

City of Howell
Planning Commission
October 17, 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 Chelsea Dantuma.

COMMISSIONERS ABSENT: None.

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

GUESTS: Tom Kopydlowski, Leslie Berg and Kyle Evans.

APPROVAL OF MINUTES, AUGUST 15, 2018 REGULAR MEETING

MOTION by Vukonich, SUPPORT by Proctor, “To approve the August 15, 2018 regular Planning Commission meeting minutes as presented.” MOTION CARRIED (7-0).

CALL TO THE PUBLIC

Leslie Berg, 502 Kimball, President of the Town Commons Homeowner’s Association, stated that she and some of her neighbors have some serious concerns regarding the development of Phase II in Town Commons including: ownership of the expandable areas as noted in the master deed; governance of the master deed; land designated as wetlands; additional permits required by the Michigan Department of Environmental Quality; the legality of certain amendments as they apply to the Michigan Condominium Act; changing lot sizes and reducing the number of attached condominiums per building; and individual condominium financing.

Community Development Director Timothy Schmitt informed Ms. Berg that the developer could move forward with the previously approved plans at any time, and that some of the legislation that she referred to was modified in state law several years ago.

Chairman Streng thanked Ms. Berg for attending the meeting, however, in order to respond appropriately the Commission and staff need a written letter from the association including a list of specific concerns. He commended staff and stated that the developer would have difficulty obtaining a building permit if the plans were outside what was previously approved. He added that the concerns may take some time to address, and the topic will be placed on the agenda for possible discussion in November.

Chairman Streng introduced new member Chelsea Dantuma and welcomed her to the Planning Commission.

STAFF REPORT

Community Development Director Timothy Schmitt stated that the house at 816 McPherson has been demolished. He added that at the October 22, 2018 Council meeting staff would be asking for approval to move forward with demolition proceedings of the occupied properties at 102-106 Elm Street, where many violations and life safety issues have not been addressed by the property owner.

Vice Chairperson Vukonich inquired about solar energy generation building permit applications and requested that staff also research regulations in other communities. Chairman Streng voiced his support.

Mayor Proctor requested an update on the Evangelista project on Highland Road. Mr. Schmitt responded that staff has not seen any construction documents, but based on his recent conversation with the property owner it appears as though the project is being put out to bid and may move forward in the spring.

Mayor Proctor also inquired about the status of the Citgo gas station at Grand River and Barnard. Mr. Schmitt replied that staff would be requesting Council approval of demolition proceedings in November 2018 due to the lack of progress and maintenance on the property.

Mayor Proctor also asked about Mark's Coney. Staff had no update on the progress as no inspections had been requested recently.

OLD BUSINESS (not listed on the agenda)

Chairman Streng inquired about the status of Redevelopment Ready Communities and Community Development Director Schmitt responded that he was responding to the latest feedback and expected to have a full report for the Commission in the near future.

NEW BUSINESS

#18-18 – 1539/1545 FIRST STREET – LOT SPLIT

Community Development Director Schmitt introduced the topic and stated that the same family owns both properties and would like to sell one of the lots. The current garage at 1539 North is over the property line, and the proposed split would move property from 1545 North to 1539 North so that both lots would be conforming.

MOTION by Lobur, SUPPORT by Spaulding, “To approve the land division application (#18-18) for 1539 and 1545 First Avenue parcel id numbers 4717-25-402-004 and 4717-25-402-005, to transfer 29.04 feet of property from 1545 First Avenue to 1539 First Avenue, bringing 1539 into compliance with the Zoning Ordinance standards.” MOTION CARRIED (7-0).

LETTER OF APPRECIATION – JEANNETTE AMBROSE

Chairman Streng stated that the letter of appreciation has been signed by all current Commissioners and will be delivered to former Commissioner Ambrose.

Chairman Streng also added that the Marion Township Planning Commission would like to meet with the City of Howell Planning Commission and requested that staff send out potential meeting dates to both groups.

Commissioner Spaulding inquired if there were any current agenda items; Chairman Streng responded not at this time, but suggested items should be submitted and an agenda will be compiled before the meeting.

2019 PLANNING COMMISSION DATES

MOTION by Vukonich, SUPPORT by Britten, “To approve the 2019 Planning Commission meeting schedule as presented.” MOTION CARRIED (7-0).

Commissioner Spaulding inquired about the Livingston County Transportation Master Plan and Mr. Schmitt responded that the documents included in the packet were an initial compilation of their findings as they move toward the first draft of the plan.

MOTION by Vukonich, SUPPORT by Britten, “To adjourn the meeting at 7:31 p.m.” MOTION CARRIED (7-0).

Deanna Robson, Deputy City Clerk