

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

Fee: \$900.00

File No.: _____

Parcel ID #: 4706-____-____-____	Date _____
Applicant Name _____ Applicant Address _____	
Phone _____	Fax _____ Email _____
Property Owner Name _____	
Phone _____	Fax _____ Email _____

Township Board Meeting	Township Planning Commission Meeting
Requested Meeting Date: _____	Location of Property: _____
Project: _____	
Describe Reason for Requesting Meeting:	

Meeting will be posted once payment is received

Final date will be determined by availability of hall and board members



March 4, 2025

Jonathan Hohenstein
Township Treasurer
Howell Township
3525 Byron Rd
Howell, MI 48855

RE: Planned Unit Development (“PUD”) Amendment Request for Heritage Square
NW Corner of Mason Rd and Burkhart Rd
Howell, MI

Good afternoon, Jonathan,

We respectfully request a special meeting for the Township Board to reconsider the request for an Amendment to the approved Heritage Square PUD to allow for a maximum 40% Lot Coverage ratio for the Single Family Detached Residential section of this PUD. The current Township Zoning Ordinance allows for a maximum 30% Lot Coverage ratio.

The Heritage Square PUD was recommended for approval by the Planning Commission on December 19, 2023. On January 8, 2024, the Township Board granted approval for the revised site plan and rezoning application with conditions.

On February 11, 2025, the Planning Commission recommended approval of the requested increase to the Lot Coverage ratio.

On March 3, 2025, the Township Board approved the PUD Agreement and Phase 1 Final Site Plan and denied the request to increase the Lot Coverage ratio. Unfortunately, I didn’t have an opportunity to discuss this agenda item with the Board prior to it taking action on this request.

The definition of Lot Coverage in the Township Zoning Ordinance is as follows: “The percentage of the lot or parcel covered by all buildings and structures located on a lot or parcel, elevated above the surface, on the surface or below the surface of the ground and which impairs the percolation of surface water into the subsurface groundwater areas and causes additional surface runoff”. This includes driveways, service walks, decks, and patios.

As the definition indicates, the goal of the Lot Coverage restrictions is to minimize surface runoff and maximize percolation of surface water into the subsurface groundwater areas. Please note that the stormwater management design of this PUD includes two (2) detention basins that have been adequately sized to accommodate the anticipated stormwater runoff. The footprint for the largest home plan that will be built in this PUD was used in the detention basin volume calculations to ensure that the maximum allowable storage volume

can be accommodated in these basins. Please note that the overall site lot coverage ratio is less than 30% when the open space is factored into the equation.

During our review of the individual units, it was discovered that our desired home plan lineup exceeds the minimum Lot Coverage ratio on many of the lots in this community. Our Lot Coverage calculations include future decks or patios up to 200 square feet so that homeowners don't have lot coverage issues when they choose to make these improvements in the future.

M/I Homes will offer its Essential Series plan lineup at Heritage Square with a focus on more attainably priced new housing that is currently lacking in the area. The home plans to be offered range in size from 1,957 to 2,605 square feet of living space and will feature 3-5 bedrooms, 2-1/2 bathrooms, and 2-car garages. The plans are 38' wide and will easily meet the current minimum setback requirements. Historically, the best-selling plans are the Brooklyn (2128 sf), Aubrey (2260 sf) and Peyton (2427 sf). Thus, we anticipate that the stormwater burden on the detention basins will be less than what they are sized for.

The Approved minimum setbacks for the land uses within the PUD are as follows:

Single-Family	Approved	Proposed
Lot Area	5923.61 SF min	5940 SF min
Lot Width	50 Feet	50 Feet
Front Setback	24 Feet	24 Feet
Side Setback	7 Feet	7 Feet
Rear Setback	25 Feet	25 Feet
Perimeter Setback	40 Feet (Adjacent to SFR) 30 FEET (Adjacent to MFR)	40 Feet (Adjacent to SFR) 30 FEET (Adjacent to MFR)
Lot Coverage	Review for individual units	40% Max
Building Height	Review for individual units	Review for individual units

Thank you in advance for your consideration.

