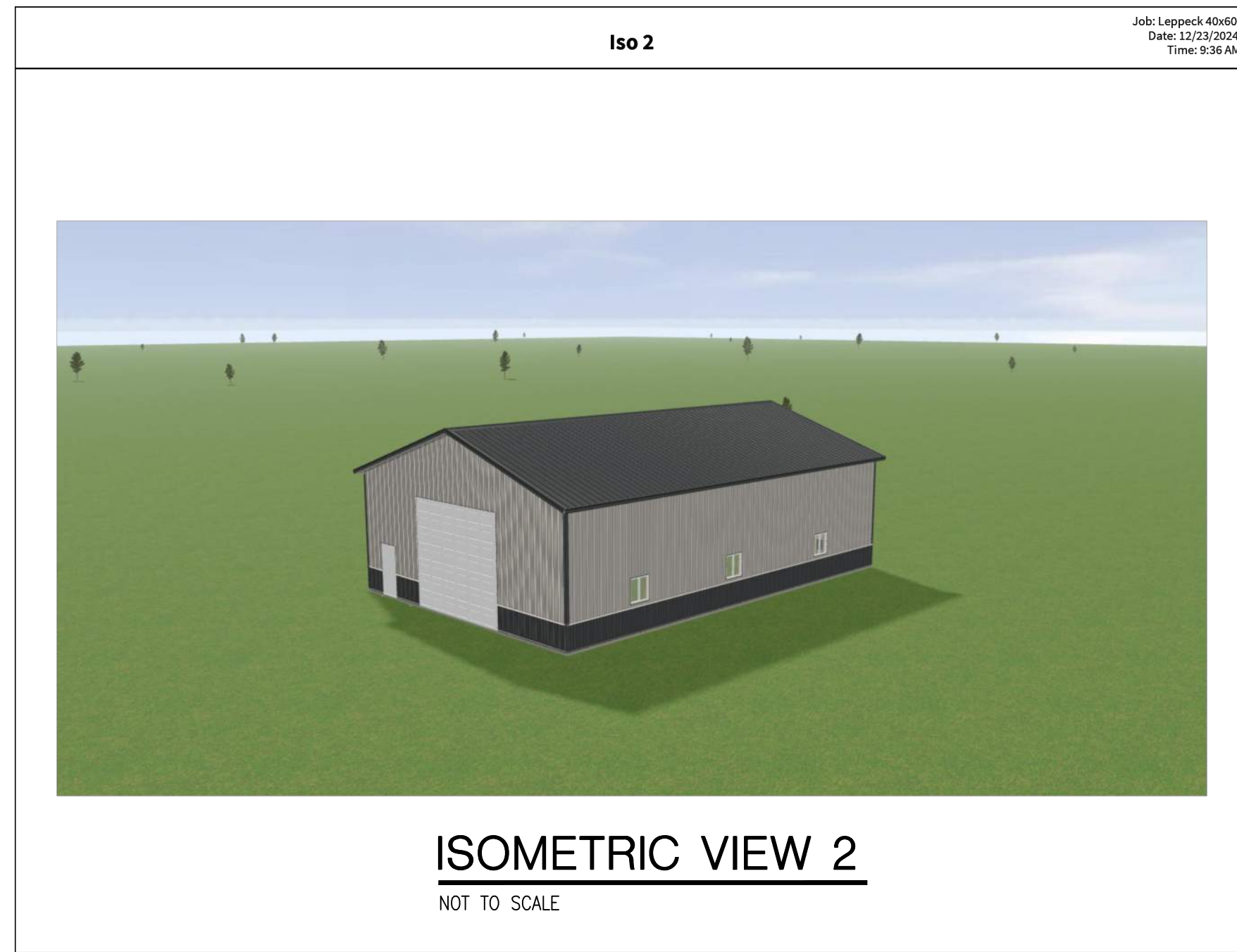
ISOMETRIC VIEW 1
NOT TO SCALE



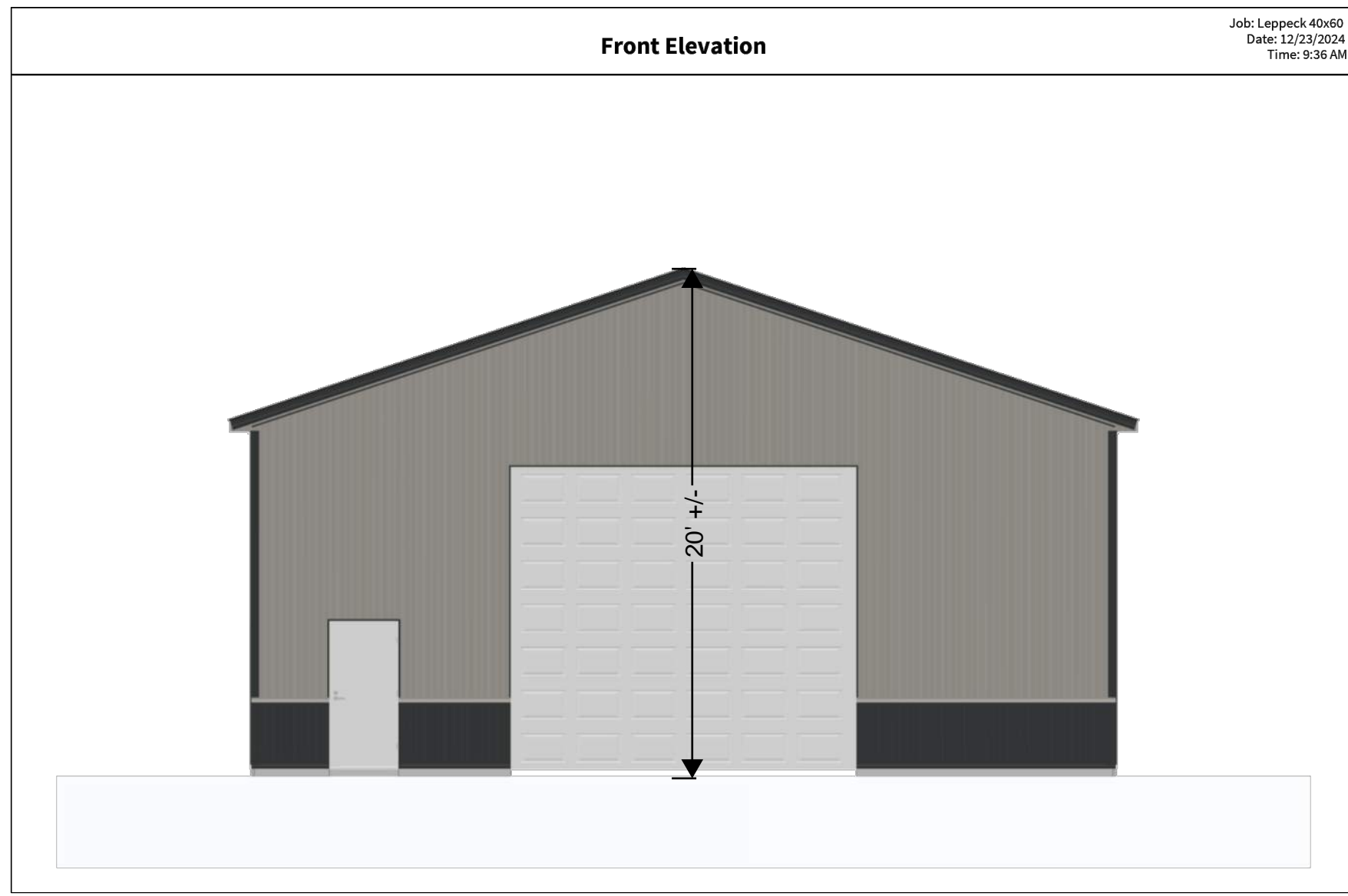
SECTION
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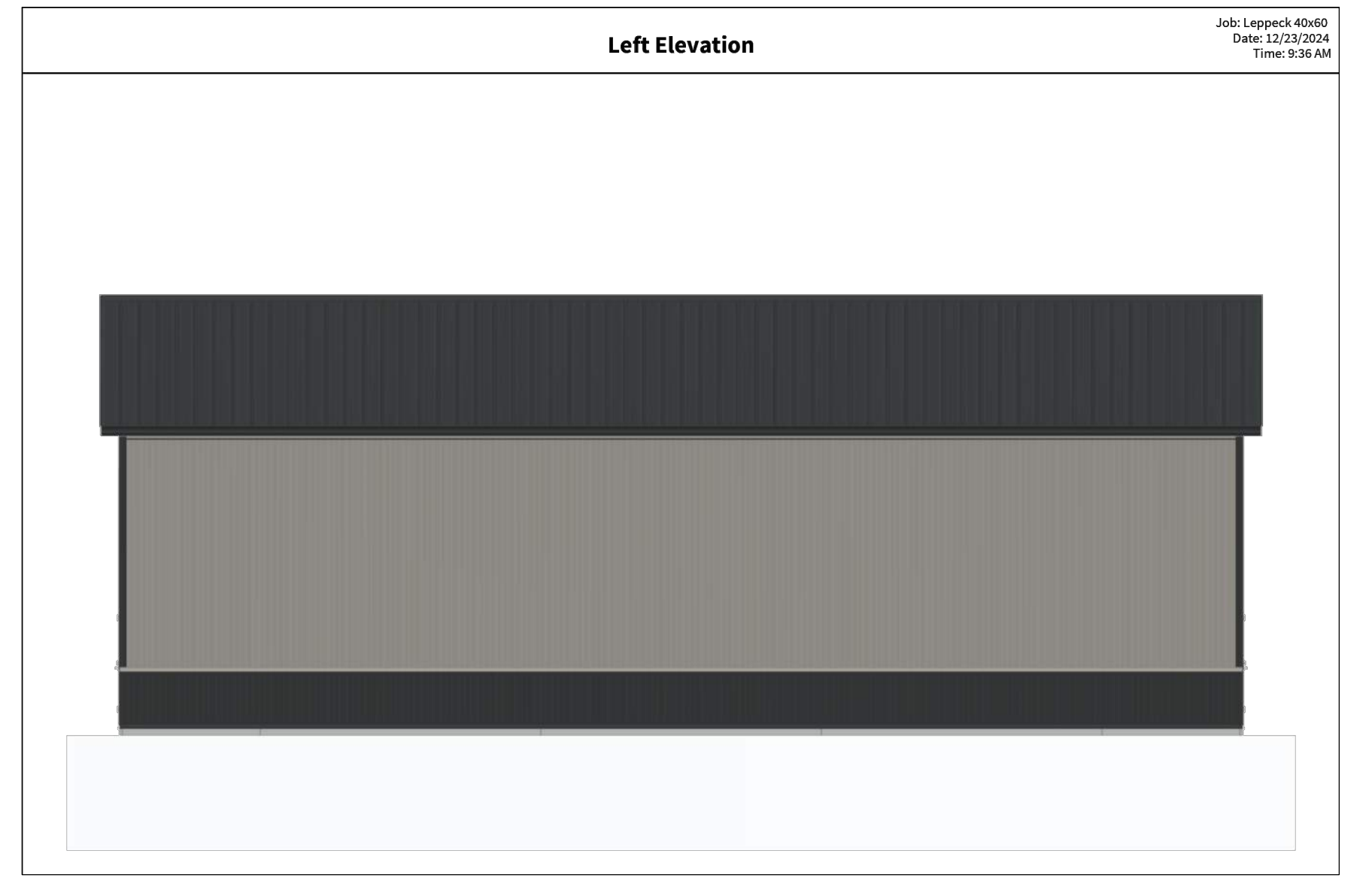
FLOOR PLAN
NOT TO SCALE



