



PLANNING COMMISSION MEETING AGENDA
City Council Chambers, Lower Level – 7:00 P.M.
611 E. Grand River, Howell, MI 48843



Visit the City of Howell website at www.CityofHowell.org
or download the My Howell MI app

Wednesday, October 18, 2023

**COUNCIL - MANAGER
GOVERNMENT**

Commission members
and other officials normally
in attendance:

1. Robert Ellis
Mayor
2. Paul Streng
Chairperson
3. Maryanne Vukonich
Vice Chairperson
4. Jan Lobur
*Commission Member/
Council Liaison*
5. Kathleen Kline-Hudson
Commission Member
6. James Davis
Commission Member
7. Jon Hougaboom
Commission Member

Kristi Troy
*Planning and Zoning
Administrator*

Paul Montagno
*CWA Planning
Consultant*

1. Call to Order
2. Approval of Minutes
 - A. Minutes of September 20, 2023
3. Call to the Public
4. Public Hearing(s)
5. New Business
 - A. 23-11 Lucy Road Rail Spur
6. Old Business
7. Correspondence
8. Planning and Zoning Administrators
Comments
9. Commissioner Comments
10. Adjournment

*Visitors are cordially invited to attend all meetings of the Commission.
If you wish to address the Council, you will be recognized by the Chairperson.*

NOTE: *Please turn off or silence pagers and cell phones during meetings. In the case of an
emergency, if a call needs to be taken, please leave the Chambers.*

Regular Meeting of the Howell Planning Commission
Wednesday, September 20, 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 Chairman Streng at 7:00 p.m.

COMMISSIONERS PRESENT: Mayor Robert Ellis, Chairman Paul Streng, Vice Chair Maryanne Vukonich, Kathleen Kline-Hudson, Jon Hougaboom and James Davis

ABSENT: Mayor Pro Tem Jan Lobur

Also Present: Planning & Zoning Administrator Kristi Troy and Planning Consultant Paul Montagno

Others in Attendance: Councilmembers Jacob Schlitter and Alex Clos, Sean Brish, Dan Boorstein, Wayne Percy and Bree Cady

2. APPROVAL OF MINUTES, MARCH 15, 2023, REGULAR MEETING

Motion to approve the June 21, 2023, regular Planning Commission meeting minutes as presented.

MOTION by Ellis, SUPPORT by Kline-Hudson, MOTION CARRIED (6-0).

3. CALL TO THE PUBLIC

A call was made with no response.

4. PUBLIC HEARING

Chairman Streng opened the hearing at 7:02 pm.

A review of the 2023-2028 City of Howell Master Plan was made by Planning Consultant Paul Montagno.

Chairman Streng closed the hearing at 7:05 pm.

Motion to adopt the City of Howell Master Plan Resolution
MOTION by Hougaboom, SUPPORT by Kline-Hudson, MOTION CARRIED (6-0)

5. NEW BUSINESS

There was a discussion regarding 251 Mason Howell Self Storage. The Commission decided to postpone the discussion and site plan approval until approval is granted by the Zoning Board of Appeals. Applicants will seek approval for a variance to build a two-story building.

Motion to postpone the site plan approval until outstanding items have been addressed with the Zoning Board of Appeals.

MOTION by Ellis, SUPPORT by Vukonich, MOTION CARRIED (6-0)

Zoning Coordinator Troy presented the 2024 Planning Commission Meeting Calendar

MOTION to approve the proposed 2024 Planning Commission Meeting Calendar

MOTION by Vukonich, SUPPORT BY Hougaboom, MOTION CARRIED (6-0)

6. OLD BUSINESS

None.

7. CORRESPONDENCE

None.

8. PLANNING AND ZONING ADMINISTRATOR'S COMMENTS

Administrator Troy reminded everyone of the next Planning Commission meeting on October 18, 2023. The Commission wants Administrator Troy to reach out to Jax Kar Wash to have them complete their approval process or risk being shut down for non-compliance. Member Davis asked for an update on the 401 E Grand River gas station, it was discussed that the site is going through the condemnation process. Member Kline-Hudson said that Maple Manor construction over the road needs to be maintained. The cut in the asphalt has been covered in gravel and is washing away. Administrator Troy just recently reached out and let the owner know he must upkeep that cut until the final layer of asphalt is laid.

9. COMMISSIONER COMMENTS

MOTION to excuse Jan Lobur.

MOTION by Ellis, SUPPORT by Vukonich, MOTION CARRIED (6-0)

Member Kline-Hudson mentioned she would like to get an environmental report on the 251 Mason site.

10. ADJOURN

Motion made to adjourn the meeting at 8:26 p.m.

MOTION by Ellis, SUPPORT by Vukonich, MOTION CARRIED (6-0).

Crystal Simmons, Recording Secretary



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: City of Howell Planning Commission
FROM: Paul Montagno, AICP, City Planner
DATE: October 11, 2023
RE: Padnos Railroad Track Facility Site Plan Review

The City has received a site plan application for a rail access addition to the Padnos Iron & Metal Company shredder facility at 645 Lucy Road. The applicant submitted revised plans and cover letter on October 11, 2023, incorporating feedback from the previous plan submission. The proposed project supports the transition from shipping final products via semi-truck and trailer to rail. The project includes the construction of a railroad stub at the subject property to connect to the adjacent Great Lakes Central Railroad. To accommodate the use of the new rail, the applicant is proposing new paved access roads with timber and asphalt crossings for track mobile access.

The following information has been provided on the October 11, 2023, submission.

1. The project will add 1.4 acres of impervious surface to the 56.14-acre site. The plan indicates that additional volume will be added to the detention basin on site to accommodate the additional impervious surface. We defer to the City Engineer to assess the stormwater calculations.
2. Grading details are provided on Sheet 3, indicating a sediment basin in the southeast project development area and a stormwater storage basin in the central project development area. We defer to the City Engineer to assess the grading plan.
3. The applicant indicated the width of the proposed asphalt drive: 43.5 feet.
4. The applicant indicated use areas including “maneuvering & access” and “staging & loading” areas within the proposed interior drives.

