HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES
3525 Byron Rd. Howell, MI 48855
October 13, 2026
6:30 P.M.

MEMBERS PRESENT:		**MEMBERS ABSENT:**
Robert Spaulding	Supervisor	
Sue Daus	Clerk	
Jonathan Hohenstein	Treasurer	
Matthew Counts	Trustee	
Tim Boal	Trustee	
Jodi Fulton	Trustee	
Bob Wilson	Trustee	

Also in Attendance:
12 people signed in
Phil Westmoreland with Spicer Group, Jason Lipa with Schafer Construction, Lynn Whipple with PEA Group, Brad Klein with AKA Architects and Kristofer Enlow with Beckett & Raeder.

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

CALL TO THE BOARD:
Trustee Boal requested to add agenda item 8-H, NDA discussion.

APPROVAL OF THE AGENDA:
Motion by Boal, **Second** by Fulton, **"To accept the agenda with the addition."** Motion carried.
2 dissents.

APPROVAL OF BOARD MEETING MINUTES:
September 14, 2026
REGULAR BOARD MEETING MINUTES
Treasurer Hohenstein requested a correction to Treasurer's report in the previous minutes, changing "Marie" to "Marnie." **Motion** by Hohenstein, **Second** by Daus, **"To accept the minutes as amended."** Motion carried.

CALL TO THE PUBLIC:
Angela Barbash read a letter on behalf of Kristin Dennison: In opposition to the proposed DTE Natural Gas Plan for Handy Township.

Angela Barbash, 4211 Crandall Rd.: Spoke on NDAs.

Bob Wilson, 2945 Brewer Rd.: Spoke on attorney fee appropriations, office equipment, American Legion and Fagan violation.

UNFINISHED BUSINESS:

A. Master Plan Update – Discussion
The Board discussed the timing and budget considerations for the proposed Master Plan update. Concerns were raised regarding planning workload and project timelines.

B. Engine Brake Ordinance – Discussion
The Board discussed options for engine braking concerns within the township. It was the consensus of the Board for Clerk Daus to contact Marion Township regarding their sign installation process and enforceability, as well as contact the Livingston County Road Commission to review installation parameters and approval requirements for the installation of a sign.

NEW BUSINESS:

A. Data Center Moratorium Extension
Motion by Wilson, **Second** by Hohenstein, **"To accept the Data Center Moratorium Ordinance No. 299."** Board discussion regarding the procedures for extending the data center moratorium, with the Board emphasizing the critical priority of completing and adopting the data center ordinance. Roll call vote: Wilson – yes, Counts – yes, Boal – yes, Daus – yes, Fulton – yes, Hohenstein – yes, Spaulding – yes. Motion carried (7-0).

B. Wage and Benefit Study
The Board discussed initiating a Wage and Benefit Study to evaluate employee compensation and benefit structures relative to comparable municipalities. **Motion** by Counts, **Second** by Daus, **"To accept a proposal to conduct classification and compensation study from Municipal Consulting Services as presented."** Board discussion followed. Motion carried.

C. Financial Report – First Quarter
Deputy Supervisor Kilpela presented an overview of the Township's first-quarter financial report for the period ending September 30, 2026. The presentation covered the Township's overall financial position—including the General, Road, and Sewer & Water funds, as well as current legal fees. Deputy Supervisor Kilpela responded to questions from the Board.

D. Land Division Ordinance
Deputy Supervisor Kilpela presented a draft of the general land division ordinance prepared in response to upcoming state statutory changes that will become effective March 2027. By consensus, the Board agreed to submit the draft to the Township Attorney for legal review prior to bringing it back for potential adoption at a future meeting.

E. PC2026-11 Nabil Bazzi, Request to rezone Parcel #4706-21-300-028, Vacant Land from Industrial Flex (IFZ) to Neighborhood Service Commercial (NSC)
The Board discussed the potential rezoning from Industrial Flex Zone (IFZ) to Neighborhood Service Commercial (NSC). The Board reviewed recommendations from the Planning Commission, Township Planner, and the County Planning Commission. Discussion followed regarding Master Plan alignment, permitted NSC uses, lot size, and the zoning of the surrounding area. **Motion** by Boal, **Second** by Wilson, **"To approve rezoning of parcel 4706-21-300-028 PC2026-11 from IFZ to NSC with the following findings. Although the rezoning classification does not align with the defined uses of the master plans in this particular parcel, the proposed uses under NSC are similar and complementary to the neighboring parcels in the current zoning. Also, the location and size of the parcel allows the rezoning to be compatible to the surrounding area uses and equally or better suited than the current zoning with no significant impact to public**

services or facilities likely beyond the current zoning." Discussion followed. Roll call vote: Fulton – yes, Boal – yes, Wilson – yes, Counts – yes, Hohenstein – no, Spaulding – yes, Daus – yes. Motion carried. (6-1)

F. Proposed 2027 Fee Schedule
Treasurer Hohenstein presented the proposed 2027 fee schedule. Board discussion followed. It was the consensus of the Board to revise the zoning fee structure and bring the updated proposed fee schedule back to a future meeting for Board consideration.