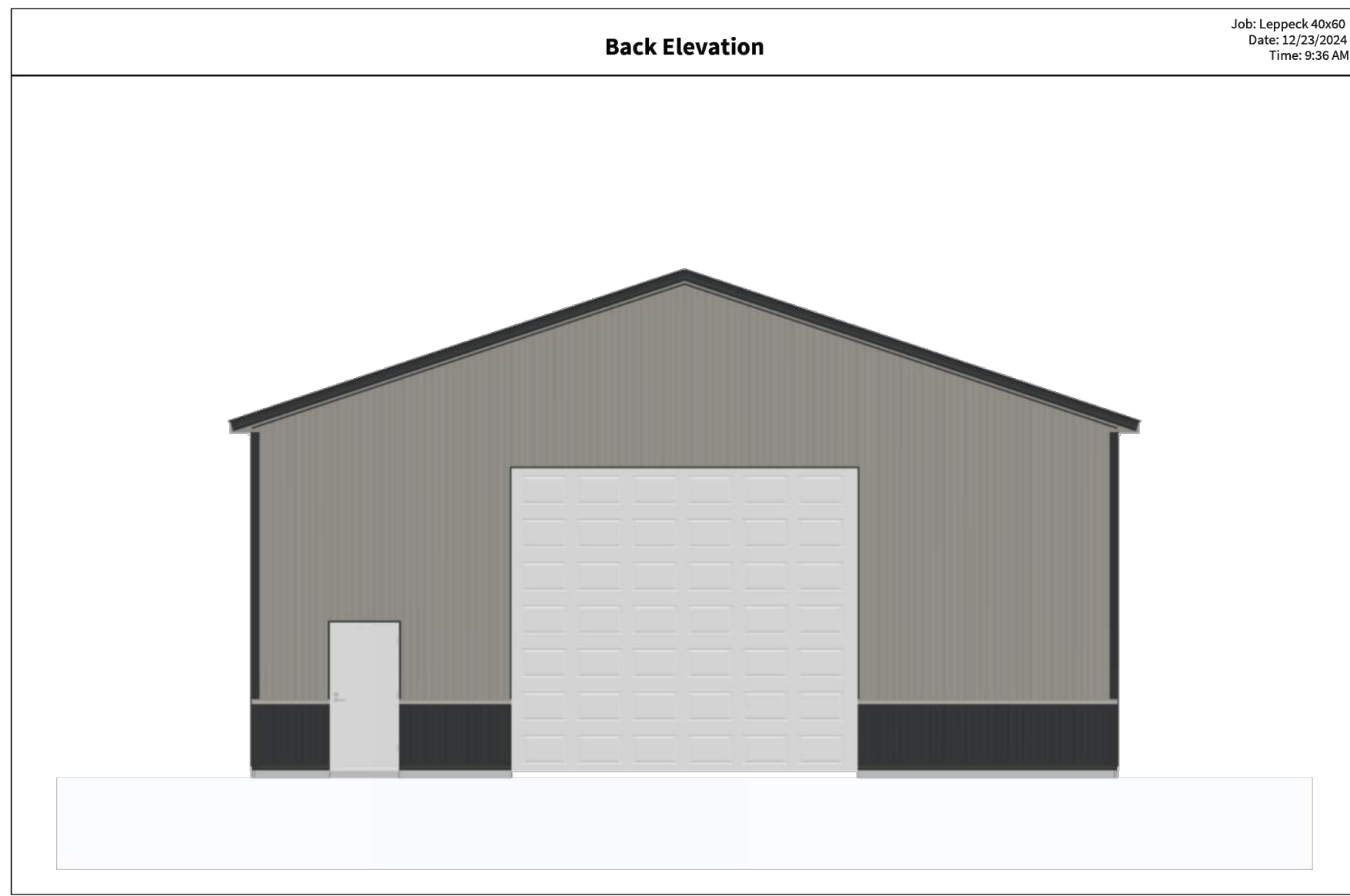
ISOMETRIC VIEW 2
NOT TO SCALE



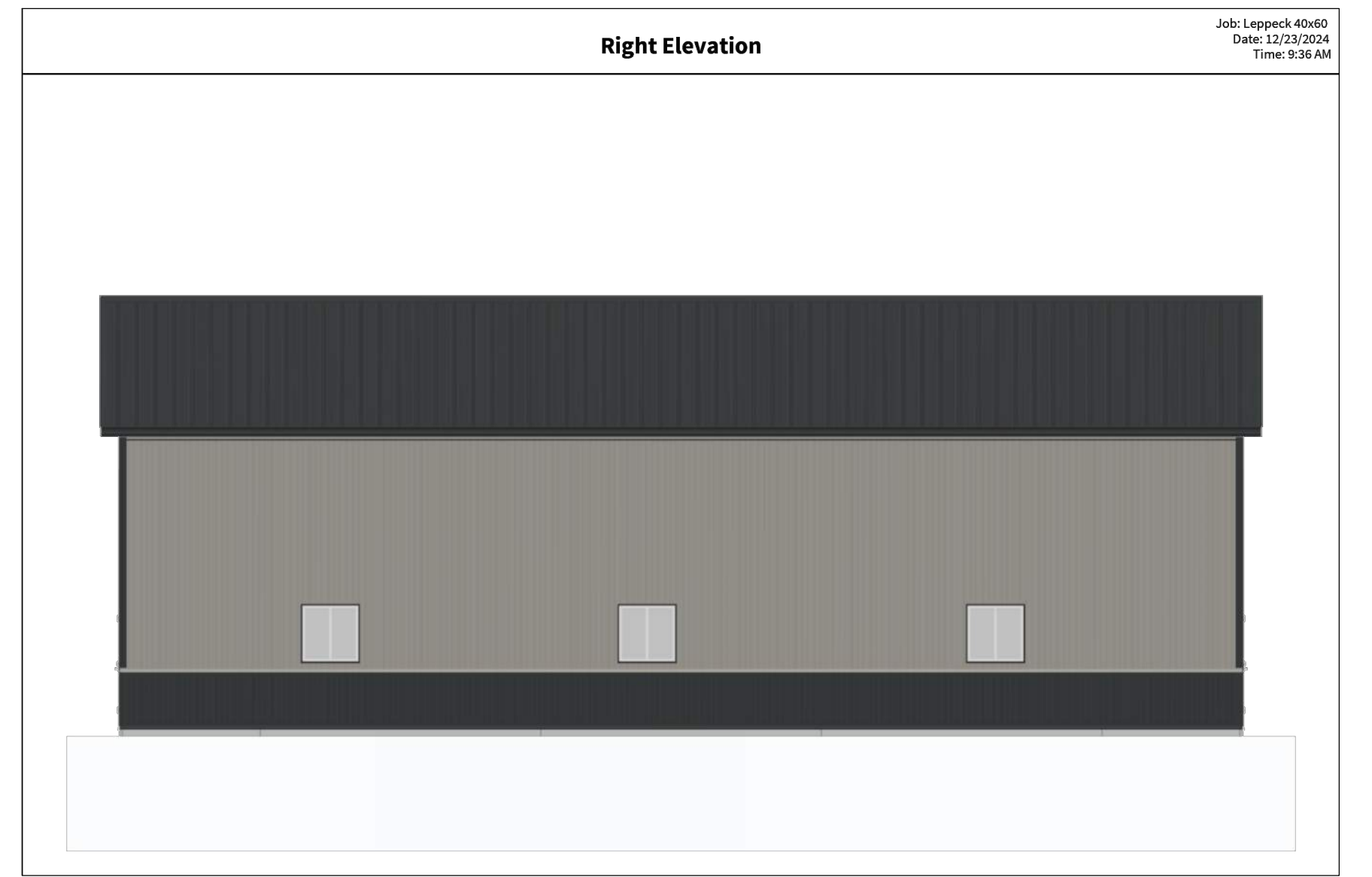
ELEVATION - NORTH WEST SIDE
NOT TO SCALE



