

City of Howell
Planning Commission
May 16, 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 and Jeannette Ambrose.

COMMISSIONERS ABSENT: Robert Spaulding.

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

GUESTS: Arnie Rubin, Ferenc Keresztos-Fisher, Kara Stuewe, Terri Guastella and Pat Glowacki.

APPROVAL OF MINUTES, APRIL 18, 2018 REGULAR MEETING

MOTION by Ambrose, SUPPORT by Vukonich, “To approve the April 18, 2018 regular Planning Commission meeting minutes as presented.” MOTION CARRIED (6-0).

CALL TO THE PUBLIC

Arnie Rubin, 304 W Washington, inquired about the Special Land Use application for 304 S. Walnut, if the item would be on the June Planning Commission agenda, and if residents would have an opportunity to speak at the meeting before non-residents.

Ferenc Keresztos-Fisher, 313 W. Washington, also asked about 304 S. Walnut.

Chairman Streng responded that meeting attendees are given opportunities to speak, and anything submitted in writing will be included in the packet. He added that the agenda is posted on the City website on the Friday prior to the meeting, and interested parties may contact Community Development Director Timothy Schmitt.

Vice Chairperson Vukonich noted that agendas are also posted in the outside case at City Hall prior to meetings.

Community Development Director Schmitt added that the public hearing notice will be distributed to those who have requested to be on the notification list for this item, as well as property owners within 300 feet of the property.

STAFF REPORT

Community Development Director Timothy Schmitt provided information regarding the State Street project, adding that the City had applied for the grant last year but did not receive the funding. After receiving the Great American Main Street Award the Michigan Economic

Development Corporation contacted staff about potentially funding the project. The project would include a complete reconstruction of State Street (between Grand River Avenue and Clinton Street) and the adjacent alleys to transform it into a festival street. The number of parking spaces would not change; electrical lines would be buried; drainage would be enhanced; and the transformation would be a benefit to the downtown and the surrounding buildings. Information was provided to the State of Michigan based on a 2019 construction cycle. City Council will be asked to formally approve the application before it is submitted to the State and put out to bid. The final design will be presented to the Planning Commission.

NEW BUSINESS

#18-09 – 309 EAST GRAND RIVER – SITE PLAN EXTENSION – THE PEARL BUILDING

MOTION by Lobur, SUPPORT by Vukonich, “To approve the extension of the site plan for 309 East Grand River, parcel id number 4717-36-307-040 and -059, subject to all the previously approved conditions of approval.” MOTION CARRIED (6-0).

#18-10 – 228 WEST HIGHLAND – PRELIMINARY REVIEW – LAKE TRUST CREDIT UNION

Community Development Director Schmitt reviewed the request and displayed aerial photos, adding that this branch of Lake Trust Credit Union is expected to be approximately 2,300 square feet with three drive through lanes. Due to the proposed location in the Crossroads Town Center MXD, a preliminary review was requested. A new curb cut is planned off of the unmarked private lane between Gallery Park and Crossroads Town Center. The plans are aligned with the recently approved IHA plans. The setback requirement is not met, which is also intended to separate the development from surrounding residential projects. The applicant has been asked to clarify several items including: the dumpster enclosure and location; landscape plans; and parking requirements.

Pat Glowacki, Studio Intrigue Architects, 114 S. Washington Ave., Lansing, introduced himself as well as Kara Stuewe and Terri Guastella from Lake Trust Credit Union. He stated that the planned development is different from other buildings in the area, but will be located at the end of the development, the building will look like other recently constructed branch offices; and similar facilities in other locations have been well received. The building is planned for five employees, and additional parking is needed for financial planning meetings and holiday traffic. Signage that can be seen from M-59 is desired; the size of the signage will meet current zoning requirements; they can install a barrier free ramp at Welland Street; a dumpster enclosure is needed for trash and recycling; and the transformer will be screened with landscaping, but due to security nothing over 24 inches high can be placed around the outside of the building.

Terri Guastella, Lake Trust Credit Union, 4605 S. Old US 23, Brighton, informed the Commission that, as a financial institution, there are always two employees present to open the office.

Discussion followed regarding the branch location further west on M-59, the entrance location, and the need for parking and the dumpster.

Mr. Schmitt stated that the issue would be brought back to the Planning Commission for final review at a future meeting.

Chairman Streng commended Mr. Schmitt on his work and overall analysis.

2018-2024 CAPITAL IMPROVEMENTS PLAN

Community Development Director Schmitt noted that the plan has been updated; the number of street projects listed may be reduced due to budgetary restrictions; and future State funds could be tied to the plan.

The Commission concurred to schedule a public hearing for the June 20, 2018 meeting.

MOTION by Vukonich, SUPPORT by Ambrose, “To excuse Commissioner Spaulding from the May 16, 2018 Planning Commission meeting.” MOTION CARRIED (6-0).

MOTION by Vukonich, SUPPORT by Ambrose, “To adjourn the meeting at 7:32 p.m.” MOTION CARRIED (6-0).

Deanna Robson, Deputy City Clerk