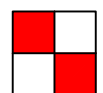
Respectfully,

David Straub

M/I Homes of Michigan LLC
40950 Woodward Avenue, Suite 203
Bloomfield Hills, MI 48304

P: (248)- 303-0455

E: dstraub@mihomes.com



PAVEMENT LEGEND

[Symbol]	EX. ASPHALT
[Symbol]	EX. CONCRETE
[Symbol]	EX. GRAVEL
[Symbol]	PR. STANDARD DUTY ASPHALT
[Symbol]	PR. CONCRETE
[Symbol]	STANDARD CURB AND GUTTER
[Symbol]	STRAIGHT CURB
[Symbol]	PROPOSED CLUSTER MAILBOX

PROVIDED SETBACKS

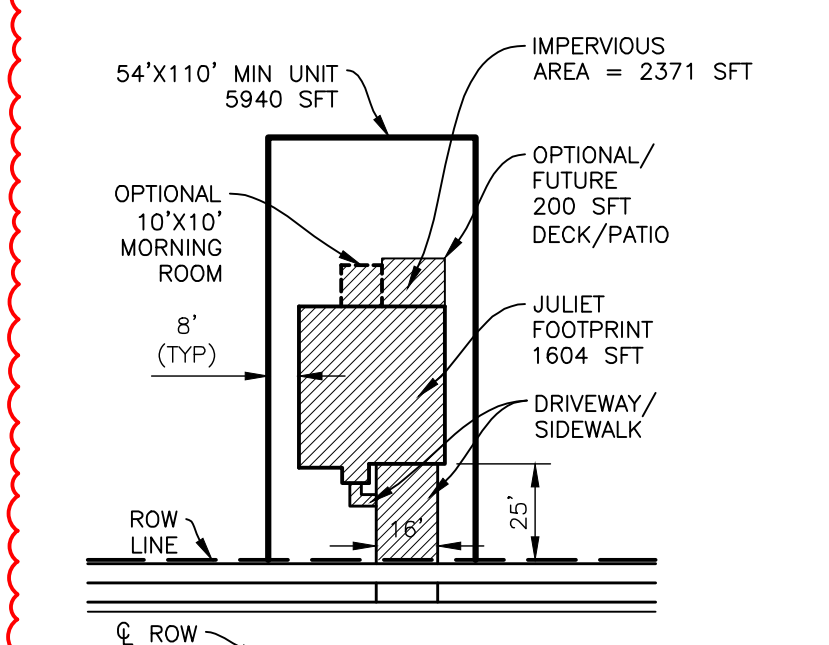
SINGLE FAMILY RESIDENTIAL	
FRONT SETBACK:	24 FEET
SIDE SETBACK:	7 FEET (14 TOTAL)
REAR SETBACK:	25 FEET (INTERNAL)
40 FEET (PERIMETER ADJACENT SFR)	
30 FEET (PERIMETER ADJACENT MFR)	

COVERAGE

NOTE: COVERAGE CALCULATION BELOW IS BASED ON THE LARGEST FLOOR PLAN OPTION, ON THE SMALLEST UNIT SIZE.

SINGLE FAMILY RESIDENTIAL
 AVERAGE PAVED/BLDG AREA PER UNIT: 2371 SFT
 MAX. HOME FOOTPRINT: 1911 SFT +/-
 (JULIET W/BONUS ROOM & DECK)
 DRIVE (25' X 16'): 400 SFT
 CONNECTOR WALK (5' X 12'): 60 SFT

MINIMUM LOT AREA: 5940 SFT
 PROPOSED MAXIMUM COVERAGE = 40%
 (COVERAGE ALLOWED PER SFR ZONING = 30%)



TYPICAL UNIT LAYOUT

SCALE: 1" = 50'

NOTE: LAYOUT MAY VARY BASED ON FLOOR PLAN AND OWNER SELECTED OPTIONS. TYPICAL UNIT LAYOUT BASED ON JULIET FLOOR PLAN (LARGEST OFFERED BY DEVELOPER). FOOTPRINT SIZE OF OTHER TYPICAL FLOORPLANS BY THIS DEVELOPER ARE AS FOLLOWS (MAX COVERAGE):

JULIET:	1604 SFT (39.9%)
PEYTON:	1508 SFT (38.3%)
AUBREY:	1472 SFT (37.7%)
BROOKLYN:	1419 SFT (36.8%)
SAWYER:	1330 SFT (35.3%)