ELEVATION - NORTH EAST SIDE
NOT TO SCALE



ELEVATION - SOUTH EAST SIDE
NOT TO SCALE

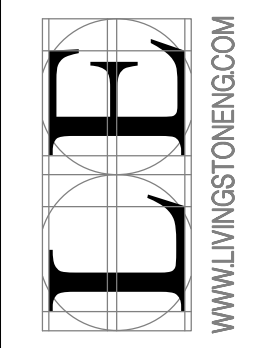


ELEVATION - SOUTH WEST SIDE
NOT TO SCALE

FILE:C:\Users\jlepp\OneDrive\Projects\2019\19238-1\19238-1_A1 Pole Barn Planning

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 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S. 23, BRIGHTON, MI 48114
 PHONE: (810) 225-7000 FAX: (810) 225-7899



CLIENT
 Leppok Landscape Inc.
 4640 W. Grand River Ave.
 Howell, MI 48855
 Attn: Kory Leppok

LEPPEK LANDSCAPE INC.
 4640 W. GRAND RIVER AVENUE
 HOWELL TOWNSHIP, LIVINGSTON COUNTY, MI
 PRELIMINARY SITE PLAN
 POLE BARN PLAN

REVISIONS	DATE

JOB NO: 19238-1
 DRAWN: MSJ/TJZ
 CHECKED:
 APPROVED:
 DATE: 12/16/2024



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: February 18, 2025

Site Plan Review For Howell Township, Michigan

Applicant:	Kory Leppek
Project Name:	Leppek Landscapes
Plan Date:	December 16, 2024
Location:	4640 W Grand River
Zoning:	Industrial Flex Zone (IFZ)
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

The applicant has submitted a preliminary site plan, dated December 16, 2024, for a landscaping business located at 4640 W Grand River with parcel ID #4706-20-100-027. They are proposing the construction of a 60' x 40' pole barn, indicated on the plan as future pole building, large gravel yard, nursery stock area, and the addition of 6 open air storage bins. The plan also includes the use of the existing 4,032 square foot building on the site.

During their regular meeting on April 23, 2024, the Planning Commission recommended that the Township Board approve a conditional rezoning of the parcel, from NSC - Neighborhood Service Commercial, to IFZ – Industrial Flex Zone. The Township Board approved the conditional rezoning at their June 10, 2024, meeting. The applicant requested the rezoning to facilitate the downsizing of the existing Leppek Landscaping business located at 7341 Grand River Ave, in Brighton.

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

As part of the rezoning, the applicant provided the following conditions:

1. The property shall not be used for the following purposes (which would otherwise be permitted with or without special use approval in the IFZ district):
 - a. Sale or leasing of new motorized passenger vehicles including cars and trucks.
 - b. Sale or leasing of used motorized passenger vehicles in conjunction with a new car dealership.
 - c. Warehouses and distribution centers.
 - d. Mini-warehousing, when conducted completely within a building or structure.
 - e. Woodworking or furniture making shops.
 - f. Tool and die, machine shops, light assembly, injection molding.
 - g. Any manufacturing plants.
 - h. Water parks.
 - i. Fabricating metal products, except heavy machinery and transportation equipment.
 - j. Contract plastic material processing, molding, and extrusion.
 - k. Propane storage/distribution.
 - l. Sale, leasing, or rental of used motorized vehicles not in conjunction with a new car dealership.

2. Additional screening and landscaping elements beyond the minimum requirements of the Zoning Ordinance (to be further determined/defined prior to approval).

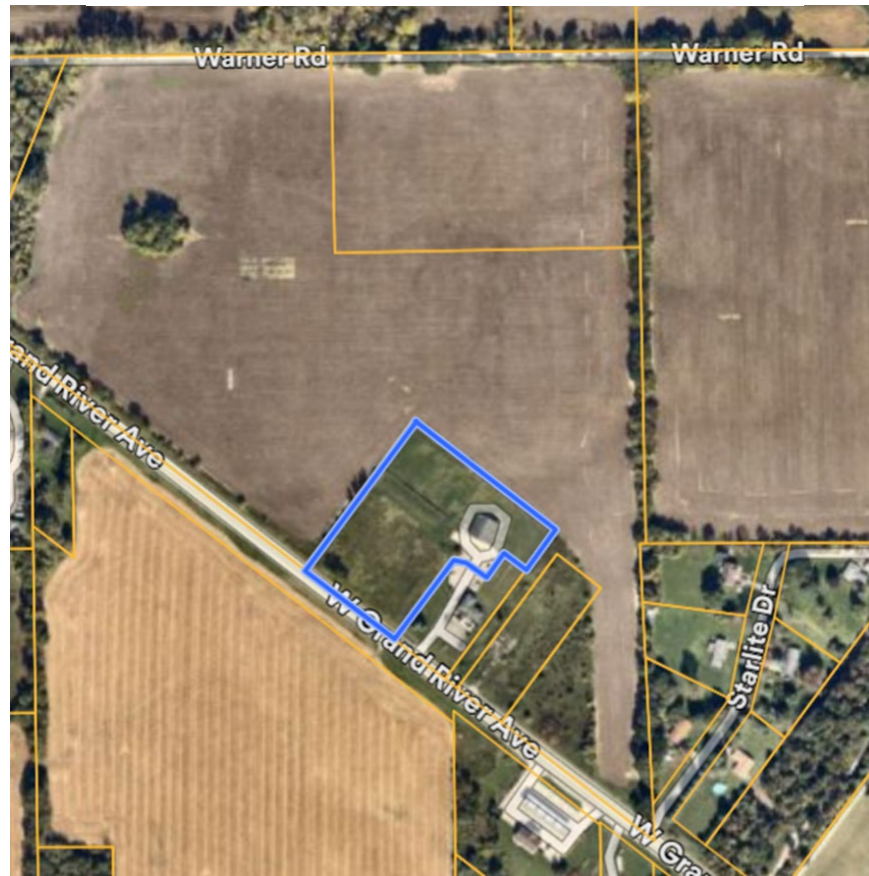
The subject site is 4.19 acres, primarily open space, and shares an easement with parcel #4706-20-100-026, which is currently home to Livingston Veterinary Clinic. The site is surrounded by tilled farmland to the north, east, and west. The Livingston County Airport is located approximately one mile east of the site.

The proposed development is intended to operate as a landscape contractor and supplier. In accordance with Section 12.02, contractor buildings, structures, equipment, and materials storage yards for building and other construction activities are permitted uses in the Industrial Flex Zone, provided that any area used for outdoor storage is fully enclosed and screened from external view. To clarify the intended use of the site, the applicant should submit a detailed description of the proposed building's use and the planned activities for all areas of the site.

Further, the landscape sheet indicates a designated nursery stock area, which should be clearly labeled on all site plan sheets. It is unclear whether the site will be open to the public or whether retail sales will occur on-site.

In accordance with Section 12.06.F., any outdoor storage of materials beyond the approved structure must be proposed and approved by the Planning Commission. Additionally, such storage must be screened from public view and neighboring properties by a wall or fence no higher than 12 feet, unless otherwise specified in the Ordinance.

Figure 1. Aerial Image of Subject Site and Vicinity



Source: NearMap

Items to be Addressed: 1) Correct Sheet C-1 to reflect updated zoning classification of IFZ. 2) Applicant to provide a detailed use description for the proposed activities for all areas of the site.

NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Neighboring zoning designations are summarized in Table 1.