The applicant has indicated that they will be able to provide further documentation, designs, and calculations for the proposed project. If the Planning Commission would like to move this project forward, we would recommend making a **motion to approve the site plan with the condition that the applicant address the following outstanding items on construction plans that shall be administratively review and approved before any new construction takes place on site:**

1. Provide all of the applicable information, described in 3.04(c)1, including setback requirements.
2. Provide all applicable physical features of the site such as curbing, sidewalk, the location of all screening, lighting, landscaping, etc. must be included on the plan.
3. Provided details of the existing trees, trees proposed for removal, and a landscaping plan in accordance with Section 5.10 of the Zoning Ordinance.
4. Address all outstanding items in the City Engineers review dated October 2, 2023.

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC
Paul Montagno, AICP
Principal

#104-2104

cc. Erv Suida, City Manager
Kristi Troy, Planning and Zoning Administrator

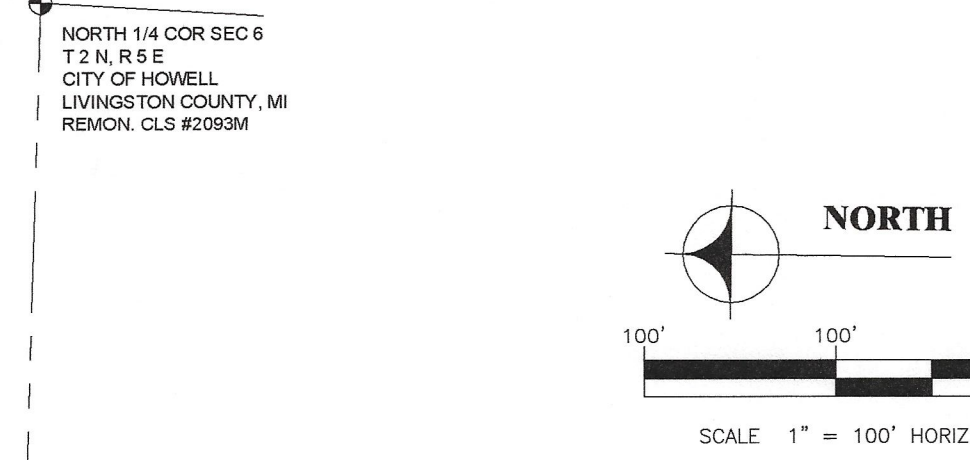
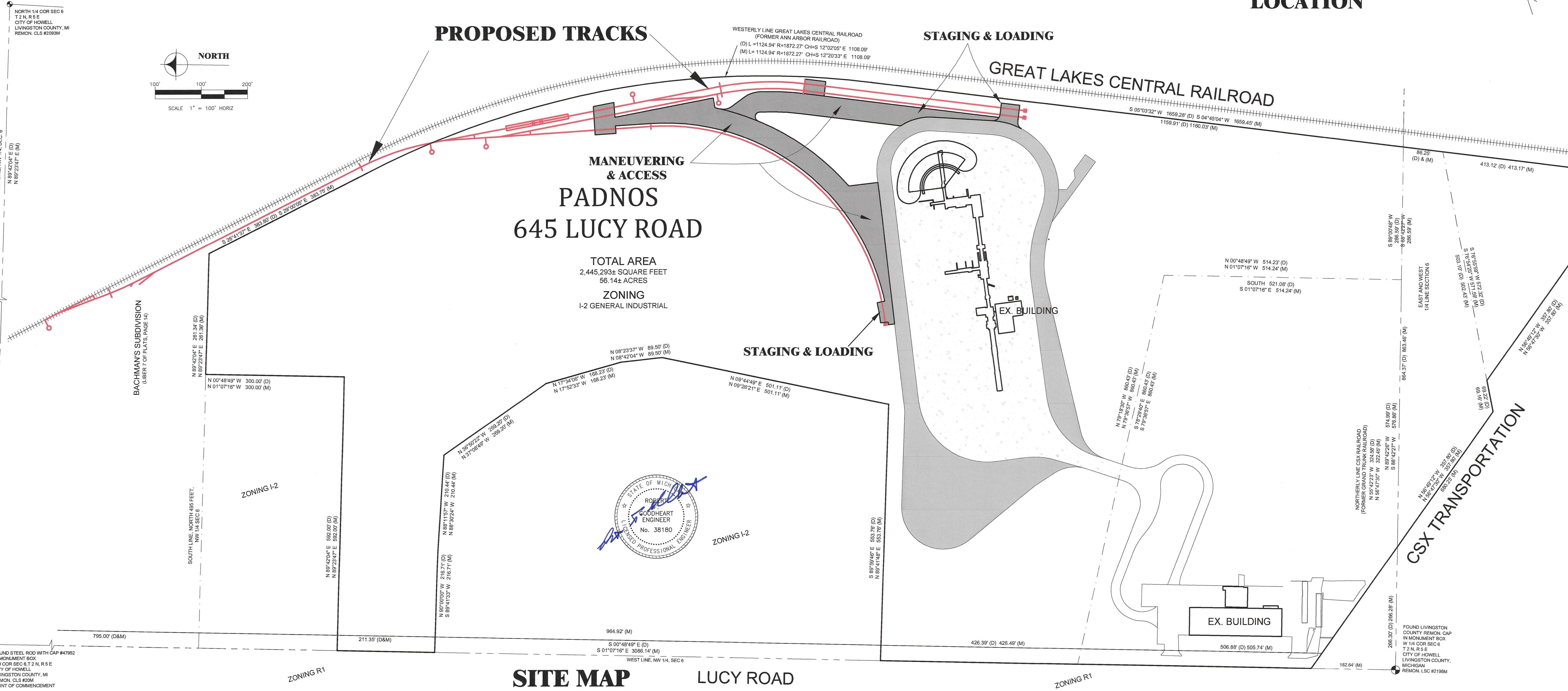
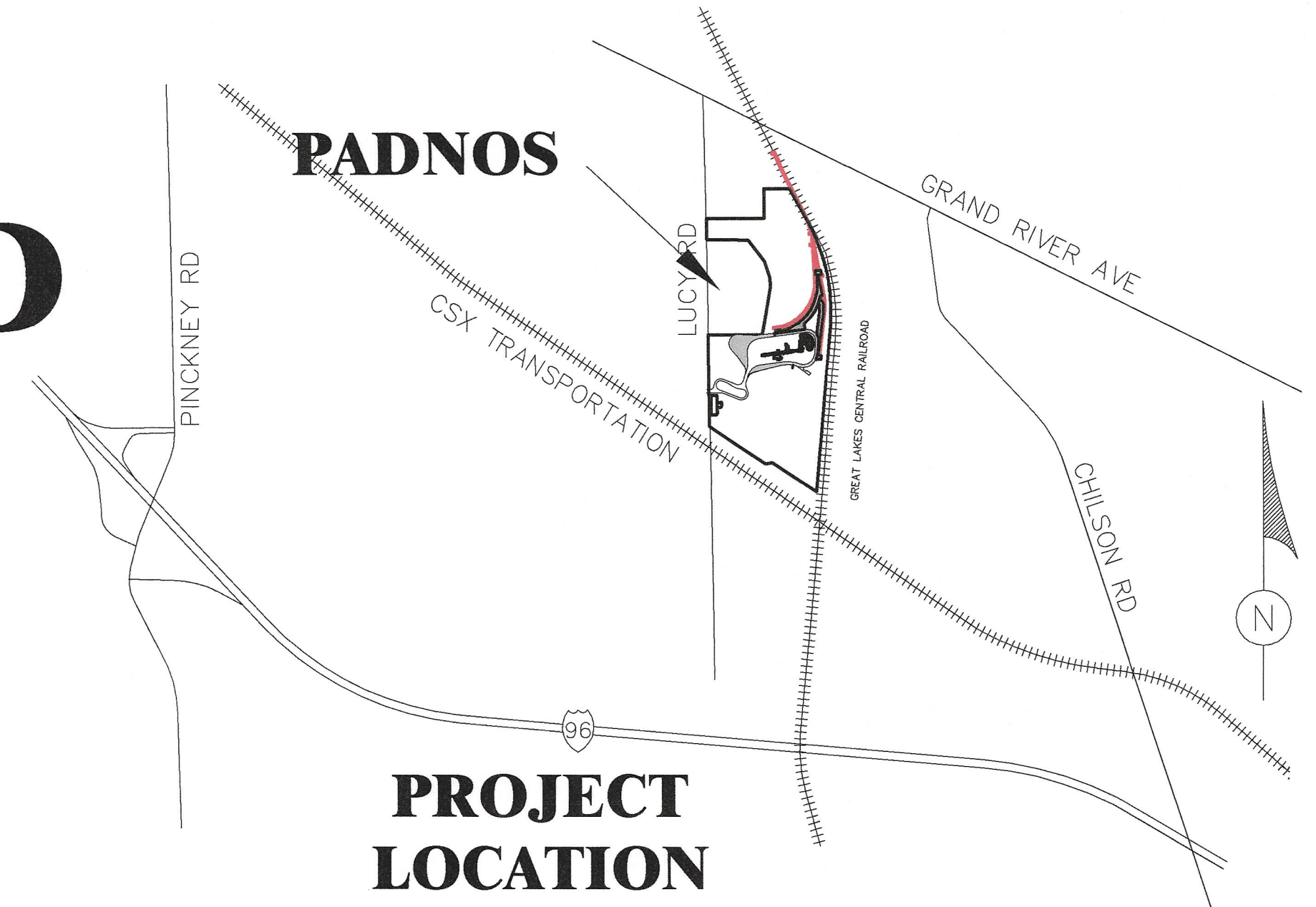
DESCRIPTIONS AS SURVEYED: (FROM SURVEY BY HOLLAND ENGINEERING, DATED 3-22-2019)