NOTES

- MINIMUM LOT WIDTH IN SINGLE FAMILY IS 54' WIDE AT THE FRONT SETBACK LINE.
- TRASH REMOVAL SHALL BE CURBSIDE ROLL-OFF CONTAINERS AT EACH HOME SITE.
- SCREENING SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT.
- ALL MAIL BOX UNIT SITES WILL HAVE 1 SIGNED BARRIER FREE SPACE PROVIDED. MAIL BOX UNITS ARE LOADED FROM THE FRONT SIDE (NO REAR ACCESS REQUIRED).
- HERITAGE SQUARE DRIVE, EAST AND WEST HERITAGE SQUARE AND FORESTRY ROAD ARE TO BE RECORDED AS CROSS ACCESS EASEMENTS FOR THE FUTURE HERITAGE SQUARE MULTIFAMILY.
- SEE LIGHTING PLANS PROVIDED BY DTE FOR LIGHTING LOCATION, DETAILS AND PHOTOMETRICS.

NOTE: THIS OVERVIEW PLAN IDENTIFIES FEATURES TO BE CONSTRUCTED BY OTHERS WITHIN THE MULTIFAMILY PORTION OF THE PUD. THIS PLAN SET IS ONLY FOR CONSTRUCTION OF THE SINGLE FAMILY AREA, HIGHLANDER PARK DRIVE, AND THE WATER MAIN LOOP TO MASON ROAD ONLY. THESE PLANS ARE NOT TO BE USED FOR, OR IMPLY APPROVAL OF ANY OTHER CONSTRUCTION WITHIN THE MULTI-FAMILY AREAS.

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

298 VETERANS DRIVE
 FOWLERVILLE, MICHIGAN 48836
 (OFFICE) 517-223-3512
 MONUMENTENGINEERING.COM
 SERVICE DISABLED VETERAN OWNED
 SMALL BUSINESS (SDVOSS)

KEVIN C. MCDEVITT
 ENGINEER
 NO. 6201043260

Call MISS DIG
 3 full working days before you dig.

Utility Notification Organization
 1-800-482-7171
 www.missdig.org

CLIENT:

M/I HOMES OF MICHIGAN, L.L.C.
 40950 WOODWARD AVE
 SUITE 203
 BLOOMFIELD HILLS, MI 48304
 POC: DAVID STRAUB
 (248)-221-5011

SITE PLAN - PUD OVERVIEW

HERITAGE SQUARE (SINGLE FAMILY)
 95 AC. NW CORNER BURKHART & MASON ROADS
 PART OF THE SE 1/4 OF SEC. 32, T3N, R4E,
 HOWELL TWP., LIVINGSTON COUNTY, MICHIGAN

DATE	DESCRIPTION
05/09/2024	PLAN SUBMITTALS/REVISIONS
09/18/2024	PHASE 1 FINAL SITE PLAN SUBMITTAL
10/17/2024	ECCLE JOINT PERMIT SUBMITTAL
11/04/2024	CONSTRUCTION DOCUMENT REVIEW SET