Table 1. Zoning, Land Use and Master Plan Designations

	Zoning	Master Plan Designations
Subject Site	IFZ - Industrial Flex Zone	Commercial, Local
North	SFR - Single Family Residential	Residential-Low Density
South	SFR - Single Family Residential	Residential-Low Density
East	NSC - Neighborhood Service Commercial	Commercial, Local
West	NSC - Neighborhood Service Commercial	Residential-Low Density

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use. The proposed structures appear to meet all dimensional regulations of the zoning ordinance.

Table 2. Density, Placement, and Height Regulations

	Required	Provided	Complies
Lot Area	2 Acres	4.22 Acres	Complies
Lot Width	200 Feet	304 Feet	Complies
Front Setback	35 Feet	305 Feet	Complies
Side Setback	10 Feet Minimum (Minimum Total of Both Sides=25 Feet)	East: 41.2 Feet West: 322.9 Feet	Complies
Rear Setback	50 Feet Minimum Abutting SFR	50 Feet	Complies
Lot Coverage	75 % Max	3.5 %	Complies
Building Height	70 Feet Max	20 Feet	Complies

Items to be Addressed: Update required site data table on Sheet C-1 to reflect IFZ – Industrial Flex Zone zoning requirements.

PARKING, LOADING

The applicant has proposed seventeen (17) parking spaces including two (2) handicap spaces. To appropriately evaluate required parking the applicant should provide the previously mentioned detailed use description and the number of employees on site at maximum employment hours.

Currently, the proposed parking area is screened from the loading areas as required in Section 12.05.C.

Items to be Addressed: 1) The applicant shall provide parking calculations for the proposed use to demonstrate compliance with Section 18.02.G of the Zoning Ordinance.

FENCING

Existing fencing on the site follows the northernmost property line of the adjacent property. Portions of the existing fencing are proposed for removal in order to better accommodate traffic flow. Fencing will enclose the gravel yard including the landscape materials storage bins at the northwest corner of the site and the parking area from the rear of the site.

As previously noted, fencing or a wall no greater than twelve (12) feet in height, shall screen any storage of materials outside the permitted structure if approved by the Planning Commission. Fencing details and fencing of the outdoor storage area located in the front yard is not proposed.

Items to be Addressed: *The applicant must provide fencing details.*

SITE ACCESS AND CIRCULATION

Proposed access to the facility will be from the existing shared entrance drive from W Grand River Ave and an additional thirty (30') foot access drive on the southwest corner of the site. The site shares an existing easement with the neighboring parcel. The applicant should provide the existing easement agreement for review in addition to approval from the Livingston County Road Commission and MDOT for the additional access point to W Grand River Ave.

Per Section 12.05.A all lots are permitted one (1) driveway unless the Planning Commission determines that any additional drives are necessary in promoting the efficient and safe use of the site due to size, layout, general circulation, or the need to separate drives for truck, or heavy equipment operations from general traffic. Having a separate driveway to accommodate truck traffic accessing bulk material from the traffic for the office and the vet clinic is appropriate.

The submitted plans do not propose any sidewalks throughout the site. Per Section 12.05.B sites must be designed with sidewalks along building frontages where entrances are located.

Sheet C7.0 provides an emergency vehicle circulation plan. However, the site does not show a waste receptacle and therefore cannot be evaluated for a refuse truck.

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

Items to be Addressed: *1) Provide easement agreement with neighboring parcel. 2) Provide appropriate letters of approval for the additional access point to W Grand River Ave. 3) Planning Commission to determine if an additional drive is necessary. 4) Provide sidewalks along building frontages where entrances are located.*

NATURAL FEATURES

The majority of the site is open space with little topography change throughout. The plans propose the removal of two (2) trees on the site with the remaining trees being preserved. Conover loam and Wawasee loam are the recorded soil types of the site.

Per Sheet C1.0, the proposed site does not contain wetlands or flood plains per the National Wetland Inventory and FEMA FIRM map.

Items to be Addressed: *None.*

LANDSCAPING

The applicant has provided a landscape plan, as shown in the following tables. The plan does not indicate that the unpaved portions of the site will be planted with grass, ground cover, shrubbery, or other live plant materials. Section 28.02.A.1 states that grass areas in the front yard of all nonresidential uses shall be planted with sod, hydroseeding, or mulched or covered seeding.

The submitted landscaping plan does not show the location, name and size of trees, shrubs, vines and ground covers to be planted on-site, including plantings related to buildings and structures, buffer areas and screenings, including detailed cost estimates for each item of construction as required per Section 20.06.B-2.4. For the purpose of this review, lot information is taken from Sheets C1.0, C3.0, and LP-1.

Section 28.03.A requires a front yard berm wherever a front, side or rear yard adjacent to road right-of-way is used for parking. As the setback requirements are less than one-hundred and sixty-five (165') feet, the berm shall be twenty (20') feet in width, three (3') feet in average height, with a minimum height of two (2') feet. Additional berm requirements are noted in Table 4 below.

The conditions of rezoning require that there is to be additional landscape screening. Screening should at minimum be provided around the outside of the storage bins and on the north and east sides of the proposed yard as these surrounding areas are planned or currently zoned as residential. The Planning Commission may impose further landscape screening requirements.

Table 3. Landscape Requirements

Landscaped Area	Requirement	Factor	Required	Provided	Complies
Non-Residential Parcel	1 tree per 3,000 square feet	183,823 / 3,000 = 61 trees	61 trees	71 trees	Complies
Parking Lot	10 square feet of interior landscaping per parking space	17 parking spaces x 25 square feet = 425 square feet	425 square feet	Not provided	Information needed
Foundation	1 ornamental tree per 35 linear feet	63 feet / 35 feet = 2 trees	2 trees	Not provided	Information needed
	5 shrubs per 35 linear feet	63 feet / 35 feet x 5 = 9 shrubs	9 shrubs	Not provided	Information needed

Landscaped Area	Requirement	Factor	Required	Provided	Complies
W Grand River Ave	1 deciduous or evergreen tree per 40 linear feet	270 linear feet / 40 linear feet = 7.64 trees	7 trees	Not specified	Information needed
	1 ornamental tree per 100 linear feet	270 linear feet / 100 = 3.06 trees	3 trees	Not specified	Information needed
	Min. of 8 shrubs per every 40 linear feet	270 linear feet / 40 linear feet x 8 = 54 shrubs	54 shrubs	43 shrubs	Does not comply

Table 4. Berm Requirements

	Requirement	Provided
Berm	20 feet wide	Information not provided
	Minimum 2 feet in height Average height of 3 feet	Information not provided

Table 5. Detention Area Requirements

	Requirement	Factor	Provided
Detention Pond	Groundcover – sodded or seeded	Information not provided	Information not provided
	1 deciduous or evergreen tree per 50 lineal feet	Information not provided	4 trees
	10 shrubs per 50 lineal feet	Information not provided	56 shrubs

Items to be Addressed: 1) Confirm that grass areas in the front yard of all nonresidential uses shall be planted with sod, hydroseeding, or mulched or covered seeding. 2) Provide required berm to screen new parking area parking. 3) Provide landscaping table showing the location, name and size of trees, shrubs, vines and ground covers to be planted on-site, including plantings related to buildings and structures, buffer areas and screenings, including detailed cost estimates for each item of construction. 4) Include dimensional information for detention pond on sheet LP-1. 5) Provide 11 additional shrubs along W Grand River Ave. 6) Planning Commission to determine additional landscape screening requirements per conditional rezoning agreement.

LIGHTING

A lighting plan has not been provided for the site. An exterior lighting plan is required for site plan approval.

Items to be Addressed: *Applicant shall provide a professionally sealed lighting plan.*

SIGNS

The submitted site plan does not indicate any signage proposed on the site.

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

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

Insufficient floor plans and elevations have been provided on Sheet A-1. Elevations should be to scale and include building materials. A detailed floor plan showing the intended use of the proposed pole building should be included. Detailed floor plans and elevations for the existing building should be provided as well.

Items to be Addressed: *1) Provide scaled elevations for the proposed building. 2) Provide detailed floor plans for the proposed building. 3) Provide scaled elevations for the existing building. 4) Provide detailed floor plans for the existing building.*

TRASH ENCLOSURE

No trash enclosure has been proposed. The applicant should provide enclosure details, or reason as to why an enclosure is not proposed and how waste will be disposed of.

Items to be Addressed: *Provide trash enclosure details.*

RECOMMENDATIONS

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

1. Applicant to clarify the intended use of the site and functionality on the plans.
2. Correct Sheet C-1 to reflect updated zoning classification.
3. Applicant to provide a detailed use description for all areas of the site.

