

**City of Howell
Planning Commission
June 20, 2018
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.

COMMISSIONERS PRESENT: Paul Streng, Maryanne Vukonich, Mayor Nick Proctor, Jan Lobur, Erin Britten, Robert Spaulding and Jeannette Ambrose.

COMMISSIONERS ABSENT: None.

ALSO PRESENT: Community Development Director Timothy Schmitt and Deputy City Clerk Deanna Robson.

GUESTS: John Boris, Sarah Tottingham, Theresa Dubiel, Fern Guastella, Nancy Thornley, Pat Glowacki, Vicky Hertrich, Arnie Rubin, Sean Bourne, Amanda Myers, Dan Carpenter, Patrick Cleary, Piet Lindhout, Jonathan Myers, Kristi DeVries and Julie Cribley.

APPROVAL OF MINUTES, MAY 16, 2018 REGULAR MEETING

MOTION by Ambrose, SUPPORT by Proctor, “To approve the May 16, 2018 regular Planning Commission meeting minutes as presented.” MOTION CARRIED (7-0).

CALL TO THE PUBLIC

Arnie Rubin, 304 W. Washington, stated his concerns about his neighborhood including rental homes; upkeep of neighborhood homes; the previously proposed use at 304 S. Walnut; on street parking; and City polices, rules and regulations.

Sean Bourne, 221 Washington, voiced his concerns about the changes in his neighborhood and the increase in the number of group homes; adding that the community is moving in the wrong direction for families.

Dan Carpenter, 110 W Washington, stated that he currently resides at a recovery residence; he and his family have been long-time members of the community, drugs are everywhere; and the area continues to provide a safe environment.

Chairman Streng voiced his appreciation for all of the feedback, adding that the issue about which they commented had been removed from the agenda. Local residents had been notified of the item’s removal prior to the meeting. As in the past, residents within 300 feet of the property will be notified when the issue is added to a future agenda. He directed concerned residents to contact Community Development with property maintenance concerns.

Courtney Atsalakis, 304 S. Walnut, informed the Commission that she chose Howell for her proposed recovery residence due to the number of drug overdoses in the area. She added that her

sister died from an overdose in 2015; she is the Vice President of the Home of New Vision in Washtenaw County; and she hopes to open a recovery house for women in Livingston County.

Amanda Myers, 204 S. Walnut, stated that she purchased her home because it was located in a single family neighborhood. She added that she understood the need for recovery, but believed that there are plenty of multi-residential areas in the City that would be more appropriate for this type of residence.

STAFF REPORT

Community Development Director Timothy Schmitt stated that there were some minor neighbor disputes in the Crossroads Town Center between IHA and Pet-X that appear to have been resolved.

Commissioner Ambrose inquired about the house being built by Habitat for Humanity on North Street. Mr. Schmitt stated that the house will have a driveway and parking area, with room for a garage in the future.

PUBLIC HEARINGS

#18-10 – SITE PLAN AND SPECIAL LAND USE – 228 WEST HIGHLAND – LAKE TRUST CREDIT UNION

Chairman Streng opened the public hearing at 7:14 p.m.

Community Development Director Schmitt displayed aerial photos of the site. Lake Trust Credit Union proposed building a new credit union with three drive through lanes. Minor concerns have been resolved and staff is comfortable with the number of parking spaces based on rationale provided by the applicant. A variance will be required for the parking location; the property will meet the sign ordinance; and the site meets MXD standards.

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

MOTION by Lobur, SUPPORT by Spaulding, “To approve the Site Plan and Special Land Use application (#18-10) from Studio Intrigue Architects on behalf of Lake Trust Credit Union for the property at 228 West Highland Road, parcel id number 4717-25-102-004, to allow construction of an approximately 2,300 square foot bank branch, subject to the following conditions:

- 1. The construction shall meet all applicable ordinance standards.**
- 2. Modification of the plans to meet all comments in the Planning Review letter dated May 9, 2018.**
- 3. Modification of the plans to meet all comments in the Engineering Review letter dated May 18, 2018.**
- 4. Planning Commission waiver of the project perimeter setback of 100 feet to the west, allowing for a reduced setback to the neighboring MXD zoned properties. (Section 6.22(b)(4)).**
- 5. Board of Zoning Appeals variance for the amount of parking in the front yard along Welland Street and Highland Road. (20% permitted v. 60% proposed).”**

MOTION CARRIED (7-0).