ORIGINAL ISSUE DATE: 5/09/2024

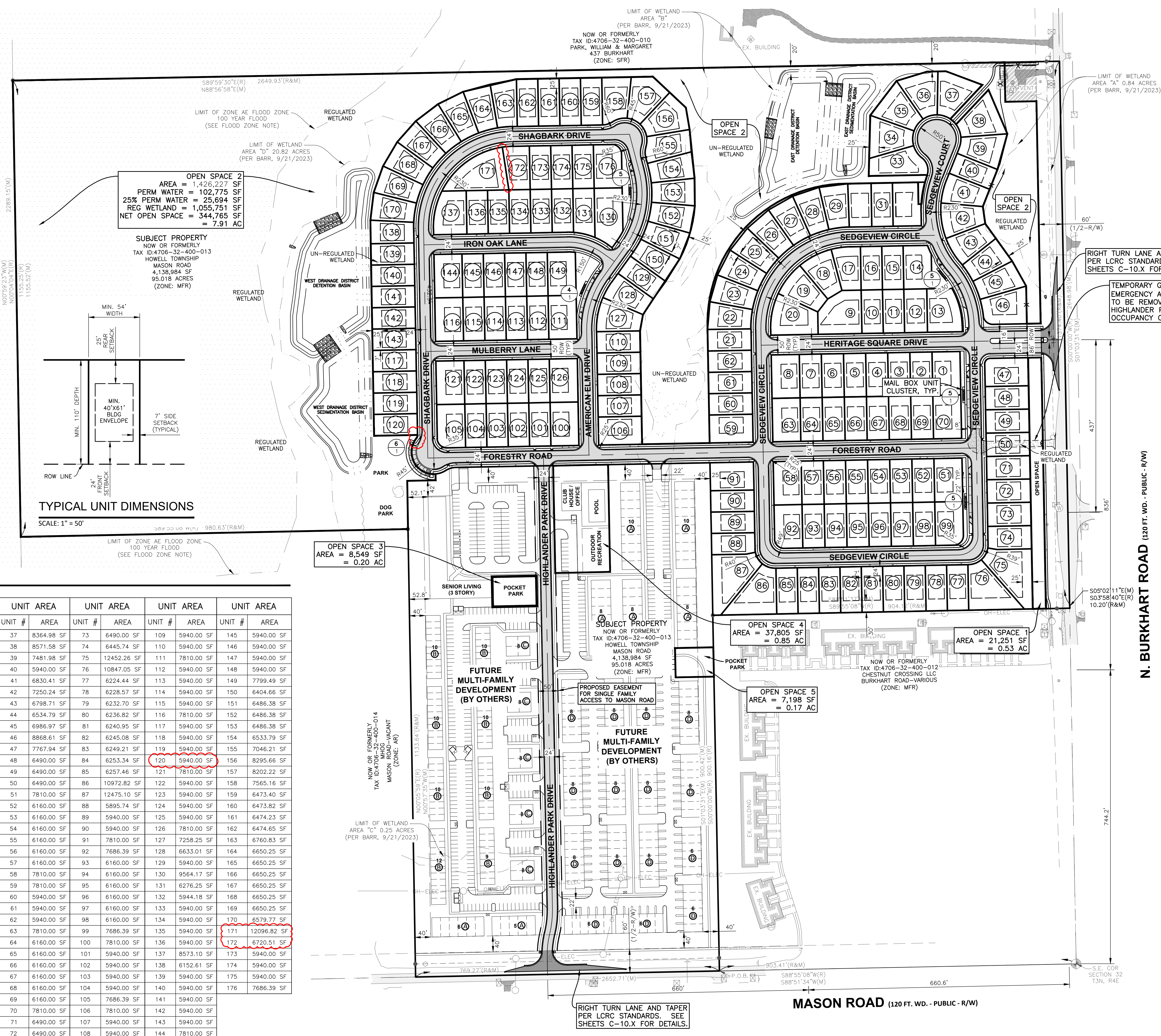
PROJECT NO: 21-075C

SCALE: 1" = 120'