4. Update required site data table on Sheet C-1 to reflect IFZ – Industrial Flex Zone zoning requirements.
5. The applicant shall provide parking calculations for the proposed use to demonstrate compliance with Section 18.02.G of the Zoning Ordinance.
6. The applicant must provide fencing details
7. Provide easement agreement with neighboring parcel.
8. Provide appropriate letters of approval for the additional access point to W Grand River Ave.
9. Provide sidewalks along building frontages where entrances are located.
10. Confirm that that grass areas in the front yard of all nonresidential uses shall be planted with sod, hydroseeding, or mulched or covered seeding.
11. Provide required berm to screen parking.
12. Provide landscaping table showing the location, name and size of trees, shrubs, vines and ground covers to be planted on-site, including plantings related to buildings and structures, buffer areas and screenings, including detailed cost estimates for each item of construction.
13. Include dimensional information for detention pond on sheet LP-1.
14. Provide 11 additional shrubs along W Grand River Ave.
15. Applicant shall provide a professionally sealed lighting plan.
16. Applicant to provide scaled elevations for the proposed building.
17. Applicant to provide scaled elevations for the existing building.
18. Applicant to provide detailed floor plans for the existing building.
19. Applicant to provide trash enclosure details.

The Planning Commission should make the following determinations before preliminary approval:

1. Additional screening and landscaping requirements beyond the minimum requirements of the Zoning Ordinance.
2. Whether an additional entrance to the proposed site is necessary to promote the efficient and safe use of the site, or to separate truck or heavy equipment operations from general traffic for the intended use.
3. Whether storage of materials outside of the permitted structure are appropriate when screened by a wall or fence of no greater than 12 feet in height unless stated otherwise in the Ordinance.
4. Planning Commission to determine if an additional drive is necessary.

Respectfully submitted,



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



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

February 14th, 2025

Jonathan Hohenstein
Howell Township
3525 Byron Road
Howell, MI 48855

RE: Leppek Landscape
4640 W. Grand River Avenue
Preliminary Site Plan Review

Mr. Hohenstein,

We have received and reviewed the preliminary site plan for the proposed Leppek Landscape at 4640 West Grand River Avenue. The plans were prepared by Livingston Engineering and are dated 12/16/2024. Based on our review, we offer the following comments:

General

The site comprises a single parcel located on Grand River Avenue between Flemming Road and Emmons Road. It spans 4.22 acres and is zoned as Neighborhood Services Commercial (NSC). The proposed use for the site—a landscaping contractor and supply business—aligns with the existing zoning. The property is bordered by NSC zoning to the northwest and southeast, while Single-Family Residential (SFR) zoning lies to the northeast and southwest.

The cover sheet includes the project name (*Leppek Landscape*), the owner's name and address (*Leppek Landscape Inc.*), the name and address of the firm preparing the plans (*Livingston Engineering*), a vicinity map, the preparation date (*12/16/2024*), and a legal description of the parcel, including bearings and distances.

The cover sheet also includes setback information. The identified required setbacks align with the values specified in the Howell Township Zoning Ordinance, and the provided setbacks meet or exceed the listed minimum requirements.

Sheets C3.0 – C7.0 indicate a “Future Pole Building.” The square footage of this building appears to be included in the building data and parking calculations on the cover sheet, as well as in the architectural plans on sheet A-1. If this building is intended to be part of the site, please remove the word “Future.” If it is not part of the project, please remove all references to it from the plans.

An existing conditions topographical map is included in the plan. This map features property lines, 1-foot contour intervals, and clearly identifies and labels adjacent roads, existing easements, tree locations, soil conditions, and existing structures and pavement.

No lighting plan was included in the submitted plan set. Lighting should be provided for the parking area, and a photometric plan should be included in future submissions.

Grading and Drainage

The site currently drains by sheet flow from east to west, with two culverts along Grand River Avenue facilitating water movement across the shared entrance to the neighboring veterinary clinic.

The proposed stormwater management plan for the site, as shown on sheet C6.0, indicates that stormwater will drain by sheet flow to swales along the east side of the proposed drive and the west property line. It will then flow into sedimentation and detention basins in the southwest corner of the site, which outlet to the Grand River Avenue right-of-way, which will require an MDOT permit. Drainage to the east of the proposed drive will be conveyed through a 12-inch culvert beneath the drive to reach the detention basins.

Stormwater detention calculations have been provided. The calculations provided indicate that the detention volume provided is adequate to store their calculated 100-year storm volume. The calculations will be examined in greater detail in our Final Site Plan Review.

Sanitary Sewer

Sheet C7.0 shows the existing septic line and septic field area located to the west of the existing building. It appears that the existing septic system will be used for the proposed site, which may require approval from the Livingston County Health Department.

Site Access and Paving

There is an existing 11,000 square feet of gravel lot surrounding the building, which will remain in place, along with an additional 42,000 square feet of gravel lot/drive, 4,900 square feet of concrete for a material storage area, and 3,700 square feet of HMA at the Grand River Avenue approach. Details for each of the proposed pavement types have been provided. The Proposed HMA in the Grand River Ave Right of way must meet the minimum 5-inches MDOT HMA, 7-inches MDOT 21AA Aggregate, and 10 inches of MDOT CL II Sand, or 8 inches Concrete and 7inches MDOT 21AA Aggregate.

An emergency access plan has been provided, showing that a pumper fire truck can traverse the site. A proposed gate is located at the north end of the drive, and the plans should include a Knox Box for fire department access. Other comments regarding the emergency access plan are deferred to the Fire Marshal.

The landscaping plan (Sheet LP-1) includes an additional drive connecting the west drive to the employee overflow parking; however, this connection is not shown on any other plan sheets. The site layout should be consistent throughout the plan set. Additionally, if the west drive provides access to the parking area, it must be hard surfaced with asphalt or concrete. We recommend that the drive be hard surfaced regardless of the layout.

The proposed Grand River Avenue approach does not appear to meet the dimensional requirements outlined in the Livingston County Road Commission's (LCRC) Commercial Driveway Approach Standard. The acceleration and deceleration tapers will need to be lengthened to meet the specifications. Additional comments regarding the approach are deferred to LCRC.

Water main

The plans indicate that there is an existing private well that is to be relocated. This will require a Livingston County Health Department permit.

February 14, 2025
3 of 3

Parking and Landscaping

Parking lot calculations are provided on the cover sheet, and the landscaping plan is shown on sheet LP-1. Parking calculations are included and based on the listed building classifications; ample parking stalls are provided. Further comments on parking and landscaping are deferred to the Township Planner.

Recommendations

Should the Planning Commission decide to proceed with approval of this project, we recommend the following conditions be placed with approval:

1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
 - d. Livingston County Road Commission
 - e. Livingston County Health Department
2. Remove the word "Future" from all references to the pole building if it is part of the site; otherwise, remove all references to it from the plans.
3. Include a lighting plan for the parking area and submit a photometric plan with future submissions.
4. Add a Knox Box for fire department access at the proposed gate on the north end of the drive.
5. Ensure consistency across all plan sheets regarding the layout of the west drive.
6. If the west drive provides access to the parking area, it must be surfaced with asphalt or concrete.
7. Extend the acceleration and deceleration tapers on the Grand River Avenue approach to meet LCRC Commercial Driveway Approach Standard requirements.

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



Adam C. Jacqmain
Design Engineer
Phone: (989) 598-6196
adamj@spicergroup.com



Philip A. Westmoreland, P.E.
Principal
Phone: (517) 375-9449
philaw@spicergroup.com

SPICER GROUP, INC.
30300 Telegraph Rd, Suite 100
Bingham Farms, MI 48025

CC: SGI File
Jonathan Hohenstein, Howell Township Planner
Ken Recker, Livingston County Chief Deputy Drain Commissioner
Paul Montagno, Carlisle Wortman
Bryan Hager, Howell Township Fire Inspector
Timothy Zimmer, Livingston Engineering



Howell Area Fire Department Fire Marshal Division

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

DATE: January 27, 2025

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

FROM: Bryan Hager- Fire Inspector

PROJECT: Site Plan Review for 4640 W. Grand River. Leppek Landscape– Howell Twp

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

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

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



LIVINGSTON COUNTY ROAD COMMISSION

LAND SPLIT / SIGHT DISTANCE REVIEW

****NOTE: THIS IS NOT A
DRIVEWAY PERMIT****

Review Number 2410-007

Property Owner and Applicant Information

Owner: Kory Leppek	Applicant: Kory Leppek
Street Address: 601 S. Hacker Road	Company:
City, State, ZIP: Brighton, MI	Address: 601 S. Hacker Road
Day Phone:	City, State: Brighton MI,
	Applicant Phone:

Recommended for Approval:

Yes

Date of Review:

11/21/2024

Inspector:

Mack Hubert

Location

Township: Howell Section 20 Roadway On: Grand River Side of Street: North

Approach Type: Commercial Development: Leppek Nursery

Speed Limit (if posted): 55 Speed Factors (if any):

Comments:

A commercial approach could be permitted at 1912 feet west of Emmons Road. A commercial approach permit will be required.

