

**City of Howell
Planning Commission
October 18, 2017
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.

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

COMMISSIONERS ABSENT: Paul Streng.

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

GUESTS: Mary England, Patrick Cleary, Tom Elkins and Aaren Currie.

APPROVAL OF MINUTES, SEPTEMBER 20, 2017 REGULAR MEETING

MOTION by Spaulding, SUPPORT by Ambrose, “To approve the September 20, 2017 regular Planning Commission meeting minutes as presented.” MOTION CARRIED (6-0).

CALL TO THE PUBLIC

None.

STAFF REPORT

Timothy Schmitt, Community Development Director, noted that the proposed Fountain Park Development (in front of Howden Meadows, formerly Gallery Park) includes a large nursing home facility and plans are expected to be presented to the Planning Commission in December. Staff has recommended that the developer talk to the Michigan Department of Transportation first based on the location. The Thai Summit addition is basically closed in and equipment will be moved into the addition in the near future. The work under the grant to redo McPherson Park Drive has been completed now that CSX Railroad has finished their required work.

NEW BUSINESS

#17-15 – HOWDEN MEADOWS (formerly Gallery Park) – REVISED SITE PLAN

Community Development Director Schmitt displayed pictures of the property in question; stated that the property borders M-59 to the south and is west of Oak Grove Road; added that it was previously withdrawn from the Gallery Park condominium project, and changes are proposed but the developer plans to continue building duplexes and adding single family homes; Phase I is currently under construction; and the revised site plan includes 18 new single family detached units. Carlisle Wortman reviewed the plan and had no major concerns. HRC identified a number of items, but nothing major. Staff will need details before construction, but the proposed plan should be a valuable change to project.

Patrick Cleary, Boss Engineering, introduced Tom Elkins, V & R Building Co. LLC located at 6600 Valley Forge, Washington Township, MI 48094. Mr. Elkins stated that he first became involved with the property through GPD Ventures who purchased the property from a tax sale in order to develop the remaining condominium units. He added that Dorchester Drive had not been extended, waters and sewers were not connected, and the 4+ acres were not yet included in Howden Meadows. Detached units are currently more marketable, and all proposed units will have the same design as the units previously built by GPD Ventures, including basements. Mr. Evangelista, Fountain Park Development, has approached V & R Building Co. for a long-term lease of the corner of the property in the front of the project.

Commissioner Lobur voiced her support of the project and inquired about the sales price range for the units. Mr. Elkins replied that the units currently being built are selling for \$239,900 - \$259,900, duplexes are selling for \$199,900; and added that the mill rates are higher in the City of Howell. Vice Chairperson Vukonich responded that more services are provided for residents in the City.

Mayor Proctor asked if the proposed project will be single family units managed as condos and Mr. Elkins confirmed, adding that they are not site condos but actual true condominiums. V & R Building Co. purchased what remained of Gallery Park and retained the rights in master deed; the Howden Park and Gallery Park developments will combine dues, which should allow the residents to share some of the costs and expenses.

MOTION by Lobur, SUPPORT by Proctor, “To approve the Revised Site Plan application #17-15 for V&R Building Company for Howden Meadows, located on the vacant land within the Gallery Park development, north of M-59 and west of Oak Grove Road adjacent to Dorchester Drive, to allow for the construction of thirty single-family detached units and two duplex buildings (four units), subject to the following conditions:

- Final revised plans be submitted meeting all ordinance standards as noted in the attached review letters.
- The construction shall meet all other applicable ordinance standards.
- The final phase of the project shall be submitted for site plan review and approval.”

MOTION CARRIED (6-0).

Mr. Elkins commented that the gazebo area would also be finished as part of the plan.

#17-25 – 451 WEST STREET – LAND DIVISION/COMBINATION

Community Development Director Schmitt stated that the proposal was to split a portion of the property at 451 West Street to sell to the neighboring property owner at 435 West Street. This land division/combination would allow both parcels to meet the current zoning ordinance.

MOTION by Proctor, SUPPORT by Lobur, “To approve the land division application #17-25 for Mary England at 451 West Street, parcel id number 4717-36-101-062, to remove 1.207 acres of land from the parcel and combine it with the neighboring parcel at 435 West Street, parcel ID number 4717-36-101-063.”

MOTION CARRIED (6-0).

OMNIBUS ORDINANCE UPDATE

Community Development Director Schmitt stated that staff has been working on a comprehensive ordinance change and would also support including the items listed below:

1. Collection bins (copy of the city of St. Johns ordinance included in the packet)
2. First Floor Office Uses Downtown
3. Parking Calculations (staff has no concerns, but it may be a good time for Planning Commission discussion)
4. Wall Signs for Multi-Tenant Buildings (i.e. Keller Williams signage)
5. Doggy Day Care (recent inquiry for use in light industrial district)

Staff is seeking Commission input for the ordinance update; and suggests moving forward with collection bins, first floor office uses downtown and doggy daycare. Discussion followed and the Commission decided to add wall signs to the update, especially in light of new businesses downtown. Further discussion continued regarding first floor office uses downtown; the purpose of including the topic in the ordinance update; the hypothetical impact on building and business owners; and the potential to restrict the number of first floor offices downtown before requiring Special Land Use requests.

Mr. Schmitt asked the Commissioners to review the proposed ordinance and provide feedback. The Planning Commission concurred, and staff will draft an update for review by the Planning Commission and City Council in December or January.

MOTION by Spaulding, SUPPORT by Ambrose, “To excuse Chairman Streng from the October 18, 2017 Planning Commission meeting.” MOTION CARRIED (6-0).

MOTION by Proctor, SUPPORT by Britten, “To adjourn the meeting at 7:40 p.m.” MOTION CARRIED (6-0).

Deanna Robson, Deputy City Clerk