

City of Howell
Planning Commission
April 18, 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, Robert Spaulding, Erin Britten and Jeannette Ambrose.

COMMISSIONERS ABSENT: None.

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

GUESTS: Matt Balla, Jack Bean and Arnie Rubin.

APPROVAL OF MINUTES, MARCH 21, 2018 REGULAR MEETING

MOTION by Vukonich, SUPPORT by Britten, “To approve the March 21, 2018 regular Planning Commission meeting minutes as presented.” MOTION CARRIED (7-0).

CALL TO THE PUBLIC

None.

STAFF REPORT

Community Development Director Timothy Schmitt noted that staff has received emails and phone calls from neighboring properties regarding the Special Land Use request for 304 South Walnut. Staff has relayed the questions to the applicant for clarification. Carlisle Wortman will review the request, and the Building Official is completing a walk through/rental inspection on the property. The information will be consolidated and provided to the Commission, and the request will be added to the May or June Planning Commission agenda.

The final Redevelopment Ready Communities requirements have been completed and submitted to the Michigan Economic Development Corporation. The complete package will be presented to the Commission at the May meeting. Mr. Schmitt noted that the City has been proactive in meeting the requirements over the years and he thanked the Planning Commission for their support.

Staff submitted an application approximately 16 months ago for an infrastructure development grant in order to make State Street a festival street. The City was not awarded the grant last year, however, since the City received the Great American Main Street Award the State has notified staff that the City will now be awarded funding under a different program. The grant is 90% matching funds, and the design engineering costs can be used toward the City’s 10% required contribution. Construction is not expected until 2019; budget alignment needs to be verified; staff

expects to submit the application within the next couple weeks; the project is expected to be bid at the end of summer; and rough designs will be shared with the Commission at the May meeting.

Mayor Proctor inquired about next actions if the owner of the property at 401 East Grand River does not respond to the code violation. Community Development Director Schmitt responded that the property will be ticketed and staff may also ask City Council to condemn the property if the owner refuses to comply and/or fails to respond.

Commissioner Spaulding inquired about the “for lease” sign on the Bramlett property at the corner of Grand River and National and the potential impact on parking. Mr. Schmitt responded that there is ample parking on site for the additional of a general retail business. Mayor Proctor added that he has spoken to the property owner and is aware that he is seeking opportunities for leasing part of his building.

PUBLIC HEARING

#18-04 – 1039 NORTH MICHIGAN – SPECIAL LAND USE – CIRCLE DRIVEWAY

Chairman Streng opened the Public Hearing at 7:11 p.m.

Community Development Director Schmitt introduced the agenda item, noting that the Planning Commission is authorized to approve a secondary driveway via a Special Land Use request; there are standards in the zoning code that must be met; the request could be approved in concept after which the applicant would need to revise the drawings to meet code. He added that the site was cleared in 2015 to begin construction, but the project was abandoned. The Board of Zoning Appeals recently granted a setback variance of four feet along Michigan Avenue, which puts the project in line with the porch on the property to the north.

Commissioner Ambrose inquired if the driveway would still be navigable if radius were tightened and Mr. Schmitt confirmed. Mayor Proctor inquired about the second curb cut and traffic concerns. Mr. Schmitt responded that that traffic would be distributed among the curb cuts and allow for ease of driving but would not increase traffic. Chairman Streng and Commissioner Lobur voiced support for the circular driveway due to traffic on Michigan Avenue.

Jack Bean, 222 State, informed the Commission that he purchased the lot due to the view in the back; would like to build the home and increase revenue for the City; and he requested the circular driveway is to avoid backing out onto Michigan Avenue and maintain safety for drivers and pedestrians.

Mayor Proctor inquired about crosswalk interference and Mr. Bean confirmed the driveway will pose no interference with the crosswalk.

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

MOTION by Proctor, SUPPORT by Spaulding, “To approve the Special Land Use application (#18-04) for 1039 North Michigan Avenue, parcel id number 4717-25-404-005, to

allow for a circular driveway (second driveway) for a proposed new single-family residential house on the vacant lot, subject to the following conditions:

- 1. All necessary permits shall be acquired for work on the site.**
- 2. The applicant shall modify the southern drive entrance to be no more than 12 feet wide until the area in front of the garage.**
- 3. The parking/drive area in front of the garage shall be modified to be no more than 24 feet wide and cover no more than 50% of the front yard.**

MOTION CARRIED (7-0).

NEW BUSINESS

#18-07 – 160 CATRELL – SITE PLAN – PEACEMAKERS GUN RANGE EXPANSION

Community Development Director Schmitt reviewed the request, stating that the application was for an expansion to the remainder of the existing building, and includes changes to the interior such as an additional pistol range, classrooms, reception space, and a new entrance at the north end of the building. The property has a substantial amount of paving that can be striped for additional parking. The application was submitted to the Planning Commission for review because it is a modification to the Site Plan and Special Land Use approved in 2014. Staff has not received any complaints regarding the existing facility; they appear to be meeting all of the standards outlined in the 2014 approval; and the business owner has proven to be a good corporate resident.

Commissioner Ambrose inquired about the building address and the direction that the ranges face. Commissioner Spaulding stated that he has heard a lot of positive comments about the business, and thanked the business owner for operating in the City. Mayor Proctor added that the business is well run and voiced his appreciation.

MOTION by Proctor, SUPPORT by Lobur, “To approve the Site Plan modification (#18-07) for 160 Catrell, parcel id number 4717-36-400-040, to allow Peacemakers Gun Range to expand within the existing building, adding a pistol range, additional classroom and administrative space, subject to the following conditions:

- 1. All conditions of the February 19, 2014 Planning Commission approval shall remain in effect.**

MOTION CARRIED (7-0).

Chairman Streng congratulated everyone involved in the Howell Main Street project for the recent national recognition and receipt of the 2018 Great American Main Street Award

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