Inspector: Mack Hubert

Field Measurements: Location of existing property corners from nearest crossroad: and feet West of Emmons

Parcel	Prop/Emnt Corners	Access Point(s)	Sight Distance Req.		Sight Distance Measured		S.D. Comply	CVA Comply	Neighbor Consent	Approve
			Std	Min	850 East	850 West				
Commercial Approach		1912	850	610	850 East	850 West	Yes	Yes	No	Yes

**** This review is based on the survey/sketch provided to us at the time of application or during the review process. Any changes to property lines or driveway locations after the date of this review will void the review and may prevent approval or permits for any future driveway approaches.**



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, Principal Planner
Grayson Moore, Community Planner

DATE: February 19, 2025

RE: Proposed Zoning Ordinance Amendments to Regulate Renewable Energy Facilities

Please find attached draft Zoning Ordinance Amendments to regulate Renewable Energy Facilities. We used guidance from the State legislation and surrounding communities to draft requirements for both renewable energy systems. This ordinance would apply to those facilities under the State determined nameplate capacity but could be used for a facility at or above that capacity if the developers find the ordinance reasonable and chose to work with the township. Therefore, as proposed, the ordinance will not act as a compatible renewable energy ordinances (CREO) as defined by PA. 233 of 2023, but could be considered a workable ordinance.

The Township may find this approach to managing the development of renewable energy facilities to be reasonable because it addresses the township concerns without being overly burdensome. This method provides regulations for renewable energy facilities under the nameplate capacity as defined by the State in PA. 233 of 2023 with the option for those facilities over the nameplate capacity to opt into working with the Township using this ordinance as a “workable” Ordinance rather than waiting for the State to review.

Additionally, it is recognized that there is a desire for residents or local business to utilize accessory solar systems to provide for the energy needs of a single location. The proposed language also includes regulations for accessory solar systems. These are systems that would be incidental to the principal use of a property for a residence or a business.

Please note the following highlights for your consideration:

- The proposed language would replace the existing sections 16.15 and 16.19 that currently regulate wind and solar energy generation.
- All Utility scale Renewable Energy Facilities may only be permitted within the proposed Renewable Energy Overlay District.

- Utility Renewable Energy Facilities will be responsible for providing additional studies on their impact to wildlife and environmental effects.
- Decommissioning and restoration requirements ensure that sites no longer active are responsible for the sites restoration to its original condition within 60 days.
- Accessory solar systems account for building-mounted, ground-mounted, and solar structures and easements.

We look forward to discussing these proposed Zoning Ordinance amendments at your next Planning Commission meeting. The next step in the process would be to make any changes and call a public hearing.

Sincerely,



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



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

Draft Renewable Energy Facilities Ordinance to Replace Sections 16.15 and 16.19

A. RENEWABLE ENERGY DEFINITIONS

- 1) *Abandonment*: Any renewable energy system or facility that is no longer producing power over a consecutive 12-month period of time.
- 2) *Accessory Solar Energy Systems*: A device, and/or components designed to generate renewable and store energy installed at individual residential or commercial locations which are incidental to the principle permitted use on a parcel of land. The use of such installation is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid. Examples include Building-Mounted Solar Energy Collectors and Ground-Mounted Solar Energy Collectors.
- 3) *Decommission*: To remove and/or retire a renewable energy system or facility from active service.
- 4) *Facility Boundary*. The boundary around a parcel, multiple parcels, or portions thereof, leased or purchased for the purposes of operating a renewable energy facility.
- 5) *Nameplate Capacity*: The designed full-load sustained generating output of an energy facility. This is determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.
- 6) *Nonparticipating Property*: A property that is adjacent to an energy facility and that is not a participating property.
- 7) *Occupied Community Building*: a school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.
- 8) *Solar Array*: A collection of solar panels, wired together to generate electricity from the sun.

- 9) *Renewable Energy Facilities*: A facility where the principal design, purpose, or use is to provide renewable energy via wind, solar and/or storage to off-site uses or the wholesale or retail sale of generated electricity.
- 10) *Renewable Energy Systems*: A device, and/or components designed to generate renewable energy.
- 11) *Wind Energy Conversion System (WECS)*: Any device such as a turbine, windmill, or charger that converts wind energy to a usable form of energy.

A. INTENT. Renewable Energy Facilities may only be permitted in the Howell Township Renewable Energy Overlay District. The following regulations are intended to ensure the interests of the landowner and the Township are achieved harmoniously with no negative effect to the long-term viability of the subject property or those surrounding it. In the Renewable Energy Overlay District where this special land use is permitted, facilities for the capture, storage, and distribution of renewable energy for commercial purposes are subject to the following standards:

- 1) Facility Boundary. The facility boundary may cross road rights-of-way, but required setbacks shall be provided and calculated on each side of any such road where pertinent.

B. SOLAR AND STORAGE FACILITIES

- 1) Setbacks. The solar and storage renewable energy facility setback requirements are found in the table below. All accessory equipment shall be subject to the same requirements. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon impacts to existing land uses and/or zoning of adjacent properties.

District	Renewable Energy Overlay District		
Adjacent Properties	Residential Land Uses	Place of Worship or Public Institutional Land Uses	All Other Land Uses
Front Yard Setback (adjacent to right-of-way)	300ft from nearest dwelling unit or 100ft from property line whichever is greater	100ft from property line	50ft from property line
Side Yard Setback	300ft from nearest dwelling unit or 100ft from property line	100ft from property line	50ft from property line

District	Renewable Energy Overlay District		
	whichever is greater		
Rear Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	100ft from property line	50ft from property line

In instances where the renewable energy facility is comprised of multiple parcels, these setbacks shall apply to the exterior perimeter of all adjoining parcels. All setback distances are measured from the property line, or nearest point of a dwelling unit, to the closest point of the renewable energy system. Should the nearest component of the renewable energy system be a solar or photovoltaic array, the measurement shall be taken from the array at minimum tilt.

- 2) Lot Coverage. The area of the renewable solar energy facility and any associated accessory structures shall not exceed 75% of the square footage of the entire site within the facility boundary. Impervious surfaces for the purpose of calculating lot coverage for renewable solar energy systems include, but are not limited to, mounting pads, footings, concrete, asphalt, or gravel driveways and walkways, and accessory structures.

The area of the renewable storage energy facility and any associated accessory structures shall not exceed 50% of the square footage of the entire site within the facility boundary. Impervious surfaces for the purpose of calculating lot coverage for renewable storage energy systems include, but are not limited to mountings pads or structure foundations, concrete, asphalt, or gravel driveways and walkways, and accessory structures.

- 3) Height. The height of the renewable solar energy system and any mounts, buildings, accessory structures, and related equipment must not exceed twenty-five (25) feet when orientated at maximum tilt. Lightning rods may exceed twenty-five (25) feet in height, but they must be limited to the height necessary to protect the solar energy system from lightning and clearly shown in site plan proposals.

The height of the renewable storage energy system or any structure constructed to enclose the system shall not exceed thirty (30) feet.

- 4) Screening. Screening is required around the entire facility boundary perimeter to obscure, to the greatest extent possible, the solar or storage renewable energy system from all adjacent properties. Screening standards set forth in Section 28.03 A. shall be applied to all solar and storage renewable energy facilities. Each

- owner, operator, or maintainer of solar or storage renewable energy facility to which this ordinance applies shall utilize good husbandry techniques with respect to said vegetation, including but not limited to, proper pruning, proper fertilizer, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time. An acceptable and reasonable long term landscape maintenance plan must be submitted prior to final approval. The Planning Commission may modify these requirements if it reasonable determines it necessary as it relates to proposed placement of renewable energy systems and adjacent land uses and/or zoning.
- 5) Fencing. The facility boundary perimeter of a solar or storage renewable energy facility shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, 28.08 and 28.09 of the Township Zoning Ordinance Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.
 - 6) Glare. Solar renewable energy systems must be placed and oriented such that concentrated solar radiation or glare does not project onto roadways and nearby properties. Applicants have the burden of proving any glare produced does not cause annoyance, discomfort, or loss in visual performance and visibility. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to determine if glare from the utility-scale solar energy system will be visible from nearby residents and roadways. The analysis shall consider the changing position of the sun throughout the day and year, and its influence on the solar renewable energy system.
 - 7) Drainage and Stormwater. Renewable solar and storage energy facilities shall not increase stormwater runoff onto adjacent properties. The application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff shall be managed and demonstrating that runoff from the site shall not cause undue flooding. Any necessary permits from outside agencies for off-site discharge shall be provided. It should also be demonstrated that maintenance procedures and products will not introduce chemicals or create detrimental impacts to the natural environment, groundwater, and wildlife.

- 8) Noise. Solar and storage facilities must conform to Section 14.45.B.
- 9) Code Compliance. All renewable storage energy facilities, all dedicated use buildings, and all other buildings or structures that (1) contain or are otherwise associated with a renewable storage energy facility and (2) subject to the Building Code shall be designed, erected, and installed in accordance with all applicable provisions of the Building Code, all applicable state and federal regulations, and industry standards as referenced in the Building Code and the Oxford Township Zoning Ordinance.

