

## HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall

April 20, 2010

7:00 P.M.

### MEMBERS PRESENT:

Matt Ikle  
Larry Hammond  
Mark Peterson  
Andrew Sloan

### MEMBERS ABSENT:

Kathy Kaminsky  
Andy Harvester  
Brent Earl

### ALSO PRESENT:

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

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

**APPROVAL OF THE AGENDA:** MOTION by Hammond, seconded by Peterson, “**TO APPROVE THE AGENDA FOR THE APRIL 20, 2010 MEETING AS AMENDED; UNDER OTHER BUSINESS, DELETE WORKSHOP WITH PLANNER BOB HOTALING AND ADD SOLAR FARMS-DISCUSSION.**” Motion carried unanimously.

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

**ZONING REPORT:** Zoning Administrator Eaton reported 1) Zoning Violation regarding piles of mulch on Transwest Property is going to court. 2) The new owners of old Big Barney business on Burkhart Road now wants to sell used cars, but they must keep them on the paved area according to the zoning ordinance.

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

**TOWNSHIP BOARD REPORT:** Since the last report: 1) Budget amendments were approved, 2) road millage renewal language was adopted for the August ballot, 3) Clean up day will be June 5, 2010, 4) Purchased an advertisement in the Chamber of Commerce County Map. 5) Taxes were settled with the County. 6) Working on getting MHOG water bills done at Howell Township.

**CORRESPONDENCE:** Andy Harvester resignation letter.

**MOTION** by Hammond, seconded by Sloan, **“TO DEVIATE TO ITEM 12, OTHER BUSINESS A)”** Motion carried unanimously.

**OTHER BUSINESS:**

A. Solar Farms. Zoning Administrator Eaton received a request for a solar farm on 57 acres zoned SFR. There is no current zoning ordinance for solar farms. Discussion followed. **MOTION** by Hammond, seconded by Peterson, **“TO INSTRUCT PLANNER HOTALING TO DRAFT A SAMPLE ORDINANCE REGARDING A SPECIAL USE FOR SOLAR FARMS.”** Motion carried unanimously.

**MOTION** by Hammond, seconded by Peterson, **“TO DEVIATE TO NEW BUSINESS A).”** Motion carried unanimously.

**NEW BUSINESS:**

A. Rezoning – Jon Glassel – 4706-18-400-007 file #-04.10.01. Proposed rezoning from NSC to RSC, set public hearing for May 18, 2010. **MOTION** by Hammond, seconded by Sloan, **“TO SET PUBLIC HEARING FOR PROPOSED REZONING OF 4706-18-400-007 FILE #04.10.01 FROM NSC TO RSC FOR MAY 18, 2010 AT 7:15 P.M.”** Motion carried unanimously.

**MOTION** by Hammond, seconded by Peterson, **“TO RETURN TO THE AGENDA FOR PUBLIC HEARINGS.”** Motion carried unanimously.

**PUBLIC HEARING: 7:15 P.M.**

A. Rezoning of 4706-27-400-002, 003, 004, 005, 010, 012, 019, 022, 024 and 4706-34-200-022 from NSC TO RSC and 4706-27-400-023 from OS to RSC. Request from Township Board. **MOTION** by Hammond, seconded by Peterson, **“TO OPEN THE PUBLIC HEARING FOR PROPOSED REZONING OF PARCEL 4706-27-400-002, 003, 004, 005, 010, 012, 019, 022, 024 AND 4706-34-200-022 FROM NSC TO RSC AND 4706-27-400-023 FROM OS TO RSC.”** Motion carried unanimously. There were no public comments. **MOTION** by Hammond, seconded by Peterson, **“TO CLOSE THE PUBLIC HEARING AT 7:16 P.M.”** Motion carried unanimously. Discussion followed. Planner Hotaling suggested that parcel #4706-27-300-005 be added to the proposed rezonings. **MOTION** by Hammond, seconded by Peterson, **“TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE PROPOSED REZONINGS ADDING PARCEL 4706-27-300-005.”** Motion carried unanimously.

B. Outdoor Furnace Ordinance – Section 14.54. **MOTION** by Sloan, seconded by Peterson, **“TO OPEN THE PUBLIC HEARING AT 7:24 P.M. FOR OUTDOOR FURNACE ORDINANCE SECTION 14.54.”** Niels Pedersen 2177 W. Allen Road had comments regarding the difference between wood burning outdoor furnaces and those that burn pellets. He felt the 3 acre minimum and setback would be fine for wood burning furnaces but that the pellet burners do not emit smoke nor does he feel would need such strict setbacks or acreage requirements. **MOTION** by Hammond seconded by Peterson, **“TO CLOSE THE PUBLIC HEARING AT 7:34” P.M.”** Motion carried unanimously. Discussion followed. It was suggested that the decision regarding recommendation be defer until Planner Hotaling could look into this and come back with some suggestions for another section addressing pellet burners. **MOTION** by Hammond, seconded by Sloan, **“THAT THE RECOMMENDATION IS DEFERRED UNTIL MAY 18, 2010 PLANNING COMMISSION MEETING FOR FURTHER RESEARCH REGARDING PELLET TYPE FURNACES.”** Motion carried unanimously.

**OLD BUSINESS:**

None

**CALL TO PUBLIC:** No response

**ADJOURNMENT:** **MOTION** by Sloan, seconded by Peterson, **“TO ADJOURN.”** Motion carried unanimously. The meeting was adjourned at 7:37 P.M.

Date:\_\_\_\_\_

Approved as Presented\_\_\_\_

Approved as Amended\_\_\_\_

Signed:\_\_\_\_\_

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Lois Kanniainen, Recording Secretary

\_\_\_\_\_  
Matt Ikle, Chairman

\_\_\_\_\_  
Mark Peterson, Secretary

Corrections: Page 1, line 1, strike “Vice”.