G. Tooley Road Park Proposals
A total of seven (7) proposals were received for services to develop the site plan for the Tooley Road Park. Following interviews and evaluation, PEA Group and Beckett & Raeder received the highest overall scores. Discussion followed regarding the selection process and whether to proceed with one or both firms for contract negotiations to move the project forward. Phil Westmoreland from Spicer Group answered questions from the Board. Lynn Whipple with PEA Group and Brad Klein with AKA Architects introduced themselves and answered questions from the Board. Kristofer Enlow with Beckett & Raeder introduced himself. Board discussion followed. **Motion** by Fulton, **Second** by Hohenstein, **"To put forward both contract negotiations for PEA Group and Beckett & Raeder at the same time for the Park Project for Tooley."** Motion carried.
Board discussion followed regarding the selection process for construction management services, including whether to conduct a competitive selection process. **Motion** by Hohenstein, **Second** by Daus, **"To enter into contract negotiations with Schafer Construction for the construction management portion of the project."** Board discussion followed. Jason Lipa with Schafer Construction answered questions from the Board. Roll call vote: Daus – yes, Hohenstein – yes, Spaulding – no, Counts – no, Boal – no, Fulton – no, Wilson – no. Motion failed. (2-5)

H. NDA – Discussion
The Board discussed whether to address Non-Disclosure Agreements (NDAs) through a standalone policy or an ordinance. Board members reviewed sample language from other townships and considered legal enforcement and associated costs. Board consensus was to prepare a draft standalone NDA policy for review by the Township Attorney, with further discussion regarding the policy versus ordinance approach to occur at a future meeting.

CALL TO THE PUBLIC:
Angela Barbash, 4211 Crandall Rd.: Spoke in opposition to the proposed gas plant near the Township border.

REPORTS:

A. SUPERVISOR:
Supervisor Spaulding reported speaking with Todd Musson of the Livingston County Road Commission, who recommended scheduling a meeting to discuss township road matters.

B. TREASURER:
See report

C. CLERK:
No report

D. ZONING:
Zoning Administrator Hohenstein reported identifying non-compliant uses through state verification requests asking the Township to confirm compliance with local zoning ordinances. The Board reached a consensus to address violations identified during these reviews and work collaboratively with property owners to bring the uses into compliance.

E. ASSESSING:
See report

F. FIRE AUTHORITY:
Supervisor Spaulding reported on recent purchases, noting that new gear and helmets were acquired to replace outdated equipment to ensure firefighter safety. Additionally, a new riding lawn mower was purchased for the fire station located at Chase Lake and Oak Grove Roads.

G. MHOG:
Trustee Counts reported that approximately 89 million gallons of water were produced in August and noted that the cross-country main is near completion, with Section B now operational. Additionally, severe weather and widespread power outages across pump stations in early September required substantial staff overtime. Portable generators were deployed to maintain water and wastewater services and prevent basement sewage backups. In response to these events, MHOG is implementing a State of Emergency Policy to establish protocols for staff compensation during emergency operations.

H. PLANNING COMMISSION:
Trustee Boal reported on the preliminary site plan review for a proposed landscaping business on Mason Road, reviewed a temporary use permit on Burkhart Road, and continued discussions on the High-Impact Land Use Ordinance.

I. ZONING BOARD OF APPEALS (ZBA):
No Report

J. WWTP:
Treasurer Hohenstein reported Board approval is needed for a sewer main repair. **Motion** by Hohenstein, **Second** by Daus, **"To approve the estimate from D'Angelo Brothers to replace the broken main as presented."** Motion carried. Treasurer Hohenstein presented the MHOG budget for Board consideration. **Motion** by Counts, **Second** by Hohenstein, **"To approve the MHOG budget as presented."** Motion carried.

K. HAPRA:
No report

L. PROPERTY COMMITTEE:
No report

M. PARK & RECREATION COMMITTEE:
No report

N. SHIAWASSEE RIVER COMMITTEE:
Supervisor Spaulding reported plans to coordinate a meeting with Treasurer Hohenstein, Trustee Wilson, Deputy Supervisor Kilpela, and Ken Recker of the Livingston County Drain Commissioner's Office to discuss project options and township funding considerations regarding the Shiawassee River. Supervisor Spaulding will report his findings back to the Board following the discussion.

O. TRUSTEE:
Trustee Wilson reported that the pothole issue on Brewer Road has been resolved.
Trustee Boal expressed appreciation to all the volunteers who assisted with the Township Fall Cleanup Day.
Trustee Fulton discussed concerns regarding the proposed natural gas power plant and requested that the topic be placed on the upcoming agenda for further discussion.

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 Hohenstein, "**To adjourn"** Motion carried.
The meeting was adjourned at 9:57 p.m.

Robert Spaulding, Howell Township Supervisor

Sue Daus, Howell Township Clerk

Tanya Davidson, Recording Secretary