C. WIND ENERGY CONVERSION SYSTEM (WECS)

- 1) Design Safety Certification. The safety of the design of all WECS structures shall comply with all current applicable State of Michigan guidelines and standards.
- 2) Interference. All WECS structures shall be certified by the manufacturer to minimize or mitigate interference with existing electromagnetic communications, such as radio, telephone, microwave or television signals.
- 3) Setbacks. The distance between a WECS and the nearest property line and/or nearest road right of way shall be at least one and one-half (1.5) times the height of the WECS. No part of the WECS structure, including guy wire anchors, may extend closer than ten (10) feet to the owner's property line.

All accessory equipment shall at least one hundred (100) feet from the nearest property line. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon impacts to existing land uses and/or zoning of adjacent properties.

- 4) Shadow Flicker. Each wind tower is sited such that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
- 5) Height. Each wind tower blade tip does not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.

- 6) Lighting. The WECS is equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lit with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. The Planning Commission may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light-mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:
 - i. The purpose of the exemption.
 - ii. The proposed length of the exemption.
 - iii. A description of the light-mitigating technologies submitted to the Federal Aviation Administration.
 - iv. The technical or economic reason a light-mitigating technology is not feasible.
 - v. Any other relevant information requested by the Planning Commission
- 7) Guy Wires. If an on-site WECS is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors.
- 8) Fencing. Facilities shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, 28.08 and 28.09 of the Township Zoning Ordinance. Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.
- 9) Noise. WECS facilities must conform to Section 14.45.B.
- 10) Color. Towers and blades shall be a non-reflective neutral color.
- 11) Controls and Brakes. All commercial WECS structures shall be equipped with manual and automatic controls to limit rotation of blades to a speed below the designed limits of the WECS. The Professional Engineer must certify that the rotor and overspeed control design and fabrication conform to applicable design standards. No changes or alterations from certified design shall be permitted unless accompanied by a Professional Engineer's statement of certification.

- 12) Compliance with FAA. It shall be the responsibility of the applicant to obtain the appropriate FAA permits for the WECS structure, or to obtain a determination of no significant impact to air navigation from the FAA.
- 13) Climb Prevention. All commercial WECS structures must be protected by anti-climbing devices.
- 14) Warning Signage. A visible warning sign of High Voltage is required to be placed at the base of all commercial WECS structures. Such signs shall also be located at all points of site ingress and egress.

D. STANDARDS FOR RENEWABLE ENERGY FACILITIES

- 1) Abandonment, Removal, Repowering and/or Maintenance. If a renewable energy facility ceases to perform its intended function (generating electricity) for more than 12 consecutive months, the operator shall remove all associated equipment and facilities no later than 90 days after the end of the 12-month period. Where the removal has not been lawfully completed as required above, and after at least 30 days' written notice, the Township may remove or secure the removal of the renewable energy facility and/or system or if due to abandonment and/or negligence to maintain, the Township shall have the right to enter the site for the reason of repowering the facility, in cases where repairs or replacements to the renewable energy system components are necessary, in order to properly maintain the system. The Township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Charges may include the procurement of a contractor with the expertise to oversee and execute the entire set of repairs and/or maintenance to restore the site to its original capacity. Any costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.
- 2) Decommissioning. The ground shall be restored to its original condition within 60 days of removal of structures. The restoration will include returning all soil within the facility to its original environmental state of which record must be taken prior to the commencement of construction. Acceptable ground covers include grasses, trees, crops, or other material demonstrated to be characteristic of the surrounding land. All above and below ground materials shall be removed when the renewable energy facility and/or system is decommissioned. All installed landscaping and greenbelts shall be permitted to remain on the site as well as any

reusable infrastructure as determined by the Township. These can include service drives, utilities, etc.

- 3) Surety. A letter of credit, cash deposit, or other security instrument found acceptable to the Township Board will be posted by the owner(s) and/or operator of the Utility-scale solar energy facility shall post a security instrument in a form acceptable to the Township equal to one-hundred fifty (150) percent of the total estimated decommissioning and/or reclamation costs. The cost of decommissioning shall be re-reviewed and submitted to the Township annually to ensure adequate funds are allocated for decommissioning. The Township shall have the right to evaluate the security instrument defined herein, at least every five (5) years to assess whether it should be appropriately adjusted to reflect the current decommissioning estimate.
- 4) The applicant shall engage a certified professional engineer acceptable to the Township to estimate the total cost of decommissioning all structures in the facility in accordance with the requirements of this Ordinance, including reclamation to the original site conditions.
- 5) A security bond, if utilized, shall be posted and maintained with a bonding company licensed in the State of Michigan or a Federal or State-chartered lending institution acceptable to the Township.
- 6) Any bonding company or lending institution shall provide the Township with 90 days' notice of the expiration of the security bond. Lapse of a valid security bond is grounds for the actions defined below.
- 7) If at any time during the operation of the renewable energy facility or prior to, during, or after the sale or transfer of ownership and/or operation of the facility the security instrument is not maintained, the Township may take any action permitted by law, revoke the special land use, order a cessation of operations, and order removal of the structure and reclamation of the site.
- 8) In the event of sale or transfer of ownership and/or operation of the renewable energy facility, the security instrument shall be maintained throughout the entirety of the process. The security instrument shall be maintained until decommissioning and removal has been completed to the satisfaction of the Township.

- 9) Provision of Manufacturers' Safety Data Sheet(s). The applicant must submit manufacturer safety data sheets for all proposed equipment. If approval is granted, applicant must provide the Township with finalized manufacturer safety data sheets both to be kept on record with the Township and on-site in a clearly marked waterproof container. Applicants must provide updated manufacturer data sheets whenever equipment is modified so that all records are up to date. Documentation shall include the type and quantity of all materials used in the operation of all equipment.
- 10) Fire Response. All electrical equipment associated with and necessary for the operations of the facility shall comply with all local and state codes. All design and installation work shall comply with all applicable provisions of the National Electrical Code (NEC).
- 11) The applicant shall provide training, at no cost to the Township, before, approximately halfway through and after construction for all emergency service departments serving the Township. Including all other requirements for permits, all three trainings must have been completed to receive final permits. Trainings upon the completion and during the operation of the renewable energy facility will be conducted upon the request of all emergency service departments but not exceed four (4) trainings per any given twelve (12) month period.
- 12) The applicant shall provide a set of procedures and protocols for managing risk or fire and for responding in the event of an emergency at the facility. It will be the burden of the applicant to ensure said procedures and protocols provided to the various emergency service departments is the most up to date version.
- 13) Special equipment that may be required to ensure the safety of fire and rescue personnel when responding to an emergency at the facility shall be provided at no cost to the Township prior to commencement of construction of the facility. The authority to determine whether, and what type of, special equipment is needed shall be with the fire and/or rescue department(s) serving the Township.
- 14) The applicant shall provide for and maintain reasonable means of access for emergency services. Lock boxes and keys shall be provided at locked entrances for emergency personnel access. If any adjoining properties are damaged as a

- result of ingress/egress to the facility, the applicant shall remedy all damages in full.
- 15) Anticipated Construction Schedule. Applicant must provide an anticipated construction schedule which highlights when potentially hazardous materials will be brought on-site and installed.
 - 16) Permits. Applicant must coordinate with all applicable agencies for required permitting including but not limited to the Oakland County Road Commission and/or Michigan Department of Transportation (MDOT) Oakland County Drain Commission, Environmental Protection Agency (EPA), Michigan Department of Environment, Great Lakes and Energy (EGLE), etc.
 - 17) Photographic Record. Applicant must submit a complete set of photos and video of the entire development area prior to construction. This will be used as historical documentation for the township to secure and refer to if/when decommissioning and redevelopment activities take place.
 - 18) Site Security. A security plan shall be submitted with the special land use application and site plan application for a renewable energy facility. Additional fees may be required to cover specialized reviews of these plans and or the Township's building official's inspection of the site. The security plan shall:
 - i. Show all points of secured access as well as the means for limiting access to authorized personnel only.
 - ii. Along with other signage requirements in this Ordinance and the Township Sign Ordinance, install and maintain warning signage on all dangerous equipment and facility entrances.
 - iii. Provide a schedule outlining the implementation and maintenance of site security as well as routine inspections to ensure site security infrastructure is intact and operating as intended.
 - 19) Indemnity. Applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Utility-scale solar energy facility and/or system, which is subject to the Township's review and approval.

20) Ownership Changes: If the owner of the Utility-scale solar energy facility changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning responsibilities. A new owner or operator of the Utility-scale solar energy facility shall notify the Township of such change in ownership or operator within 30 days of the ownership change. A new owner or operator must provide such notification to the Township in writing. The special use permit and all other local approvals for the Utility-scale solar energy facility may be determined by the Township Board at a public meeting to be void if a new owner or operator fails to provide written notification to the Township in the required timeframe, unless the new owner or operator provides a reasonable explanation for any delay. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Ordinance.