FIELD:
 DRAWN BY: DC,MM,CK,DJ
 DESIGN BY: KM
 CHECK BY: KM

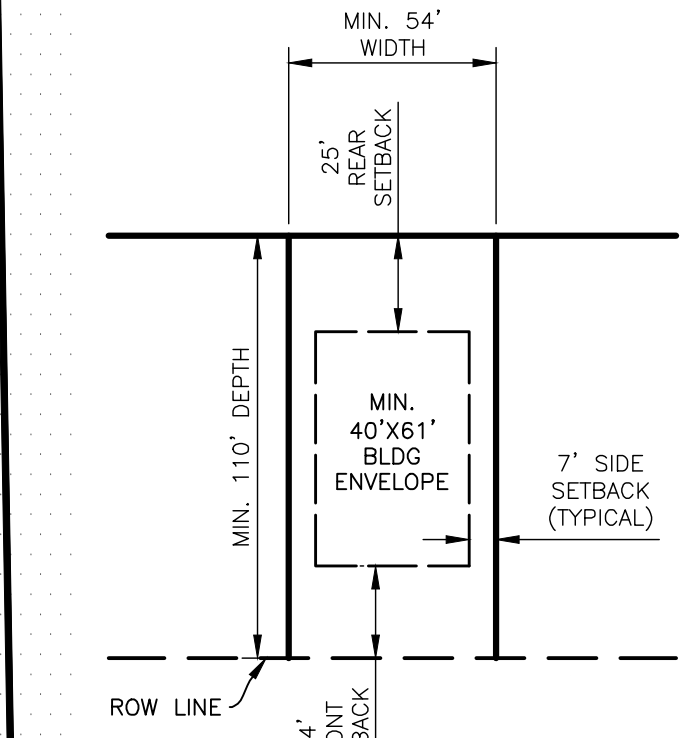
C-10

NOT FOR CONSTRUCTION



OPEN SPACE 2
 AREA = 1,426,227 SF
 PERM WATER = 102,775 SF
 25% PERM WATER = 25,694 SF
 REG WETLAND = 1,055,751 SF
 NET OPEN SPACE = 344,765 SF
 = 7.91 AC

SUBJECT PROPERTY
 NOW OR FORMERLY
 TAX ID: 4706-32-400-013
 HOWELL TOWNSHIP
 MASON ROAD
 4,138,984 SF
 95.018 ACRES
 (ZONE: MFR)



TYPICAL UNIT DIMENSIONS
 SCALE: 1" = 50'

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

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

OPEN SPACE 1
 AREA = 21,251 SF
 = 0.53 AC

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

UNIT AREAS

UNIT #	AREA	UNIT #	AREA	UNIT #	AREA	UNIT #	AREA	UNIT #	AREA
1	7810.00 SF	37	8364.98 SF	73	6490.00 SF	109	5940.00 SF	145	5940.00 SF
2	6160.00 SF	38	8571.58 SF	74	6445.74 SF	110	5940.00 SF	146	5940.00 SF
3	6160.00 SF	39	7481.98 SF	75	12452.26 SF	111	7810.00 SF	147	5940.00 SF
4	6160.00 SF	40	5940.00 SF	76	10847.05 SF	112	5940.00 SF	148	5940.00 SF
5	6160.00 SF	41	6830.41 SF	77	6224.44 SF	113	5940.00 SF	149	7799.49 SF
6	6160.00 SF	42	7250.24 SF	78	6228.57 SF	114	5940.00 SF	150	6404.66 SF
7	6160.00 SF	43	6798.71 SF	79	6232.70 SF	115	5940.00 SF	151	6486.38 SF
8	7810.00 SF	44	6534.79 SF	80	6236.82 SF	116	7810.00 SF	152	6486.38 SF
9	10872.09 SF	45	6986.97 SF	81	6240.95 SF	117	5940.00 SF	153	6486.38 SF
10	5940.00 SF	46	8868.61 SF	82	6245.08 SF	118	5940.00 SF	154	6533.79 SF
11	5940.00 SF	47	7767.94 SF	83	6249.21 SF	119	5940.00 SF	155	7046.21 SF
12	6380.00 SF	48	6253.34 SF	84	6253.34 SF	120	5940.00 SF	156	8295.66 SF
13	8953.35 SF	49	6490.00 SF	85	6257.46 SF	121	7810.00 SF	157	8202.22 SF
14	7708.24 SF	50	6490.00 SF	86	10972.82 SF	122	5940.00 SF	158	7565.16 SF
15	5940.00 SF	51	7810.00 SF	87	12475.10 SF	123	5940.00 SF	159	6473.40 SF
16	5940.00 SF	52	6160.00 SF	88	5895.74 SF	124	5940.00 SF	160	6473.82 SF
17	6740.01 SF	53	6160.00 SF	89	5940.00 SF	125	5940.00 SF	161	6474.23 SF
18	7246.25 SF	54	6160.00 SF	90	5940.00 SF	126	7810.00 SF	162	6474.65 SF
19	7303.38 SF	55	6160.00 SF	91	7810.00 SF	127	7258.25 SF	163	6760.83 SF
20	9574.50 SF	56	6160.00 SF	92	7686.39 SF	128	6633.01 SF	164	6650.25 SF
21	5964.47 SF	57	6160.00 SF	93	6160.00 SF	129	5940.00 SF	165	6650.25 SF
22	6512.90 SF	58	7810.00 SF	94	6160.00 SF	130	9564.17 SF	166	6650.25 SF
23	6512.90 SF	59	7810.00 SF	95	6160.00 SF	131	6276.25 SF	167	6650.25 SF
24	6512.90 SF	60	5940.00 SF	96	6160.00 SF	132	5944.18 SF	168	6650.25 SF
25	6512.90 SF	61	5940.00 SF	97	6160.00 SF	133	5940.00 SF	169	6650.25 SF
26	6512.90 SF	62	5940.00 SF	98	6160.00 SF	134	5940.00 SF	170	6579.77 SF
27	6512.90 SF	63	7810.00 SF	99	7686.39 SF	135	5940.00 SF	171	12096.82 SF
28	6512.90 SF	64	6160.00 SF	100	7810.00 SF	136	5940.00 SF	172	6720.51 SF
29	6832.77 SF	65	6160.00 SF	101	5940.00 SF	137	8573.10 SF	173	5940.00 SF
30	6372.18 SF	66	6160.00 SF	102	5940.00 SF	138	6152.61 SF	174	5940.00 SF
31	5940.00 SF	67	6160.00 SF	103	5940.00 SF	139	5940.00 SF	175	5940.00 SF
32	8114.74 SF	68	6160.00 SF	104	5940.00 SF	140	5940.00 SF	176	7686.39 SF
33	8404.92 SF	69	6160.00 SF	105	7686.39 SF	141	5940.00 SF		
34	8184.99 SF	70	7810.00 SF	106	7810.00 SF	142	5940.00 SF		
35	8184.99 SF	71	6490.00 SF	107	5940.00 SF	143	5940.00 SF		
36	8076.40 SF	72	6490.00 SF	108	5940.00 SF	144	7810.00 SF		



