

City of Howell
Planning Commission
June 15, 2016
611 E. Grand River Avenue
Howell, MI 48843

The regular meeting of the Planning Commission was called to order by Chairman Streng at 7:00 p.m.

PRESENT: Mayor Nick Proctor, Jan Lobur, Robert Spaulding, Erin Britten, City Manager Shea Charles, Paul Streng, Maryanne Vukonich (arrived at 7:13 pm), Jeanette Ambrose, Community Development Director Tim Schmitt, City Attorney Dennis Perkins and Recording Secretary Deanna Robson.

ABSENT: None.

GUESTS: Patrick Cleary, Drew Lucas, Mike O'Leary, Dianne McCormick.

APPROVAL OF MAY 18, 2016 MINUTES

MOTION by Charles, SUPPORT by Ambrose, "To approve the May 18, 2016 minutes as presented." MOTION CARRIED (7-0).

CALL TO THE PUBLIC

None.

STAFF REPORT

Timothy Schmitt, Community Development Director, provided updates in addition to his staff report, noting that the City expects a decision from Chem Trend's corporate offices in Germany on Monday and Kellogg Dental is preparing to begin construction on their recently approved expansion. He added that the Regal Recycling project was not listed on the agenda because the owner has not paid outstanding fines in excess of \$6,000. City Manager Charles confirmed that additional legal action will result.

Commissioner Ambrose inquired about the Highland Howell property and Howell Estates. Discussion followed regarding the previously approved plans from Ivanhoe Huntley and ongoing conversations about construction of the road on the property. Mr. Schmitt informed the Commission that the new owners have made physical and maintenance improvements to the Howell Estates development.

Mr. Schmitt informed the Commission that the County has secured allocated funding for the Livingston County Dental Clinic, a free dental clinic, at 1335 Byron Road. The County's proposal for property renovations does not require a site plan – most of the renovations will be cosmetic improvements, with the majority work being done inside the building.

Mike O'Leary of Lindhout Associates, 10465 Citation Drive, Brighton, stated that they will be pulverizing the existing asphalt to use as a base for the new parking area; removing three to four

trees that are in poor health and non-conforming to the City's ordinance; capturing storm water drainage and reducing the flow to the City; adding mortar to improve the brickwork; installing new insulated windows, doors and a roof; adding landscaping and trees; and trying to improve the look of the site. He introduced Dianne McCormick, 6103 Golf Club, Oceola Township, from the Livingston County Health Department who stated that there are no dentists in the county that will accept reimbursement from Medicaid and this partnership with My Community Dental Centers will fill this need in the community. She added that they are hoping to begin construction in September and start seeing patients in February 2017. The County purchased the building from St. Joseph Mercy Hospital for \$1 and no County General Fund dollars are being allocated for this project.

PUBLIC HEARING 2016 - 2021 CITY OF HOWELL CAPITAL IMPROVEMENTS PLAN

Chairman Streng opened the public hearing at 7:18 p.m.

Community Development Director Schmitt introduced the topic by stating that the Capital Improvements Plan (CIP) will be a living document, and will be reviewed before the budget session next year in order to discuss priorities. Commission Spaulding inquired if the CIP would be included in the City's budget and City Manager Charles confirmed that the document has been integrated with the budget for the last 12 years, with versions of the CIP in the City budgets for the last 7-8 years as it is used for budgeting and planning. Mr. Schmitt added that an up to date CIP facilitates funding opportunities.

Chairman Streng closed the public hearing at 7:22 p.m.

MOTION by Spaulding, SUPPORT by Lobur, "To recommend approval to City Council to adopt the Capital Improvements Plan for the City of Howell for the period of 2016 - 2020." Mayor Proctor inquired if the Downtown Development Authority has been involved with the plan and Mr. Schmitt confirmed. Commissioner Lobur remarked that the information regarding the Howell Area Parks and Recreation Authority may change based on the millage proposal on the August 2, 2016 ballot. **MOTION CARRIED (8-0).**

#16-017 – 404 MASON ROAD – PEPSI STORAGE EXPANSION

Community Development Director Schmitt stated that the request is for climate and non-climate controlled storage at the southern end of the building. The applicant is requesting to add onto the building to gain approximately 6,700 square feet of additional storage space, and plans to fill in any landscaping gaps.

