

City of Howell
Planning Commission
January 20, 2016
611 E. Grand River Avenue
Howell, MI 48843

The regular meeting of the Planning Commission was called to order by Vice-Chairperson Vukonich at 7:00 p.m.

PRESENT: Robert Spaulding, Erin Britten, Jan Lobur, Maryanne Vukonich, Stewart Howe, Jeanette Ambrose, Community Development Director Tim Schmitt, and Recording Secretary Deanna Robson.

ABSENT: Paul Streng, Mayor Nick Proctor and City Manager Shea Charles.

GUESTS: Courtney Tarara, Joe Parker, Roger Myers.

APPROVAL OF November 18, 2015 MINUTES

MOTION by Ambrose, SUPPORTED by Spaulding, “To approve the November 18, 2015 minutes as presented.” MOTION CARRIED (6-0).

CALL TO THE PUBLIC

None.

STAFF REPORT

Timothy Schmitt, Community Development Director, provided updates in addition to his staff report, noting that the homeowners at 119 Pulford have complied with the immediate health and safety issues addressed by the City, and therefore the residence has been removed from the dangerous buildings list. He encouraged Commissioners to contact staff if they become aware of any property maintenance concerns in the City. Commissioner Ambrose inquired about the sober living facility proposed at 313 North Chestnut and medical marijuana updates. Mr. Schmitt informed the Commission that the sober living facility will be on the February agenda. He also noted that the City’s medical moratorium will expire soon, and staff expects to recommend an extension due in large part to a lack of guidance from the state legislature.

PUBLIC HEARINGS

#16-001 – 118 West Grand River – Projecting Sign

Vice-Chairperson Vukonich opened the public hearing at 7:05 p.m.

Community Development Director Schmitt introduced the agenda item and stated that the Special Land Use request is for a projecting sign at 2FOG’s Pub, 118 W. Grand River. The maximum size of a projecting sign allowed by ordinance in the Central Business District is 20 ft., whereas the proposed sign would be 24 ft. based on current calculations of measuring the smallest rectangle around the entire sign. The actual measurement of the irregularly-shaped sign is 16.42 sq ft.

Joe Parker, 118 W. Grand River, stated that the signage on the building is below the maximum square feet allowed in the Central Business District. He informed the Commission that his intention was for an old-fashioned looking sign, consistent with the historic look and feel of the building. Mr. Parker elaborated that the sign will hang equal with the 2nd story on the west side of the building, and will help direct customers to the back entrance of the building.

Commissioners commended Mr. Parker for the historic appearance of the sign. Discussion followed regarding calculation of sign sizes.

Vice-Chairperson Vukonich closed the public hearing at 7:12 p.m.

MOTION by Ambrose, SUPPORTED by Britten, “To approve the Special Land Use application (#16-001) for 118 West Grand River, parcel id number 4717-36-308-089, to allow for a new projecting sign for 2FOG’s Pub to be constructed that is 24 feet in size based on standard sign measurement, larger than the 20 feet maximum permitted by ordinance, but is only 16.42 actual square feet in size. The sign shall be required to meet all other applicable ordinance standards.” MOTION CARRIED (6-0).

#16-002 – 915 North Michigan Avenue – Medical Office Use

Vice-Chairperson Vukonich opened the public hearing at 7:14 p.m.

Timothy Schmitt, Community Development Director, provided background stating that the request is for site plan and special land use approval for 915 North Michigan Avenue (the McPherson Mansion). The application is for the use of the carriage house as medical office space on the first floor, as well as for three additional parking spaces. He added that the carriage house was previously partially renovated, and that the main building and carriage house both have previously approved special land uses that allow for changes to the site. The roof height is being increased by 4 ft. to allow for an additional general office use tenant on the second floor (this modification was approved through a special land use in 2009). The applicant is also proposing to landbank three additional parking spaces north of the site. Mr. Schmitt commented that the proposal meets the intent and requirements of the HL-1 district.

Vice-Chairperson Vukonich closed the public hearing at 7:18 p.m.

Commissioner Lobur inquired as to the type of medical office that will occupy the space. Roger Myers, 915 N. Michigan Ave., responded that it space will be utilized by an internal medicine physician who also makes house calls. He added that the main building is currently fully leased and the applicant requested to landbank the parking spaces because they are not needed at this time. Commissioner Spaulding inquired about the second floor tenant and Mr. Myers responded that the tenant has not yet been determined and the property owner expects to fill the space after construction has been completed.

MOTION by Ambrose, SUPPORTED by Britten, “To approve the Special Land Use application (#16-002) for 915 North Michigan Avenue, parcel id number 4717-36-200-001, to allow for a medical office user on the first floor of the carriage house, a general office user on the second floor, three parking spaces to be added to the site, and three additional

parking spaces landbanked until such time as they are deemed to be necessary to the City. The proposed construction and use shall meet all other applicable ordinance standards.”
MOTION CARRIED (6-0).

OTHER BUSINESS

MOTION by Spaulding, SUPPORTED by Lobur, “To excuse Commissioners Streng, Proctor and Charles from the January 20, 2016 Planning Commission meeting.” **MOTION CARRIED (6-0).**

MOTION by Spaulding, SUPPORTED by Ambrose, “To adjourn the meeting at 7:23 p.m.” **MOTION CARRIED (6-0).**

Deanna Robson, Recording Secretary