PART OF THE WEST 1/2 OF SECTION 6, TOWN 2 NORTH, RANGE 5 EAST, CITY OF HOWELL, LIVINGSTON COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 01 DEGREES 07 MINUTES 16 SECONDS EAST (BASIS OF BEARINGS NAD 83 MICHIGAN SOUTH) 795.00 FEET ALONG THE WEST LINE OF SECTION 6 TO A POINT LOCATED NORTH 01 DEGREES 07 MINUTES 16 SECONDS WEST 2591.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 6 AND BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 23 MINUTES 47 SECONDS EAST 592.00 FEET PARALLEL WITH THE NORTH LINE OF SECTION 6; THENCE NORTH 01 DEGREES 07 MINUTES 16 SECONDS WEST 300.00 FEET PARALLEL WITH THE WEST LINE OF SECTION 6; THENCE NORTH 89 DEGREES 23 MINUTES 47 SECONDS EAST 261.36 FEET PARALLEL WITH THE NORTH LINE OF SECTION 6 TO THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT LAKES CENTRAL RAILROAD; THENCE SOUTH 29 DEGREES 00 MINUTES 05 SECONDS EAST 383.75 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT LAKES CENTRAL RAILROAD; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT LAKES CENTRAL RAILROAD ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 1124.94 FEET, RADIUS OF 1872.27 FEET WITH A CHORD BEARING SOUTH 12 DEGREES 20 MINUTES 33 SECONDS EAST 1108.09 FEET; THENCE SOUTH 04 DEGREES 45 MINUTES 04 SECONDS WEST 1659.45 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT LAKES CENTRAL RAILROAD TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION; THENCE NORTH 56 DEGREES 47 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY LINE OF CSX TRANSPORTATION 357.80 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF CSX TRANSPORTATION SOUTH 76 DEGREES 54 MINUTES 25 SECONDS WEST 69.16 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF CSX TRANSPORTATION NORTH 56 DEGREES 47 MINUTES 30 SECONDS WEST 680.25 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION TO THE WEST LINE OF SECTION 6; THENCE NORTH 01 DEGREES 07 MINUTES 16 SECONDS WEST 932.23 FEET ALONG THE WEST LINE OF SECTION 6; THENCE NORTH 89 DEGREES 41 MINUTES 48 SECONDS EAST 553.76 FEET; THENCE NORTH 09 DEGREES 26 MINUTES 21 SECONDS EAST 501.11 FEET; THENCE NORTH 08 DEGREES 42 MINUTES 04 SECONDS WEST 89.50 FEET; THENCE NORTH 17 DEGREES 52 MINUTES 33 SECONDS WEST 168.23 FEET; THENCE NORTH 37 DEGREES 08 MINUTES 49 SECONDS WEST 269.20 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 24 SECONDS WEST 210.44 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 33 SECONDS WEST 216.71 FEET TO THE WEST LINE OF SECTION 6; THENCE NORTH 01 DEGREES 07 MINUTES 16 SECONDS WEST 211.35 FEET ALONG THE WEST LINE OF SECTION 6 TO THE POINT OF BEGINNING. CONTAINING 56.14 ACRES OF LAND MORE OR LESS.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. ALSO TOGETHER WITH AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR CONVEYANCES OF RECORD.