2018-2024 CAPITAL IMPROVEMENTS PLAN

Chairman Streng opened the public hearing at 7:20 p.m.

Community Development Director Schmitt noted that the plan includes a rollover of 2017-18 projects that were not funded.

Chairman Streng added that the City has a funding deficit that will probably impact projects.

Mr. Schmitt reminded the Commission that it is a great benefit for grants and funding to have a Capital Improvements Plan with projects included. He also confirmed that projects can be roll over to the next plan if funding was lacking.

Mayor Proctor noted that the City has insufficient funds for all of the projects listed and is confronting a significant financial problem. He added that the City of Howell is not alone; this problem particularly exists in full-service municipalities in Michigan; it is a very dysfunctional state municipal system; and when property values recovered, tax rates were suppressed, and are currently at 2002-2003 levels. The City has cut costs and cannot invest in any road or infrastructure projects without funds needed to provide the same levels of service. City Council considered a public safety millage, voted it down, and is now considering a Headlee Override vote in November in an attempt to restore funding.

Commissioner Lobur encouraged interested citizens to contact any Council member or the City Manager with questions.

Commission Spaulding inquired about the State Street alleyways. Mr. Schmitt provided a brief update on potential grant funds.

Chairman Streng closed the public hearing at 7:29 p.m.

MOTION by Vukonich, SUPPORT by Britten, “To approve the 2018-2024 Capital Improvements Plan for the City of Howell.” MOTION CARRIED (7-0).

NEW BUSINESS

#18-12 – SITE PLAN – 170 CATRELL – RECYCLE LIVINGSTON OFFICES

Community Development Director Schmitt displayed aerial views of the property. A residential trailer was donated to Recycle Livingston in 1990, and the organization has received funding to build a new office building on the site. A permanent structure was proposed and is allowed under the terms of the lease with City.

Commissioner Ambrose inquired about the porous asphalt parking lot. Discussion followed regarding the benefits and successful use of this material on other projects and in other communities.

John Boris, President of the Board of Directors for Recycle Livingston, stated that the organization does not collect or store hazardous materials on site and does not plan to do so in the future.

MOTION by Lobur, SUPPORT by Ambrose, “To approve the Site Plan application (#18-12) for 170 Catrell, parcel id number 4717-36-400-029, to allow for the construction of a new storage office and parking area for Recycle Livingston, subject to the following conditions:

- 1. The proposed construction and use shall meet all applicable ordinance standards and permits shall be acquired for all work on the site.”**

MOTION CARRIED (7-0).

#18-13 – SITE PLAN – COUNTY WEST COMPLEX – SHERIFF STORAGE GARAGE

Community Development Director Schmitt reviewed the request and displayed aerial photos. He added that the building needs to be replaced; the new building will be placed in the same location in the middle of the site; and the paved surface will not be moved, only the curbs will be changing in order to accommodate the stored equipment. A stormwater agreement is being developed to cover the whole site going forward.

MOTION by Vukonich, SUPPORT by Ambrose, “To approve the Site Plan application (#18-13) for 300 South Highlander Way, parcel id number 4717-34-200-012, to allow for the construction of a new storage garage for the Livingston County Sheriff, subject to the following conditions:

- 1. The proposed construction and use shall meet all applicable ordinance standards and permits shall be acquired for all work on the site.”**

Mayor Proctor welcomed Livingston County Undersheriff Jeff Warder. Undersheriff Warder noted his appreciation of the support from the City, and stated that the storage garage will centralize and preserve equipment.

MOTION CARRIED (7-0).

MOTION by Spaulding, SUPPORT by Britten, “To adjourn the meeting at 7:43 p.m.”
MOTION CARRIED (7-0).

Deanna Robson, Deputy City Clerk