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, Township Planner
Grayson Moore, Planner

DATE: 1/21/25

RE: Heritage Square, PUD Amendment

We were asked to review a proposal to amend the approved Planned Unit Development (PUD) plan for Heritage Square, located at the northwest corner of Mason and Burkhart Roads. The amendment seeks approval to increase the maximum lot coverage from the current 30% to 40% for single-family detached homes within the development. Because the proposed amendment represents a deviation from the standards in the zoning ordinance the request must be considered an amendment to the PUD and go through the amendment process, which includes a public hearing to be held by the Planning Commission followed by a recommendation to the Township Board, who has the final authority to approve a PUD.

Background

Heritage Square PUD was initially approved by the Planning Commission on December 19, 2023, and by the Township Board on January 8, 2024. The PUD spans approximately 95 acres and includes areas for single-family and multi-family residential units. The development includes 176 single-family houses, 288 multi-family units, and a 3-story assisted living building with 90 units. This development is strategically designed to integrate with the existing landscape and community infrastructure, while allowing a diverse array of housing opportunities that cater to a variety of residents. The approved PUD includes a number of approved deviations designed to preserve natural open space while allowing for the development of housing units on smaller lots using less infrastructure.

Previous plan reviews highlighted the need for effective stormwater management, which was addressed through the detention basins design. Discussions also focused on traffic impact and access routes, resulting in a site plan that includes multiple access points and developer contributions towards road improvements. These adjustments have been made in response to community feedback and regulatory requirements to ensure that the development proceeds with minimal environmental and community impact.

*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 Brent Strong, Principal
Richard K. Carlisle, Past President/Senior Principal*

Proposed Amendment

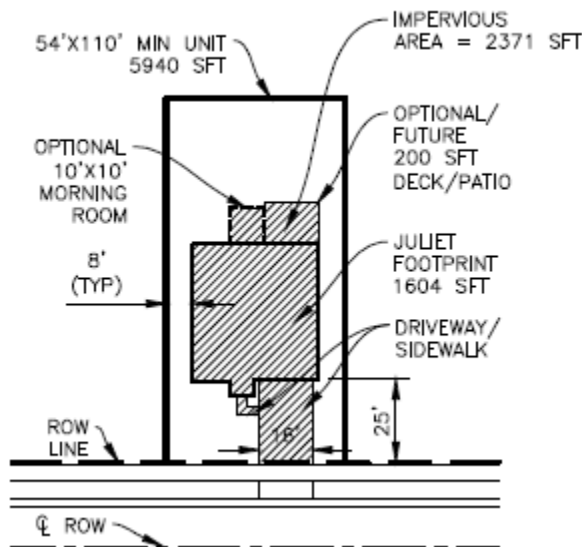
The applicant's amendment request is intended to accommodate larger home designs that could include larger building footprints as well as amenities such as decks and patios. The increase in lot coverage would allow for more spacious living environments without the need for future PUD amendments for modifications that might exceed the existing coverage limits.