MICHIGAN TERMINALS SITE PLAN FOR RAILROAD TRACK FACILITY PADNOS HOWELL, MICHIGAN



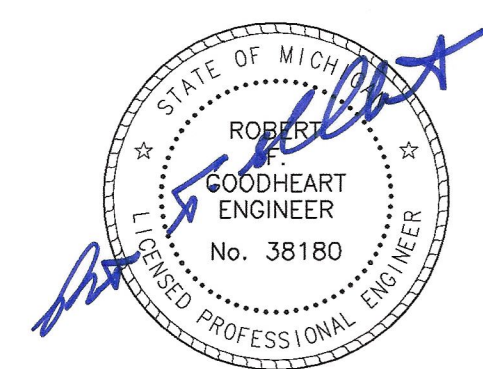
NORTH 1/4 COR SEC 6
T 2 N, R 5 E
CITY OF HOWELL
LIVINGSTON COUNTY, MI
REMON. CLS #2008M

BACHMAN'S SUBDIVISION
(LIBERTY OF PLATS PAGE 14)

SOUTH LINE NORTH 485 FEET,
NW 1/4 SEC 6

ZONING R1

FOUND STEEL ROD WITH CAP #47952
IN MONUMENT BOX
NW COR SEC 6, T 2 N, R 5 E
CITY OF HOWELL
LIVINGSTON COUNTY, MI
REMON. CLS #20M
POINT OF COMMENCEMENT



SITE MAP LUCY ROAD

PADNOS
1485 West 8th Street
Holland, MI 49423
Craig Schrotenboer
Project Manager
Cell (616) 218-0120
Email: craig@padnos.com

NO.	REVISIONS	BY	DATE	Drawn	CH
1	PER CLIENT'S COMMENTS	CH	9-11-23		
2	PER CITY REVIEW COMMENTS	CH	10-11-23		
				Checked:	RFG
				Date:	8-31-23

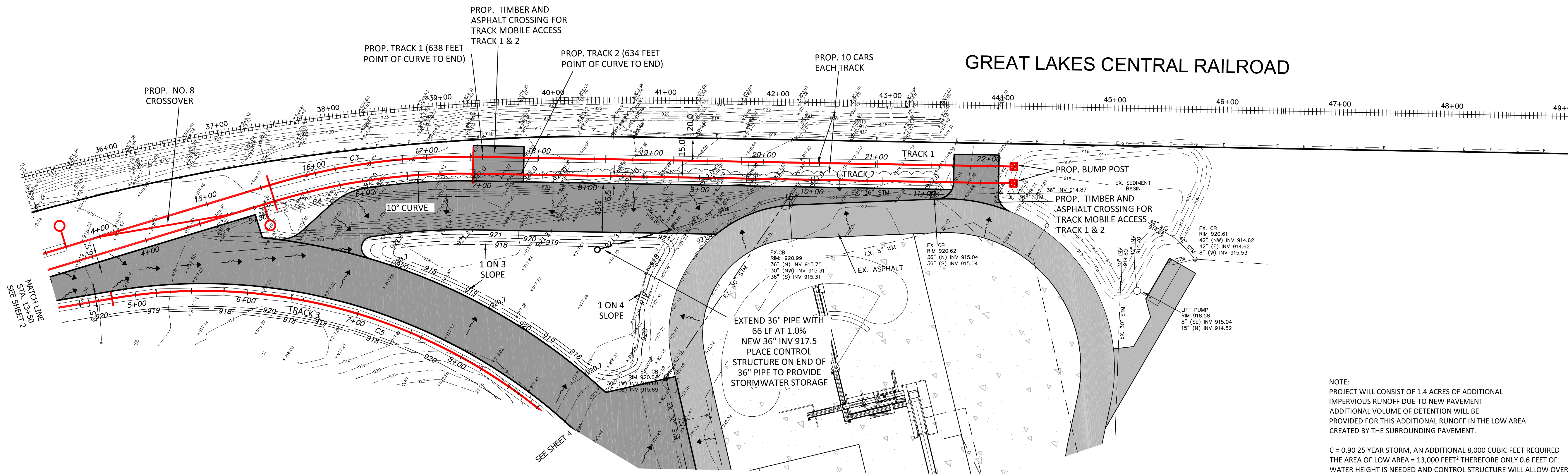
Pathfinder
Engineering, Inc.