E. RENEWABLE ENERGY FACILITIES SITE PLAN REQUIREMENTS. Applications for all renewable energy facilities must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan. All site plans shall conform to the requirements listed in Article XX. In addition they shall display the following information:

- 1) Horizontal and vertical to scale drawings (elevations) with dimensions that show the location of the proposed solar array(s), wind turbines and energy storage facilities, buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
- 2) Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the renewable energy facility and within one hundred (100) feet of all facility boundary property lines. Use of above-ground lines shall be kept to a minimum.
- 3) Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the renewable energy facility. In no instance shall barbwire be used.
- 4) A written description of the maintenance program to be used for the renewable energy facility, including decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and

decommissioning and removal procedures and schedules if the renewable energy facility is decommissioned. Description should include the average useful life of all primary renewable energy system equipment and components being proposed.

- 5) Additional detail(s) and information as required by the Planning Commission and/or Township Board.

F. RENEWABLE ENERGY FACILITIES REQUIRED STUDIES. All studies/analyses listed below are required for all renewable energy facilities unless waived by the Planning Commission.

- 1) Stormwater Study. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to account for the proposed layout of the renewable solar or storage energy facility and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain-event (storm). Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.
- 2) Wildlife Impact Analysis: The applicant shall provide an analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, to identify and assess any potential impacts on wildlife and endangered species. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally or state listed endangered species of birds and bats, significant bird migration pathways, and areas that have landscape features known to attract large numbers of raptors. At a minimum, the analysis shall include a thorough review of existing information regarding species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, or general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law. The applicant shall follow all pre-construction and post-construction recommendations of the United States Fish and Wildlife Service. The analysis

shall indicate whether a post-construction wildlife mortality study will be conducted and, if not, the reasons why such a study does not need to be conducted. Power lines should be placed underground, when feasible, to prevent avian collisions and electrocutions. All aboveground lines, transformers, or conductors should follow any Avian Power Line Interaction Committee (APLIC, <http://www.aplic.org/>) guidelines to prevent avian mortality.

- 3) Natural Feature Preservation Study. The plan for installation of a renewable energy facility shall include a tree survey and plan for cutting of trees greater than 6" DBA. No such trees shall be cut in any required setback other than those reasonably required for the installation of a drive to access the facility. Retention of natural grades, soils, and groundcover material is encouraged where feasible.
- 4) Environmental Impact Analysis. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.
- 5) An applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the following:
 - i. Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to:
 - ii. Part 31 Water Resources Protection (MCL seq.),
 - iii. Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.),
 - iv. Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.),
 - v. Part 303 Wetlands (MCL 324.30301 et seq.),
 - vi. Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.),
 - vii. Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.),
 - viii. Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).

G. ACCESSORY SOLAR ENERGY SYSTEMS

- 1) Intent. Accessory Solar Energy Systems including all solar technologies and batteries for energy storage generated by the solar technologies are hereby permitted as accessory uses and subject to approval or a certificate of Zoning Compliance per Section 21.04 of this Ordinance. Typically installed at individual residential or commercial locations, use is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid. Any accessory solar energy system shall be designed and size to provide for the energy needs of the principal use. The following requirements shall apply to all Accessory Solar Energy Systems for private use.

- 2) Building-Mounted Solar Energy Requirements. Any building-mounted solar energy system shall be a permitted accessory use by right in all zoning districts, subject to the following requirements:
 - i. Solar energy systems that are mounted on the roof of a building shall not project more than the highest point on the roof. Additionally, they are not to exceed the maximum building height limitation for the zoning district in which it is located and shall not project beyond the eaves of the roof.

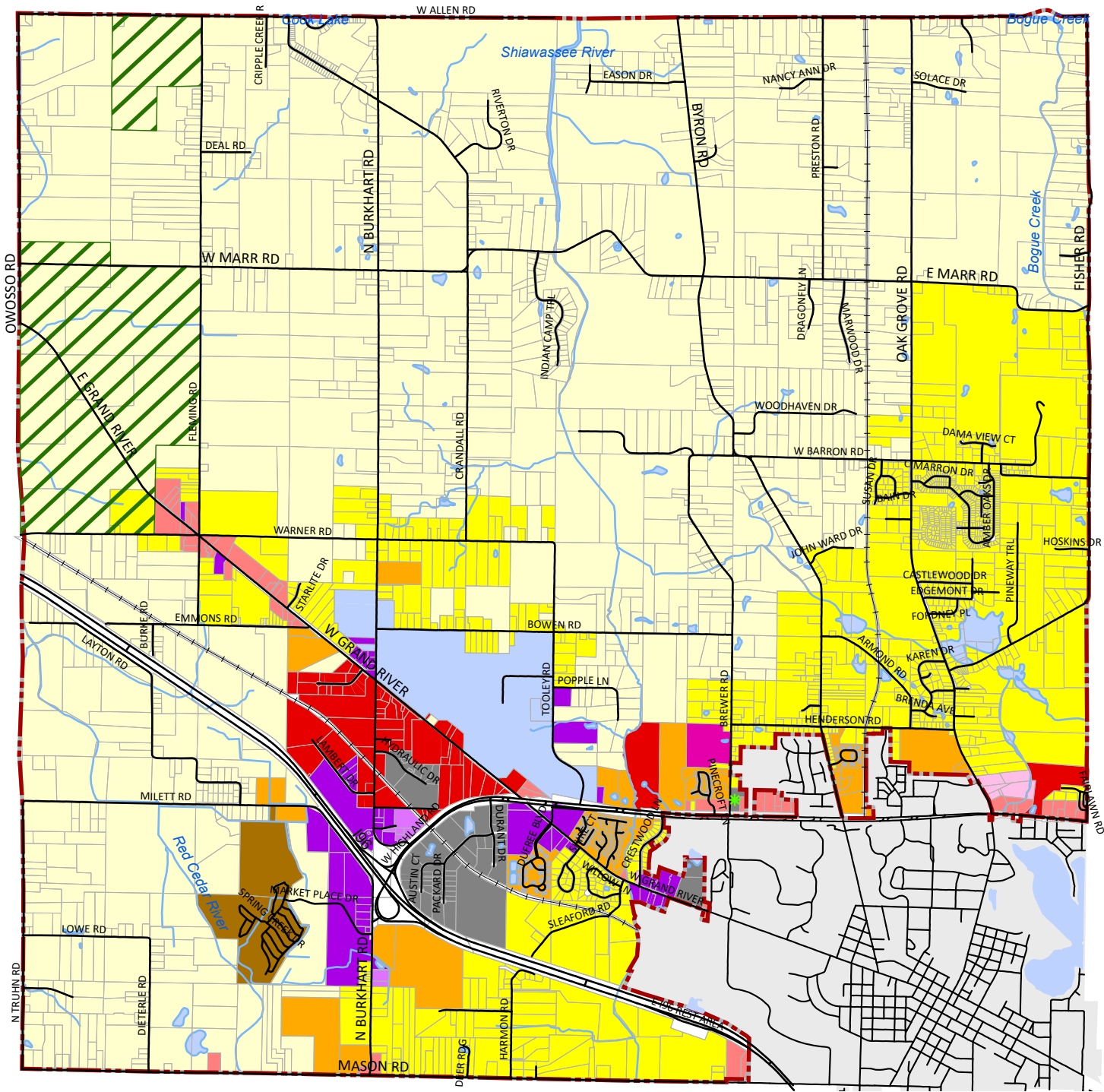
 - ii. Solar energy systems that are wall-mounted shall not exceed the height of the building wall to which they are attached.

 - iii. Solar energy systems that are mounted on the roof or on a wall of a building, shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.

 - iv. The design of accessory solar energy system, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.

- 3) Ground-Mounted Solar Energy System Requirements. A ground-mounted solar energy system is considered an accessory structure and may be permitted as an accessory use by right in all zoning districts, and subject to the following requirements:

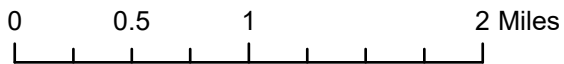
- i. Ground-mounted solar energy systems may be located in the rear yard and the side yard but must meet the required side and rear yard setbacks of the district in which they are located. Ground-mounted solar energy collectors may be located within the front yard if the following criteria are met:
 - a. The parcel is located in AR district.
 - b. The principal building is located at a minimum of 200% of the required front yard setback.
 - c. Ground-mounted solar energy systems shall meet the front yard setback.
 - d. Vegetative screening material meeting the requirements of Section 28.04 is proposed or existing between the ground-mounted solar energy system and the road or neighboring residential parcel.
- ii. Ground-mounted solar energy systems shall not exceed the height of fifteen (15) feet, measured from the ground at the base of such equipment at full tilt.
- iii. The ground-mounted solar energy systems shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.
- iv. The design of ground-mounted solar energy systems, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.
- v. The lot coverage area, as measured from edge to edge, at minimum tilt, horizontally with the ground, of the solar array shall not exceed 50% of the square footage of the primary building of the property and shall comply with the maximum ground floor coverage referred to in Section 3.17.



Zoning Map with Proposed Renewable Energy District Overlay Draft

Howell Township
Livingston County, Michigan

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



Data: Howell Township, Livingston County GIS
February 2025