Planning and Zoning Considerations

1. Environmental Management:

- The PUD includes two detention basins designed to manage increased stormwater runoff efficiently. The developer has indicated that the basins have been sized considering the maximum footprint of the largest homes planned for the development. We defer to the Township Engineer or County Drain Commissioner to verify these calculations.

COVERAGE	
NOTE: COVERAGE CALCULATION BELOW IS BASED ON THE LARGEST FLOOR PLAN OPTION, ON THE SMALLEST UNIT SIZE.	
<u>SINGLE FAMILY RESIDENTIAL</u>	
AVERAGE PAVED/BLDG AREA PER UNIT:	2371 SFT
MAX. HOME FOOTPRINT :	1911 SFT +/- (JULIET W/BONUS ROOM & DECK)
DRIVE (25' X 16') :	400 SFT
CONNECTOR WALK (5' X 12'):	60 SFT
MINIMUM LOT AREA :	5940 SFT
PROPOSED MAXIMUM COVERAGE = 40%	
(COVERAGE ALLOWED PER SFR ZONING = 30%)	



NOTE: LAYOUT MAY VARY BASED ON FLOOR PLAN AND OWNER SELECTED OPTIONS. TYPICAL UNIT LAYOUT BASED ON JULIET FLOOR PLAN (LARGEST OFFERED BY DEVELOPER). FOOTPRINT SIZE OF OTHER TYPICAL FLOORPLANS BY THIS DEVELOPER ARE AS FOLLOWS (MAX COVERAGE):

JULIET:	1604 SFT (39.9%)
PEYTON:	1508 SFT (38.3%)
AUBREY:	1472 SFT (37.7%)
BROOKLYN:	1419 SFT (36.8%)
SAWYER:	1330 SFT (35.3%)

2. Infrastructure Impact:

- Allowing for an increase in the size of the individual homes, resulting in increased lot coverage, should not impact new or existing infrastructure, particularly in terms of additional strain on sewage and water systems.

3. Public Open Spaces:

- The proposed amendment does not affect the adequacy of the public open spaces as originally planned, despite the increased footprint of individual lots. This is crucial for maintaining community well-being and ecological balance.

4. Community Impact:

- By allowing a 40% lot coverage, the development can offer more substantial housing options, enhancing the variety of available homes without expanding the physical footprint of the developed area.

5. Precedent and Consistency:

- The proposed change maintains the intent of the PUD by providing quality housing while managing environmental impacts effectively.

Recommendation

After reviewing the proposed changes and considering their alignment with the Township's objectives and zoning requirements, we recommend the Planning Commission approve the

amendment to increase the lot coverage to 40% subject to an engineering review of the stormwater capacity.



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



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

January 28th, 2025

Kevin McDevitt
Monument Engineering Group Associates
298 Veterans Drive
Fowlerville, MI 48836

RE: Heritage Square
Parcel Number 4706-32-400-013
Construction Site Plan Review

Mr. McDevitt,

We have received and reviewed the construction site plans for Heritage Square (Single Family). Plans were prepared by Monument Engineering Group Associates, Inc on behalf of M/I Homes of Michigan, LCC and are dated November 4, 2024. Based on our review, we offer the following comments.

General

- A legal description has been provided, including bearings, distances, and closures within acceptable tolerances. However, the bearing for the section line along Mason Road, from the southeast corner of Section 32 to the southwest corner of the parcel, differs between sheets V-1.0 and G-1.0.
- According to the Livingston County Drain Commissioner's letter dated 11/20/24, the CPVC volume in the land use summary table should be listed as zero because the permanent pool volumes are below the groundwater elevations indicated in the soils report. Please update the plans accordingly to reflect this correction.