2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559

PROJECT NO.
22029

SHEET NO.
1 OF 4

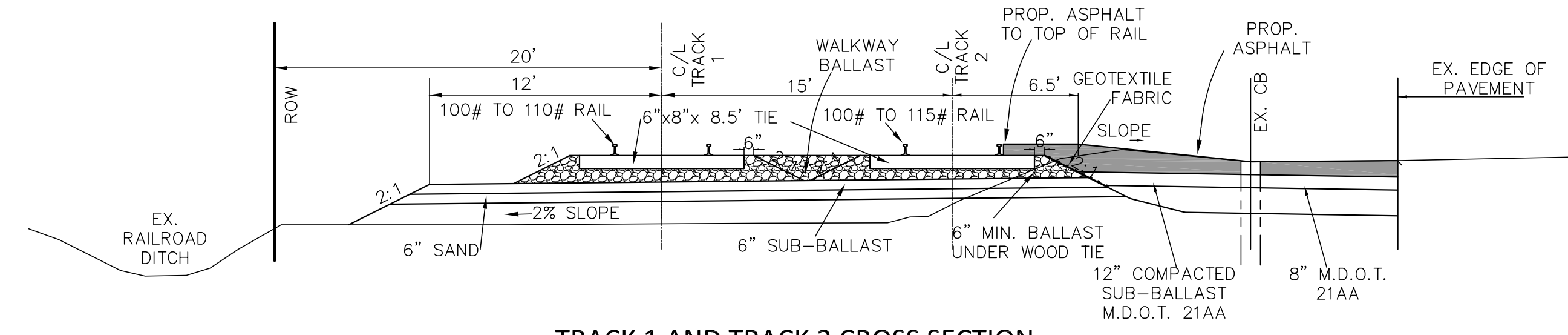
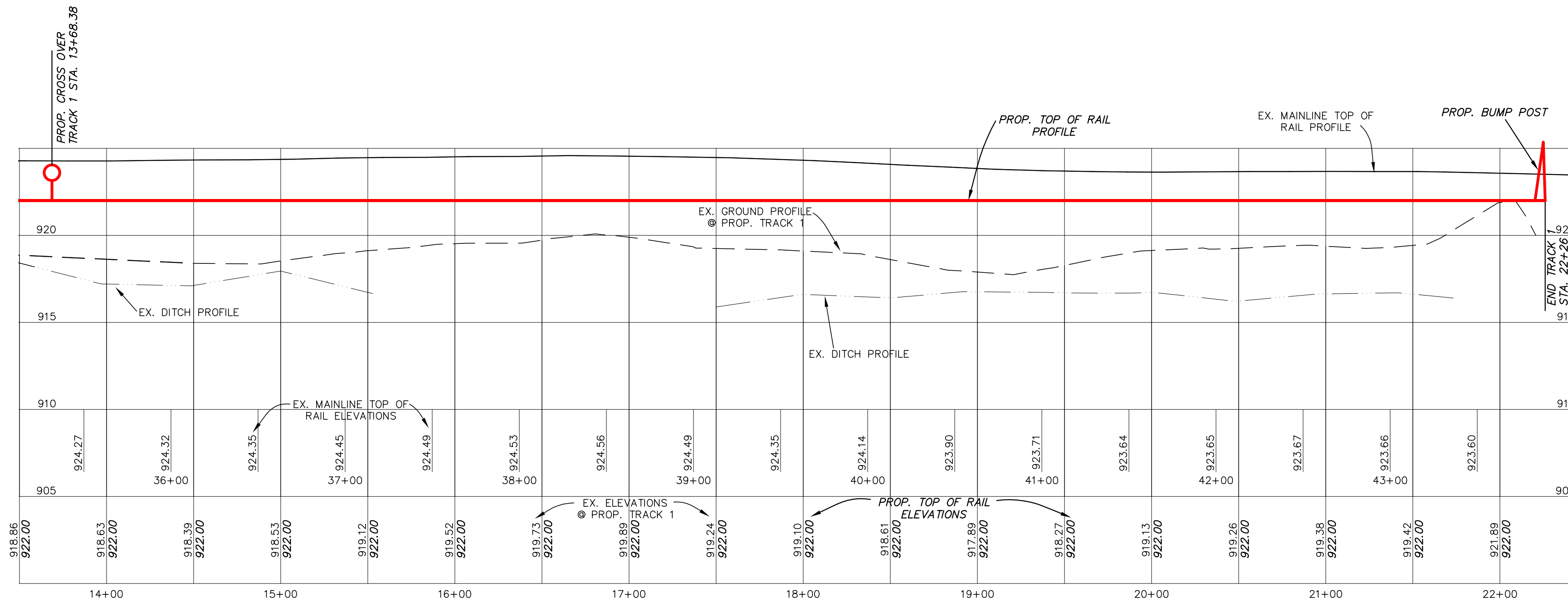
GREAT LAKES CENTRAL RAILROAD



NOTE:
PROJECT WILL CONSIST OF 1.4 ACRES OF ADDITIONAL IMPERVIOUS RUNOFF DUE TO NEW PAVEMENT. ADDITIONAL VOLUME OF DETENTION WILL BE PROVIDED FOR THIS ADDITIONAL RUNOFF IN THE LOW AREA CREATED BY THE SURROUNDING PAVEMENT.

C = 0.90 25 YEAR STORM, AN ADDITIONAL 8,000 CUBIC FEET REQUIRED. THE AREA OF LOW AREA = 13,000 FEET². THEREFORE ONLY 0.6 FEET OF WATER HEIGHT IS NEEDED AND CONTROL STRUCTURE WILL ALLOW OVER 1 FOOT OF DETENTION HEIGHT.

RAILROAD TRACK IS MOSTLY PERVIOUS AND THE SUB-BALLAST WILL DIRECT DRAINAGE THROUGH THE BALLAST TO PERIPHERAL AREAS, SUCH AS THE RAILROAD ROW OR LOW AREAS ON SITE, LIKE THE EXISTING DRAINAGE PATTERNS.



