

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

June 15, 2010

7:00 P.M.

MEMBERS PRESENT:

Matt Ikle
Brent Earl
Larry Hammond
Joe McKnight
Andrew Sloan

MEMBERS ABSENT:

Kathy Kaminsky
Mark Peterson

ALSO PRESENT:

Carolyn Eaton – Township Clerk/Zoning Administrator
Bob Hotaling – Township Planner

Chairman Ikle called the meeting to order at 7:00 P.M. The roll was called.

APPROVAL OF THE AGENDA: MOTION by Earl, seconded by Sloan, “**TO APPROVE THE AGENDA FOR THE JUNE 15, 2010 MEETING AS AMENDED; UNDER NEW BUSINESS ADD C) DISCUSSION REGARDING MEETINGS.**”

Motion carried unanimously.

APPROVAL OF THE MINUTES: MOTION by Sloan, seconded by McKnight, “**TO APPROVE THE MINUTES FOR THE MAY 18, 2010 MEETING AS PRESENTED.**”

Motion carried unanimously.

ZONING REPORT: No report.

BOARD OF APPEALS REPORT: No meetings have been held since the last report.

TOWNSHIP BOARD REPORT: Since the last report: 1) Dar Howard was appointed to the unexpired Trustee position. 2) Public Hearing for the proposed 2010-11 Budget will be on June 28, 2010 @ 6:30 p.m.

CORRESPONDENCE: 1) Planning and Zoning News

PUBLIC HEARING: 7:00 P.M.

A. Outdoor Swimming Pools – Section 15.25 G & H and Article II #168. **MOTION** by Sloan, seconded by McKnight, **“TO OPEN THE PUBLIC HEARING AT 7:15 P.M.** Motion carried unanimously. There being no public comments, **MOTION** by Earl, seconded by Sloan, **“TO CLOSE THE PUBLIC HEARING AT 7:16 P.M.** Discussion followed regarding an inside ladder. It was noted this is not required in the State regulations and is not normally done. **MOTION** by Hammond, seconded by Earl, **“TO RECOMMEND APPROVAL OF AMENDMENT AS PRESENTED TO THE TOWNSHIP BOARD.”** A roll call vote was taken. Hammond – yes, Ikle – yes, Earl – yes, Sloan – yes, McKnight – yes. Motion carried unanimously.

B. Outdoor Furnace Ordinance. Section 14.54. **MOTION** by Earl, seconded by Sloan, **“TO OPEN THE PUBLIC HEARING AT 7:21 P.M.”** Motion carried unanimously. There being no public comments, **MOTION** by Earl, seconded by Sloan, **“TO CLOSE THE PUBLIC HEARING AT 7:22 P.M.** Motion carried unanimously. Discussion followed regarding wording on the June 15, 2010 revision by Planner Hotaling. **MOTION** by Sloan, seconded by Hammond, **“TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE PROPOSED AMENDMENT TO SECTION 14.54, OUTDOOR FURNACE ORDINANCE AS PRESENTED IN PLANNER HOTALING’S MEMO DATED JUNE 15, 2010.”** A roll call vote was taken. Hammond – yes, Ikle – yes, Earl –yes, Sloan - yes, McKnight – yes. Motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS:

A. Onsite Solar Energy Systems and Solar Energy Farms – Section 16.31. Discussion followed regarding Planner Hotaling’s memo dated June 15, 2001. **MOTION** by Hammond, seconded by Earl, **“TO SET A PUBLIC HEARING DATE OF JULY 20, 2001 AT 7:00 P.M. FOR ONSITE SOLAR ENERGY SYSTEMS AND SOLAR ENERGY FARMS, SECTION 16.31.”** Motion carried unanimously.

B. Mark Pleiness, File #06.10.01, Parcel #4706-14-400-025 Amendment to Site Plan Review. Mr. Pleiness requested a waiver to the hard surface for the proposed road for 3 parcels containing 5+ acres each. Discussion followed. Planner Hotaling reviewed his report and indicated he had no problems as long as the easement was adequate for emergency vehicles. **MOTION** by Hammond, seconded by Earl, **“TO APPROVE REQUESTED WAIVER OF HARD SURFACE ROAD IF FIRE MARSHAL AGREES THERE IS ADEQUATE ACCESS FOR EMERGENCY VEHICLES AND COMPLIANCE WITH PLANNER HOTALING’S REPORT DATED JUNE 2, 2010.”** Motion carried unanimously.

C. Discussion – Regarding Meetings. Chairman Ikle indicated Township Supervisor Coddington had asked him if the Planning Commissioners would be willing to volunteer their time if a special meeting was needed for site plan reviews. Discussion followed. It was decided it would be decided on a case by case basis. Also discussed was waiving the requirement that all reports etc. be in the packets before a developer can be put on the agenda. Commissioners agreed they could look at reports at the meeting if necessary.

OTHER BUSINESS: None

CALL TO PUBLIC: No response.

ADJOURNMENT: **MOTION** by Earl, seconded by Sloan, **“TO ADJOURN.”** Motion carried unanimously. The meeting was adjourned at 7:55 P.M.

Date: _____
Approved as Presented _____
Approved as Amended _____
Signed: _____

Lois Kanniainen, Recording Secretary

Matt Ikle, Chairman

Mark Peterson, Secretary