

Regular Meeting of the Howell Planning Commission
Wednesday, January 18, 2023
Howell City Council Chambers – Lower Level
611 E. Grand River Ave.
Howell, Michigan 48843

1. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Streng at 7:00 p.m.

COMMISSIONERS PRESENT: Paul Streng, Jan Lobur, Jon Hougaboom, Maryanne Vukonich, Robert Ellis and Robert Spaulding

Absent: None

ALSO PRESENT: Community Development Consultant Paul Montagno, Megan Masson-Minock from Carlisle Wartman Associates, Deputy City Clerk Jamie Helman, Planning and Zoning Administrator Kristi Troy, City Manager Ervin Suida, City Attorney Dennis Perkins, Alex Clos, Jacob Schlittler, John Kessel, Sherri Kessel, Scott Lloyd, Shawn Desai, Fadi Kajy, Hidar Bedreddine, and Kathleen Kline-Hudson

2. APPROVAL OF MINUTES, November 16, 2022, REGULAR MEETING

MOTION by Lobur, SUPPORT by Ellis, "To approve the November 16, 2022, regular Planning Commission meeting minutes as presented.". MOTION CARRIED (6-0).

3. CALL TO THE PUBLIC

None

4. PUBLIC HEARING- 22-17 SPECIAL LAND USE 401 E. GRAND RIVER

Chairperson Streng opened public hearing at 7:01pm

Paul Montagno gave an overview of the special land, the findings in the site plan review and the history of the property.

Mr. Shawn Desai the representation for FPB Properties LLC of 6450 Farmington Rd. West Bloomfield, Michigan discussed the updates planned for the site should the special land use be permitted along with a new site plan which addressed some of the concerns brought up in the site plan review report by Carlisle Wartman Associates. Mr. Desai also stated to the commissions question that both underground tanks were inspected by the DEQ twelve months ago.

Mr. Desai went on to talk about the possibility of a new building to meet the compliance standards with the height of the canopy. He stated that Mr. Kaji of 761 Nissen Court, Wixom Michigan as the owner of the property does want a new and improved building that would enhance the character of the downtown.

Mr. Baderddine the general contractor for the project from Image One Construction at 16286 Simone Dearborn Heights Michigan stated he would be able to complete the project within sixty (60 days) of approval of the site plan.

Commissioner Lobur asked if the tanks are currently empty and if it was possible to place a hardscape on top of the tanks. Mr. Montagno stated that each property is treated differently and EGLE would have to look into it and more than likely the tanks would need to be removed if the site was going to be repurposed.

Discussion ensued amongst the commission regarding the new site plan that had not yet been reviewed by city staff, Carlisle Wartman or the commission.

Scott Lloyd of 4645 W. Coon Lake Rd. owns 407 E. Grand River the office building next door to the applicant's property. Mr. Lloyd expressed concerns about the canopy due to its disrepair and concerns that if it does fall it will damage his property. Another concern that Mr. Lloyd had was where they would fill the tanks there are currently no spill guard so if there was a spill the concern is that it would leak onto his property. He would like to see the commission put a timeframe on the project if they approve it due to the property sitting vacant for so long and to make sure that if a new building is put up that it will be within the required setbacks.

Chairperson Streng closed the public hearing at 7:39pm

Chairperson Streng recommended postponing until next planning commission meeting so that the new plan can be evaluated.

Discussion ensued amongst the commission on postponing the special land use to review the new site plan or to deny it based on what was originally reviewed by City staff and Carlie Wartman.

MOTION by Ellis, SUPPORT by Lobur, "To deny the special land use application for Howell Gas SLU 401 E. Grand River because the proposed project does not meet the required finding for such a use outlined in Section 3.03(e) of the Zoning Ordinance based on the suggestions in the planner's report and the discussion by the Planning Commission." Ellis – Yes, Lobur – Yes, Vukonich – No, Streng – Yes, Hougaboom – No, Spaulding – No. MOTION Failed (3-3).

MOTION by Ellis, SUPPORT by Hougaboom, to postpone this item for two (2) months until all outstanding items in the planner's report have been addressed and a

complete site plan including new building construction are submitted. MOTION CARRIED (6-0).

5. **NEW BUSINESS- 22-17 SITE PLAN 401 E. GRAND RIVER**

This item has been postponed for two (2) months.

6. **OLD BUSINESS**

None

7. **MASTER PLAN UPDATE**

Discussion for the Master Plan was postponed due to the lack of time that the commission had to review the document before the meeting. The Commission was tasked with providing their feedback to City Staff within the next week so that all feedback could be compiled and be ready for discussion at the next meeting.

8. **CORRESPONDENCE**

There was no correspondence.

9. **PLANNING AND ZONING ADMINISTRATORS COMMENTS**

None.

10. **COMMISSIONER COMMENTS**

None.

11. **ADJOURN**

MOTION by Spaulding, SUPPORT by Vukonich, "To adjourn the meeting at 8:19 p.m." MOTION CARRIED (6-0).

Jamie Helman, Deputy City Clerk