TRACK 1 AND TRACK 2 CROSS SECTION (FROM SCALE TO END)
NO SCALE

NO.	REVISIONS	BY	DATE	Drawn:
1	PER CLIENTS COMMENTS	CH	9-11-23	CH
2	PER CITY REVIEW COMMENTS	CH	10-11-23	CH
				Checked: RFG
				Date: 8-31-23

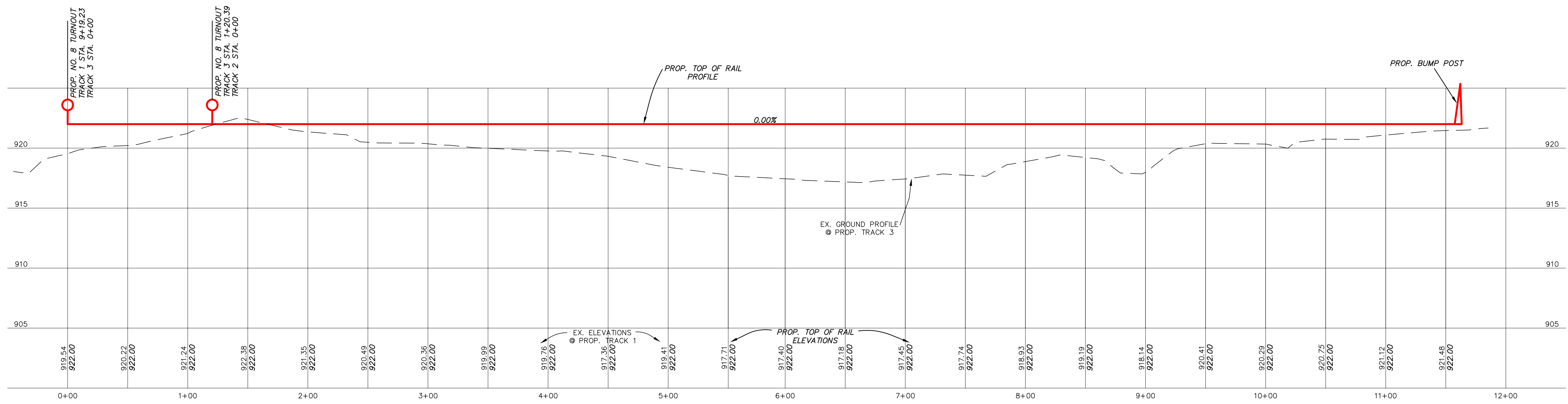
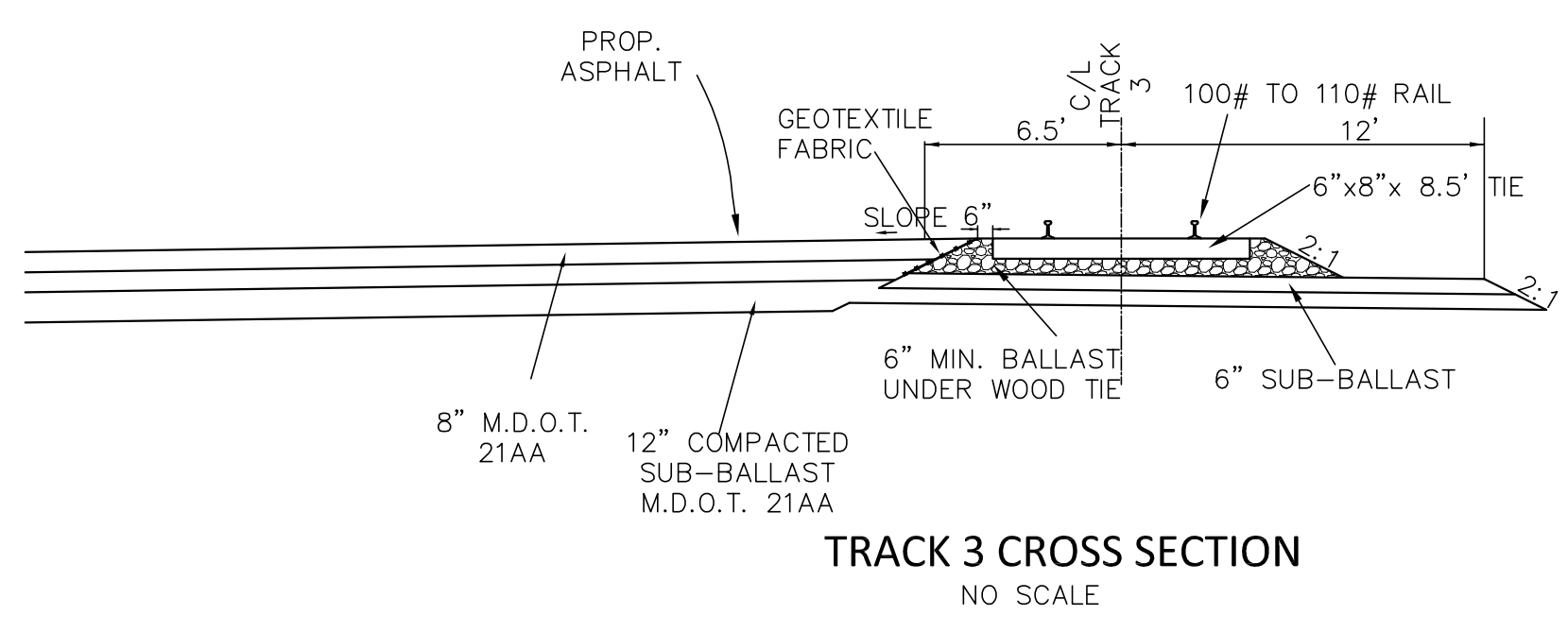
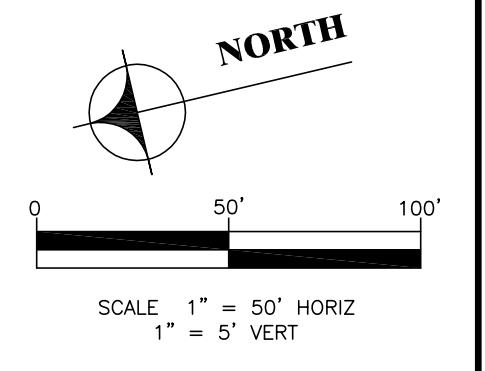
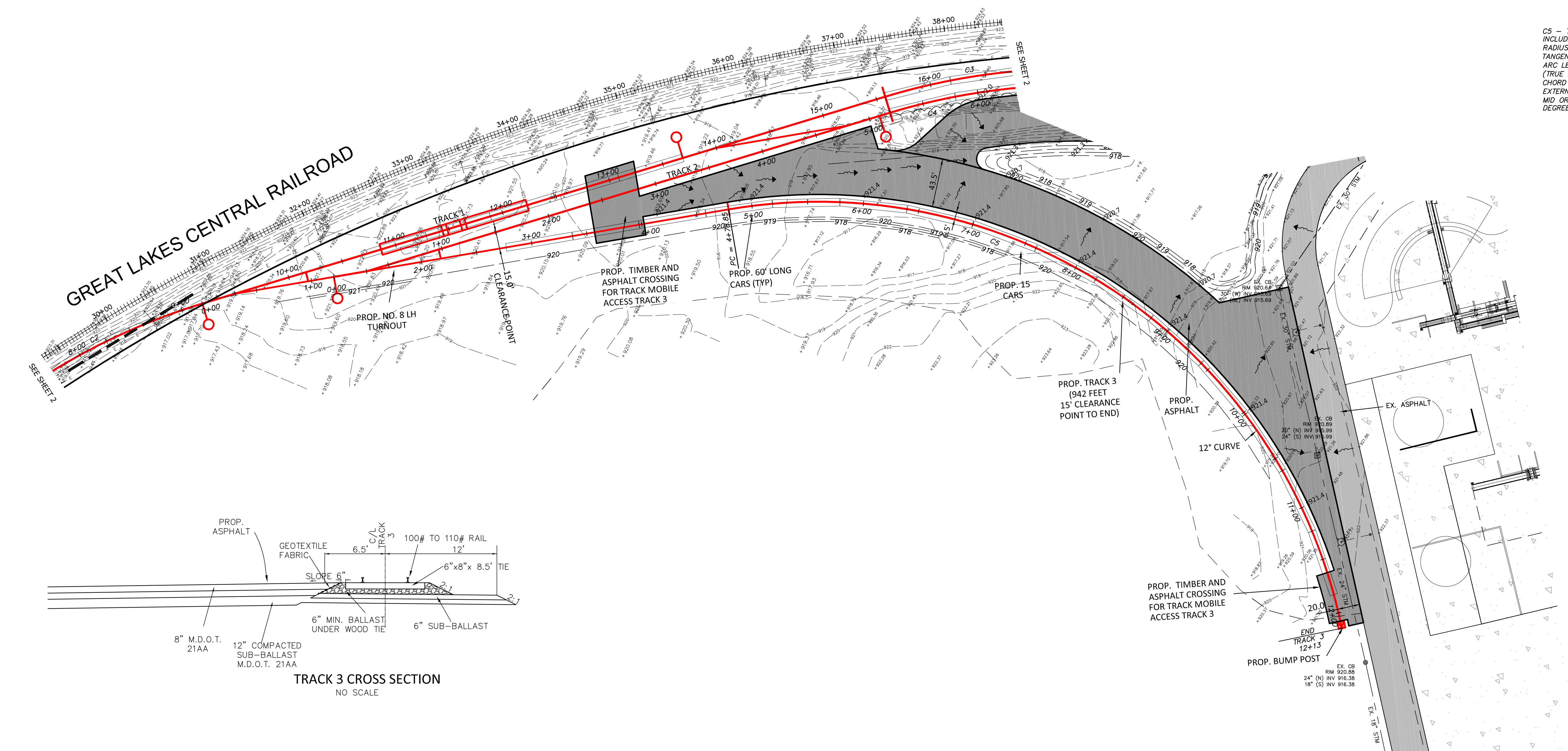
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2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559

