

**City of Howell
Planning Commission
September 20, 2017
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, Jeanette Ambrose and Robert Spaulding.

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

GUESTS: Walt Sangster, Mary and Mickeal Nadeau, Geof and Carter Greenheisen, Josh Reula-Rockford, Rick Smith and Philip Baylor.

APPROVAL OF MINUTES, AUGUST 16, 2017 REGULAR MEETING

MOTION by Lobur, SUPPORT by Ambrose, “To approve the August 16, 2017 regular Planning Commission meeting minutes as presented.” MOTION CARRIED (7-0).

CALL TO THE PUBLIC

Geof and Carter Greenheisen, 1707 Town Commons, Geof’s son Carter was in 3rd Grade, running for student council, and wanted to observe how municipal boards and commissions operate. Chairman Streng welcomed them to the meeting.

STAFF REPORT

Timothy Schmitt, Community Development Director, stated that the auto repair shop at West St. and Grand River Avenue is open and operating. Staff will try to schedule a joint meeting with Marion Township for after the first of the year using survey monkey. Some due diligence requirements still have to be met regarding the Highland Howell property; staff is working on scheduling a meeting to discuss initial concepts for the property. Howden Meadows, formerly Gallery Park, plans will be brought to the Planning Commission in October.

Mayor Proctor inquired about the Citgo station at 401 E. Grand River. Mr. Schmitt responded that staff received a call from someone interested in purchasing the property; the City had to mow the grass on the property again this year; and staff is looking into whether or not there is an issue with the old tanks, which may be causing a delay in redeveloping the property.

PUBLIC HEARING

#17-23 – 645 WEST GRAND RIVER – SPECIAL LAND USE FOR KELLER WILLIAMS REALTY - SIGN

Commissioner Britten recused herself from the discussion due to her affiliation with Keller Williams Realty.

Chairman Streng opened the public hearing at 7:05 p.m.

Community Development Director Schmitt introduced an email received from Aaren Currie at 5:55 pm. Mr. Schmitt displayed pictures of the property and signs, noting that the signs were installed without permits and are larger in size and quantity than currently allowed in the ordinance. Staff will look into whether or not a change should be made to the ordinance for multi-tenant office buildings; there were no major concerns; and staff would recommended that the lights in the sign be dimmed or turned off at night due to the residential location.

Discussion followed regarding the size of the installed signs; if a change to the ordinance is needed; that any future signs for additional tenants would require Special Land Use requests; and that the sign was moved from the building previously occupied by Keller Williams in Brighton.

Rick Smith, 8047 Hillside Lakes Drive, Brighton 48116, stated that the sign had been recently refurbished and the contractor was supposed to apply for a permit. He added that he was hoping for consideration based on the size of the building relative to the size of the sign; has been in the real estate business his entire adult life; and is looking forward to working in Howell

Chairman Streng closed the public hearing at 7:17 p.m.

MOTION by Lobur, SUPPORT by Proctor, “To approve the Special Land Use application (#17-23) for 645 West Grand River Avenue, parcel id number 4717-35-202-057, to allow for a new wall sign to remain that is 56.5 square feet in size, larger than the 50 feet maximum permitted by ordinance and allow a second wall sign to remain by the front entrance.” MOTION CARRIED (6-0). Commissioner Britten abstained.

NEW BUSINESS

#17-22 – 1041 WEST GRAND RIVER - LOT SPLIT

Community Development Director Schmitt displayed pictures of the property in question; stated that no new buildable lot would be created by the requested lot split; and added that there would be no major impact to any possible future church expansion.

Mary Nadeau, 310 Browning, introduced herself as the applicant.

Walt Sangster, 1041 W. Grand River, stated that the request seems equitable for all parties.

MOTION by Spaulding, SUPPORT by Proctor, “To approve the land division application #17-22 for the Church of Jesus Christ of Latter Day Saints, located at 1041 West Grand River Avenue, parcel id number 4717-35-100-028, to remove 0.286 acres of land from the parcel and combine it with the neighboring parcel at 310 Browning, parcel id number 4717-35-401-050.” MOTION CARRIED (7-0).

#17-24 – 1480 MCPHERSON PARK DRIVE – SITE PLAN – GUARD SHACK

Community Development Director Schmitt stated that the previous plant expansion was approved in 2014; changes were approved to modify the eastern entrance and parking in 2016; and Thai

Summit has analyzed truck traffic on site and found that the westernmost entrance should now be reconfigured.

Philip Baylor, Industrial Engineer at Thai Summit, informed the Commission that using the driveway as the temporary construction entrance is working well, and moving the truck traffic to one direction behind the building will improve the traffic flow.

MOTION by Proctor, SUPPORT by Lobur, “To approve the Site Plan (#17-24) for Thai Summit America Corporation at 1480 McPherson Park Drive for the addition of the westernmost entrance and a guard shack at that entrance, subject to the following conditions:

- **The construction shall meet all applicable engineering standards and be reviewed by the City’s Engineering consultant prior to construction commencing.**
- **The construction shall meet all other applicable ordinance standards.”**

MOTION CARRIED (7-0).

MOTION by Lobur, SUPPORT by Ambrose, “To adjourn the meeting at 7:26 p.m.”
MOTION CARRIED (7-0).

Deanna Robson, Deputy City Clerk