Patrick Cleary of Boss Engineering and Drew Lucas of Pepsi Beverage Company introduced themselves and voiced their availability to answer questions. There were no questions from the public nor the Commission.

MOTION by Lobur, SUPPORT by Vukonich, "To approve the Site Plan (#16-018) for PBG Michigan LLC at 745 McPherson Park Drive for a 6,630 square foot building addition for storage at the existing Pepsi bottling plant. The building shall meet all applicable ordinance standards." **MOTION CARRIED (8-0).**

#16-019 – 204 SOUTH HIGHLANDER WAY – WEST COMPLEX PARKING LOT

Community Development Director Schmitt stated that under the current ordinance, staff is unable to approve this request administratively. He added that the County plans to add seven parking spaces and reconfigure the existing parking area. Future plans include connecting the lots to create a better traffic flow.

Patrick Leary, Boss Engineering, stated that there is a need for additional parking, and that there will be no change to the drainage into the storm system.

MOTION by Lobur, SUPPORT by Ambrose, “To approve the Site Plan (#16-019) for Livingston County at 204 South Highlander Way for an expansion of seven parking spaces to the existing parking lot at the southwest portion of the County West Complex site, subject to review and approval by the City’s Engineering consultant, Hubbell, Roth, and Clark.” MOTION CARRIED (8-0).

MICRO-ALCOHOL ORDINANCE OPTIONS

Community Development Director Schmitt introduced the topic by stating that issue arose with the recent request from Aberrant Ales. Staff has researched micro-alcohol ordinance options and seeks direction from the Planning Commission as to whether to address these uses within the zoning code. He added that generally brewpubs and micro distilleries are small places – they can become microbreweries, but not in the same space. Mr. Schmitt reviewed the following micro-alcohol ordinance options:

1. Treat Brewpubs as restaurants: No substantive changes to the ordinance code would be needed.
2. Create a new category in the zoning code - Brewpub. Specific standards would be developed, and districts would be reviewed to determine which are appropriate for the use.
3. Creating multiple new uses; including Brewpub, Micro distillery, and Brewery: This approach would cover any possible option for a user to move into the City and would also address the scenario under which a Brewpub grew beyond 18,000 barrels a year and became a Microbrewer.

Mr. Schmitt voiced his support, as a planner, for these facilities and noted that they are places where people congregate and visit, while also providing placemaking for the community.

Chairman Streng voiced his concern about the possibility of a brewery taking up a whole block in the downtown Central Business District and lack of Planning Commission control if brewpubs are treated as restaurants. Mr. Schmitt stated that definitions for micro-alcohol facilities could be added to the zoning code based on the State of Michigan’s definitions for these facilities. Commissioner Ambrose voiced her general support for these establishments, and also inquired as to how the Mainstreet Winery and 2FOGs Pub are regulated. Mr. Schmitt responded that wineries fall under different State regulations, and City Manager Charles added that the winery has been treated as a restaurant, there was no concern regarding production issues, and it was perceived to fit within the Central Business District permitted uses. Mr. Schmitt also responded that 2FOGs Pub fits within the City’s definition of a restaurant. Discussion followed regarding current procedures and regulations surrounding the issuance of liquor licenses. Vice Chair Vukonich stated that wineries should be included in the zoning code if the City defines uses. Mr.

Schmitt confirmed that large scale breweries would fall under industrial use categories. The Commission directed staff to generate sample language for review.

FORM BASED CODE SIGNAGE

Community Development Director Schmitt stated that the Planning Commission reviewed Form Based Code Signage with a public hearing at the last regular meeting. He added that the proposed language is a placeholder, and the Commission may decide to re-review and make modifications as needed after the first request has been received.

MOTION by Spaulding, SUPPORT by Charles, “To recommend approval to City Council of the proposed Ordinance to amend Section 4.06 of the Howell City Zoning Code to add signage requirements to the South Michigan Form Based Code District.” MOTION CARRIED (8-0).

Chairman Streng acknowledged the Boy Scout who attended the meeting to earn his communications badge.

The Commission directed staff to prepare an ordinance amendment of the administrative review provisions so that requests such as parking lot expansions may be approved administratively by the Community Development Director.

MOTION by Spaulding, SUPPORT by Ambrose, “To adjourn the meeting at 7:51 p.m.” MOTION CARRIED (8-0).

Deanna Robson, Recording Secretary