MICHIGAN TERMINALS
LUCY ROAD, HOWELL, MICHIGAN
PADNOS - HOWELL
TRACK PLAN

PROJECT NO. 22029
SHEET NO. 3 OF 4



C5 - TRACK 3
 INCLUDED ANGLE = 87-57-57
 RADIUS = 478.34'
 TANGENT LENGTH = 461.65'
 ARC LENGTH = 733.05'
 (TRUE ARC = 734.39')
 CHORD LENGTH = 664.36'
 EXTERNAL SECANT = 186.44'
 MID ORDINATE = 134.15'
 DEGREE OF CURVE = 12-00-00



NO.	REVISIONS	BY	DATE	Drawn:
1	PER CLIENTS COMMENTS	CH	9-11-23	CH
2	PER CITY REVIEW COMMENTS	CH	10-11-23	8-31-23
				Checked: RFG
				Date: 8-31-23

Pathfinder
 Engineering, Inc.
 2335 Byron Center Ave. S.W. Wyoming, MI 49519
 Phone 1-616-878-3885 Fax 1-616-878-4559

MICHIGAN TERMINALS
 LUCY ROAD, HOWELL, MICHIGAN
PADNOS - HOWELL
 TRACK PLAN

PROJECT NO. 22029
 SHEET NO. 4 OF 4



22029 HOWELL.MXD 2023-10-11 2:24:45 PM



October 12, 2023

City of Howell
611 E Grand River Ave
Howell, MI 48843

Attn: Ms. Kristi Troy, Planning & Zoning Administrator

Re: Site Plan Review #2
Padnos – Michigan Terminals Site Plan for Railroad Track Facility
645 Lucy Road

