

**City of Howell
Planning Commission
December 19, 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, Erin Britten, Jan Lobur, Robert Spaulding and Chelsea Dantuma.

COMMISSIONERS ABSENT: Mayor Nick Proctor.

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

GUESTS: Bob Ellis, Steve Manor, Don Carpenter, Rebecca Raether, Patrick Cleary, Kalie Claytor, Greg Kellogg and Jeremy Windsor.

APPROVAL OF MINUTES, NOVEMBER 14, 2018 REGULAR MEETING

MOTION by Vukonich, SUPPORT by Spaulding, “To approve the November 14, 2018 regular Planning Commission meeting minutes as amended.” MOTION CARRIED (6-0).

CALL TO THE PUBLIC

Rebecca Raether, 2323 S. Latson Road, Howell, inquired as to research conducted on recovery housing for women in the City of Howell and offered her services for research.

Chairman Streng thanked Ms. Raether and noted that the City had no active applications for recovery housing.

Community Development Director Schmitt added that City Council adopted a moratorium on group housing in general; and they planned to discuss the topic in 2019.

STAFF REPORT

Community Development Director Schmitt informed the Commission that up to eight municipalities in Livingston County thus far had opted out of allowing marihuana facilities due to confusion in the legislation.

PUBLIC HEARINGS

#18-19 – VACANT HIGHLAND ROAD – SITE PLAN AND SPECIAL LAND USE – HEARTLAND DENTAL

Chairman Streng opened the public hearing at 7:09 p.m.

Community Development Director Schmitt stated that a preliminary plan was presented at the November 14, 2018 Planning Commission meeting, and because the property is located in the MXD district, plans require a two-part review including a public hearing. The Planning

Commission can waive the 100 foot requirement, but the applicant will need to seek a variance from the Board of Zoning Appeals for the amount of parking requested in the front of the building.

Patrick Cleary, Boss Engineering, added that a response letter and revised drawing was submitted in order to address previous staff comments.

Commissioner Lobur inquired if the architect was licensed in the State of Michigan. Kalie Claytor, Atwater Group, 79 Woodberry Road, Deer Park, Illinois, responded that JW Engineering and Jay Tan are involved with the project and have applied for State of Michigan licensing. Community Development Director Schmitt noted that the licensing information can be verified once final plans are submitted.

Chairman Streng voiced his agreement with staff recommendations.

Mr. Cleary added that the applicant will request a waiver for the parking requirements; they hope to begin construction by July 2019; and are requesting approvals in order to pursue the most advantageous building opportunity.

Chairman Streng closed the public hearing at 7:15 p.m.

MOTION by Vukonich, SUPPORT by Lobur, “To approve the Site Plan and Special Land Use application (#18-19) from HD Howell Michigan LLC for the vacant property at the northwest corner of Oak Grove and West Highland Road, parcel ID number 4717-25-102-012, to allow construction of an approximately 4,150 square foot dental clinic, 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 November 9, 2018.**
- 3. Modification of the plans to meet all comments in the Engineering Review letter dated November 8, 2018.**
- 4. Planning Commission waiver of the project perimeter setback of 100 feet to the south and east, allowing for a reduced setback to the neighboring 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. 66% proposed).”**

MOTION CARRIED (6-0).

MICRO ALCOHOL ORDINANCE

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

Chairman Streng noted that the proposed modifications would enable the City’s ordinance to be consistent with State of Michigan requirements.

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

MOTION by Vukonich, SUPPORT by Spaulding, “To recommend approval to the City Council on the proposed ordinance that would make changes to the micro alcohol guidelines in the Zoning Ordinance, removing references to the required State licenses.” MOTION CARRIED (6-0).

NEW BUSINESS

LIVINGSTON TRANSPORTATION COALITION PRESENTATION

Greg Kellogg, Deputy Director of Livingston Essential Transportation Service (LETS) informed the Commission that data was gathered on existing conditions, followed by a public comment/feedback period, in order to conduct a countywide study on transportation needs. Findings have been presented in a variety of public meetings and presentations to stakeholder groups and municipalities to determine if there are collaborative opportunities, including a possible partnership with Michigan Flyer. The survey has entered its final phase of gathering feedback and narrowing options.

Jeremy Windsor, AECOM, went through the presentation, noting that the information could also be viewed on the Livingston County LETS website.

Discussion followed regarding LETS requirements for two day advanced reservations, service hours, peak times, etc., as well as the lack of sidewalks in Livingston County.

Mayor Pro Tem Steve Manor, 322 Wetmore, stated that he has been working with the transportation coalition since 2006. He added that they have taken a long-term look at addressing future needs and recognize a rapidly growing need for better and increased public transportation in Livingston County in order to build a growing, dynamic, prosperous community.

Rebecca Raether stated that the State of Michigan recently received a federal grant through the opioid crisis for people who need transportation to and from appointments.

Chairman Streng noted his appreciation for the LETS system and added that there are people who cannot drive themselves for a number of reasons.

Mr. Kellogg stated that the program is primarily funded by federal and state contributions, and many grants cannot be matched without forming partnerships.

Chairman Streng thanked Council Member Bob Ellis and Mayor Pro Tem Steve Manor for participating in the meeting and noted his appreciation of their work.

ALTERNATIVE ENERGY GENERATION SYSTEMS

Community Development Director Schmitt stated that alternative energy generation options were presented for Commission consideration, adding that staff does not believe that regulations are needed at this time.

Commissioner Vukonich inquired about solar rooftops on multi-family units and Mr. Schmitt responded that requirements would be no different than for single family homes.

MOTION by Vukonich, SUPPORT by Britten, “To excuse Mayor Nick Proctor from the December 19, 2018 Planning Commission meeting.” MOTION CARRIED (6-0).

Chairman Streng thanked the Commissioners for their service and wished everyone a Merry Christmas and a Happy New Year.

MOTION by Spaulding, SUPPORT by Vukonich, “To adjourn the meeting at 8:13 p.m.” MOTION CARRIED (6-0).

Deanna Robson, Deputy City Clerk