

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

March 16, 2010

7:00 P.M.

MEMBERS PRESENT:

Larry Hammond
Brent Earl
Andy Harvester
Kathy Kaminsky
Mark Peterson
Andrew Sloan

MEMBERS ABSENT:

Matt Ikle

ALSO PRESENT:

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

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

APPROVAL OF THE AGENDA: MOTION by Peterson, seconded by Earl, **“TO APPROVE THE AGENDA FOR THE MARCH 16, 2010 MEETING AS PRESENTED.”** Motion carried unanimously.

APPROVAL OF THE MINUTES: MOTION by Peterson, seconded by Earl, **“TO APPROVE THE MINUTES FOR THE FEBRUARY 16, 2010 MEETING AS AMENDED; FIRST PAGE UNDER APPROVAL OF AGENDA, STRIKE “KAMINSKI” AND INSERT “KAMINSKY”.”** Motion carried unanimously.

ZONING REPORT: See attached. Meetings have been set up for training purposes after the regular Planning Commission meetings in April and May. Bob Hotaling will be doing the training for the April meeting for new Planning Commissioners and Attorney Bill Fahey will be doing the May meeting for the Planning Commission and Zoning Board of Appeals members..

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

TOWNSHIP BOARD REPORT: Since the last report: 1) Appointments were made to the Planning Commission. 2) Contract for road chloride was given to the same company as last year 3) a hardship resolution was adopted.

CORRESPONDENCE: None

MOTION by Hammond, seconded by Peterson, **“TO DEVIATE FROM THE AGENDA UNTIL 7:15 TO ITEM 10) OLD BUSINESS.”** Motion carried unanimously.

OLD BUSINESS:

A. Rezoning of NSC and OS to RSC 4706-27-401-002, 003, 004, 005, 012, 019, 022, 023, 024 and 4706-34-200-002 010. Request by Township Board. Set Public Hearing. **MOTION** by Hammond, seconded by Earl, **“TO REMOVE ITEM FROM THE TABLE.”** Motion carried unanimously. **MOTION** by Hammond, seconded by Peterson, **“TO SET A PUBLIC HEARING DATE OF APRIL 20, 2010 AT 7:15 P.M. FOR THE PROPOSED REZONING OF PROPERTY #4706-27-400-002, 003, 004, 005, 012, 109, 022, 023, 024, AND 4706-34-200-002 AND 010 FROM NSC AND OS TO RSC.”** Motion carried unanimously.

B. Outdoor Furnaces Ordinance. Planner Hotaling’s new proposed amendment to Section 14.54 was reviewed. **MOTION** by Hammond, seconded by Peterson, **“TO SCHEDULE A PUBLIC HEARING DATE OF APRIL 20, 2010 FOLLOWING THE FIRST PUBLIC HEARING AT 7:15 P.M. FOR THE PROPOSE AMENDMENTS TO SECTION 14.54.”** Motion carried unanimously.

MOTION by Peterson, seconded by Earl, **“TO RETURN TO THE REGULAR AGENDA.”** Motion carried unanimously.

PUBLIC HEARING: 7:15 PM Rezoning – Bowers 4706-27-400-001 File #01.10.01, rezoning from NSC to RSC. Mr. and Mrs. Bowers noted they wanted to rezone their property to allow a used car lot at one end. It was noted that other businesses in the area would be considered Regional Service uses. It was noted that the Public Hearing had not been opened. **MOTION** by Hammond, seconded by Peterson, **“TO OPEN THE PUBLIC HEARING.”** A roll call vote was taken. Kaminsky –yes, Harvester – yes, Peterson – yes, Hammond – yes, Earl yes, Sloan – yes, Motion carried unanimously. **MOTION** by Hammond, seconded by Peterson, **“TO CLOSE THE PUBLIC HEARING.”** A roll call vote was taken. Kaminsky – yes, Hammond – yes, Earl –yes, Peterson – yes, Sloan – yes, Harvester – yes. Motion carried unanimously. **MOTION** by Hammond, seconded by Peterson, **“TO ACCEPT THE COMMENTS MADE BY MR. AND MRS. BOWERS.”** Motion carried unanimously. Discussion continued. Planner Hotaling and Zoning Administrator Eaton agreed that it was the proper place for such zoning and that other properties in the area were also proposed to be rezoned to RSC. **MOTION** by Hammond, seconded by Peterson, **“TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE PROPOSED REZONING OF 4706-27-400-001 FILE #01.10.01 FROM NSC TO RSC.”** A roll call vote was taken. Peterson – yes, Harvester – yes, Hammond – yes, Kaminsky – yes, Sloan – yes, Earl – yes. Motion carried unanimously.

NEW BUSINESS: None

OTHER BUSINESS: None

CALL TO PUBLIC: No response

ADJOURNMENT: **MOTION** by Sloan, seconded by Peterson, **"TO ADJOURN."**
Motion carried unanimously. The meeting was adjourned at 7:24 P.M.

Date:_____

Approved as Presented____

Approved as Amended____

Signed:_____

Lois Kanninen, Recording Secretary

Matt Ikle, Chairman
Kathy Kaminsky, Co Chairman

Mark Peterson, Secretary