HRC Job No. 20230804.02

Dear Ms. Troy:

As requested, this office has reviewed the proposed revised Site Plan for the above-mentioned project, as prepared by Pathfinder Engineering, Inc., (dated October 11, 2023) and has the following comments:

General

1. Two (2) permanent benchmarks for the work shall be indicated on the plans.
2. Per the City of Howell Engineering Design Standards, provide an engineer's opinion of construction cost with the construction plan submittal.
3. Per the EGLE wetlands map viewer, there appears to be wetlands on-site, which will need to be delineated on the plan set, and if the proposed improvements impact the wetlands, an EGLE permit will be required.
4. A soil erosion control permit will be required for this project, the plans should be submitted to the Livingston County Drain Commissioner's Office for their review and approval.
5. All engineering construction plans shall contain the latest version of the relevant City of Howell Standard Detail Sheets.
6. It is recommended that a legend be added to the plan set to better differentiate proposed vs existing pavement, contours, storm system, etc.

Water Main

1. No water main improvements are shown on the proposed site plan. Therefore, no comments are provided.

Sanitary Sewer

2. No sanitary sewer improvements are shown on the proposed site plan. Therefore, no comments are provided.

Storm Water Management

1. All stormwater management shall be designed in accordance with the City of Howell Engineering Design Standards.
2. The resubmitted plans show a new proposed stormwater storage area that collects water and discharges into the existing sediment basin at the south end of the improvements. With the construction plan submittal, please provide additional information on how the storage area was sized. It shall be noted that all Detention/Retention facility improvements must follow Livingston County Drain Commissions Standards.
3. Per the City of Howell Engineering Design Standards, provide calculations to show that the added impervious surface will not negatively impact the existing sediment basin, or the existing wetland to the south. Please show the ultimate outlet pipe at the wetland to the south.
4. All proposed storm sewer improvements must be profiled with the construction plans, including the new control structure at the proposed stormwater storage area. Rim elevations and inverts shall be provided with the profile.
5. Per the City of Howell Engineering Design Standards, all storm sewer improvements under the 45-degree zone of influence of existing or proposed sidewalks, roadways, bike paths, and drives will be required to be backfilled with CI II sand compacted to 95%.

Paving & Grading

1. All paving and grading improvements shall be designed in accordance with the City of Howell Engineering Design Standards.
2. A paving cross section for the proposed asphalt in accordance with the City of Howell Engineering Design Standards, will need to be provided with the construction plans.
3. Existing and proposed grades have been provided with the revised site plan submittal, but it shall be noted that the maximum allowable grade on the site is 1 vertical to 4 horizontal, per the City of Howell Engineering Design Standards. It appears that 1:2 slopes are proposed near Rack 3, which will need to be addressed in the construction plans.

Railroad Track

1. It is noted that HRC does not have the experience or expertise to review proposed improvements related to Railroad Track design and safety on and around the proposed tracks, therefore we offer no comments related to the Railroad Track Design or the proposed cross sections that are now provided with the plans.
2. All necessary permitting from CSX must be secured and all requirements in said permit(s) must be met.

Summary

Subject to the above comments being addressed in the construction plan submittal, this office does not object to the proposed site plan.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Travis J. Pietila

TJP/tjp

pc: City of Howell; E. Suida, M. Davis, M. Spittler
HRC; N. Faught, A. Malczewski, File

From: Matt Davis
To: Crystal Simmons; Paul Montagno CWA; Malczewski, Andy; Dan Iles
Subject: RE: PADNOS Howell Location Rail Planning Drawings
Date: Thursday, October 5, 2023 11:52:43 AM

DPW has no comments.

Matt Davis, Director of Public Services
City of Howell
150 Marion St.
Howell, Mi 48843
Phone #517-546-7510
Efax: 517-338-9072
Email: mdavis@cityofhowell.org
Website: www.cityofhowell.org

From: Crystal Simmons <CSimmons@cityofhowell.org>
Sent: Thursday, October 5, 2023 9:05 AM
To: Paul Montagno CWA <pmontagno@cwaplan.com>; Malczewski, Andy <amalczewski@hrcenr.com>; Matt Davis <MDavis@cityofhowell.org>; Dan Iles <diles@cityofhowell.org>
Subject: FW: PADNOS Howell Location Rail Planning Drawings

If you have not responded to this email please send back any comment, even if it's No Comment.

Thanks!

From: Crystal Simmons
Sent: Wednesday, September 13, 2023 9:41 AM
To: Paul Montagno CWA <pmontagno@cwaplan.com>; Malczewski, Andy <amalczewski@hrcenr.com>; Matt Davis <MDavis@cityofhowell.org>; Fire Marshall <jczubenkofire@gmail.com>; Brian Fire <bhager@howellfire.net>; Dan Iles <diles@cityofhowell.org>
Subject: FW: PADNOS Howell Location Rail Planning Drawings

Please find attached the electronic set of the site and design drawings for the proposed rail project on Lucy Rd.

Thanks!

Crystal

Crystal Simmons

From: Jamil Czubenko <jczubenkofire@gmail.com>
Sent: Wednesday, September 13, 2023 11:13 AM
To: Crystal Simmons
Cc: Paul Montagno CWA; Malczewski, Andy; Matt Davis; Brian Fire; Dan Iles
Subject: Re: FW: PADNOS Howell Location Rail Planning Drawings

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City Of Howell. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The FD has no concern or comment at this time for the proposed project.

Jamil Czubenko
Deputy Chief/Fire Marshal
Howell Area Fire Dept
517.546.0560 Tel
1211 W Grand River Ave | Howell, MI 48843

On Wed, Sep 13, 2023 at 9:40 AM Crystal Simmons <CSimmons@cityofhowell.org> wrote:

Please find attached the electronic set of the site and design drawings for the proposed rail project on Lucy Rd.

Thanks!

Crystal