Grading and Drainage

- It is unclear how the rear yard drainage from units on the perimeter that are not adjacent to the basins (units 21-25, 59-62, 106-110, and 150-153) is directed into the proposed stormwater management system.
- The following two items are not currently included in the provided plans and should be added:
 - Structure IN-34 and the pipe segment between IN-34 and CB-35, which are missing on profile sheet C-6.9,
 - The pipe segment from IN-146 to IN-147, which is not included on the profile sheets.
- Stormwater detention and conveyance calculations have been reviewed, and no issues were noted. However, according to the Livingston County Drain Commission's letter dated November 20, 2024, an increase in the C value due to greater lot coverage will result in a storage deficit.
- LCDC's letter also recommends increasing the diameter of the east detention outlet to 24 inches and adjusting the elevations on sheets CS-176 and ES-177. Please update the plans accordingly to reflect these changes.
- We defer to LCDC for review and approval.

Sanitary Sewer

- Sanitary profile sheet C-4.4 should include a label with the rim and invert elevation information for San-18.
- The contractor must verify the sanitary sewer connection point stub elevation at Pump Station #72 before proceeding with the sewer connection. Confirm the invert elevation, diameter, and grade of the stub to prevent the formation of an inflection point at the connection.
- There must be a 0.10-foot elevation difference between the inlet and outlet pipe inverts within manholes San-9, San-10, San-11, San-12, San-13, San-14, San-15, San-17, and San-20.
- The Developer is required to submit all necessary EGLE Part 41 Permit Application information to the Township Engineer for review, as the resulting sanitary sewer will be publicly owned. The Township Engineer will then submit the EGLE Part 41 Permit Application on behalf of the Township and coordinate the permit process with MEGA. Submission of the permit application is contingent upon final site plan approval from the Planning Commission.
- The proposed basis of design flow outlined on Sheet C-3.0 is 302 GPM, while Pump Station #72 has a firm capacity of 555 GPM. Currently, approximately 30 GPM of flow is contributing to this station. Based on this information, Spicer Group believes that Pump Station #72 has sufficient capacity to service the Heritage Square development, and no modifications to the station are required at this time. The basis of design estimates that 500.4 REUs will be required for this development. The Township has indicated that the site currently has 569 sewer REUs allocated to it, meaning no additional sanitary REUs will be needed for this site.

Site Access and Paving

- The 'concrete path' shown on sheet C-1.1 references a detail on sheet C-11.0; however, this detail does not appear to be included on the indicated sheet.
- Roadway, curb, and sidewalk details are included and meet the requirements, with the exception of the curb and gutter shown for the county road right-of-way. This should be replaced with an MDOT B2 detail, as indicated in the Livingston County Road Commission's red-lined plans dated November 6, 2024.
- All other comments from the Livingston County Road Commission's November 6, 2024 letter should be addressed accordingly.
- The location of the temporary emergency access road should be adjusted to avoid conflict with the existing hydrant on Burkhart Road. Dimensions of the road should be included on the plans and should be a minimum 13-feet in width.
- We defer to LCRC and the Fire Marshal for review and approval.

Water main

- The water main was previously reviewed by MHOG in their January 10, 2025 Construction Plan Review. The plans should be revised to address their comments.
- We defer to MHOG for further comment and approval relating to the water main.

Landscaping

- Landscaping plans have been provided. We defer to the Township Planner to comment on the Landscaping plan for review and approval.

Lighting

- A photometric plan has been provided. The plan indicates that no light is leaving the site. We defer to the Township Planner for further comments and approval of the site lighting.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Adam C. Jacqmain".

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

A handwritten signature in black ink, appearing to read "Philip A. Westmoreland".

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

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
Al Pruss, MEGA

Howell Township Treasurer

From: Ken Recker <KRecker@livgov.com>
Sent: Wednesday, December 18, 2024 5:32 PM
To: Howell Township Treasurer
Cc: Bradley, John W.; Paul Montagno (pmontagno@cwaplan.com); Jennifer McGinty
Subject: RE: Heritage Square - PUD Amendment

Jonathan,

Per our discussion earlier today, the office of the Livingston County Drain Commissioner has no objections to the proposed increase in lot coverage for the Heritage Square PUD, based on Kevin McDevitt's electronic correspondence to our office and Howell Township dated December 16, 2024.

This is of course based on our office and/or Spicer as Township Engineer completing review of construction plans.

If you have any questions give me a call.

Merry Christmas & Happy New Year !

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

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