

**HOWELL TOWNSHIP PLANNING COMMISSION**

Howell Township Hall

May 18, 2010

7:00 P.M.

**MEMBERS PRESENT:**

Matt Ikle  
Brent Earl  
Larry Hammond  
Kathy Kaminsky  
Joe McKnight  
Mark Peterson  
Andrew Sloan

**MEMBERS ABSENT:**

None

**ALSO PRESENT:**

Carolyn Eaton – Township Clerk/Zoning Administrator  
Bob Hotaling – Township Planner  
Bill Fahey – Township Attorney

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

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

Motion carried unanimously.

**APPROVAL OF THE MINUTES: MOTION** by Sloan, seconded by Peterson, **“TO APPROVE THE MINUTES FOR THE APRIL 20, 2010 MEETING AS PRESENTED.”** Motion carried unanimously.

**ZONING REPORT:** Zoning Administrator Eaton reported 1) Zoning Violation regarding piles of mulch on Transwest property – in court May 19, 2010. 2) She is working with Assessing to get caught up. 3) LUP list attached.

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

**TOWNSHIP BOARD REPORT:** Since the last report: 1) spring clean up day will be June 12, volunteers are needed.

**CORRESPONDENCE:** 1) SEMCOG update. 2) Zoning and Planning News.

**MOTION** by Hammond, seconded by Kaminsky, **“TO DEVIATE TO ITEM 10, OLD BUSINESS A)”** Motion carried unanimously.

**Old BUSINESS:**

A. Outdoor Swimming Pools –proposed amendment to Section 14.25G and H and Definitions #168. Latest updates were discussed. **MOTION** by Hammond, seconded by Sloan, **“TO SCHEDULE A PUBLIC HEARING FOR JUNE 15 2010 AT 7:15 P.M FOR PROPOSED AMENDMENT TO SECTION 14.25G AND H AND DEFINITION #168.”** Motion carried unanimously. **MOTION** by Hammond, seconded by Sloan, **“TO MAKE THE CHANGE THE TIME IN THE ABOVE MOTION TO 7:10 P.M.”** Motion carried unanimously.

**MOTION** by Hammond, seconded by Sloan, **“TO DEVIATE TO #13, CALL TO THE PUBLIC.”** Motion carried unanimously.

**CALL TO THE PUBLIC:** No response.

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

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

A. Proposed Rezoning Jon Glassel 4706-18-400-007, from NSC to RSC. **MOTION** by Hammond, seconded by Sloan, **“TO OPEN THE PUBLIC HEARING.”** Motion carried unanimously. Mr. Glassel indicated he wanted the property rezoned to make it more marketable in the future. There were no further public comments. **MOTION** by Kaminsky, seconded by Hammond, **“TO CLOSE THE PUBLIC HEARING AT 7:16 P.M.”** Motion carried unanimously. Discussion followed. **MOTION** by Hammond, seconded by Kaminsky, **“TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE PROPOSED REZONING OF 4706-18-400-007 FROM NSC TO RSC.”** Motion carried unanimously.

B. Continuation of Outdoor Furnace Ordinance – Section 14.54. **MOTION** by Sloan, seconded by Hammond, **“TO OPEN THE PUBLIC HEARING AT 7:17 P.M. FOR OUTDOOR FURNACE ORDINANCE SECTION 14.54.”** There were no public comments. **MOTION** by Sloan seconded by Hammond, **“TO CLOSE THE PUBLIC HEARING AT 7:19” P.M.”** Motion carried unanimously. Discussion followed. Planner Hotaling’s updated proposed changes were reviewed. It was noted that a pellet furnace could be later converted into a wood burner. It was the consensus of the Planning Commissioners that they did not want the one acre minimum for a pellet furnace that could be later converted into a wood burning one. Attorney Fahey noted the words “reasonable person’s standards could be used to determine discernable or objectionable smoke, odor or flash. Planner Hotaling was asked to redraft the proposed amendment without a lot size but with a 150’ setback for the outdoor furnace. **MOTION** by Hammond, seconded by McKnight, **“THAT THE RECOMMENDATION IS DEFERRED UNTIL JUNE 15, 2010 PLANNING COMMISSION MEETING FOR FURTHER REDRAFT OF THE SUGGESTED CHANGES, WITH DISTANCE AND REASONABLE PERSON PROVISIONS INCLUDED.”** Motion carried unanimously.

**NEW BUSINESS:**

None

**OTHER BUSINESS:**

None

**CALL TO PUBLIC:** 1) Rick Leach, 4045 Indian Camp Trail – had comments regarding wind and smoke from outdoor furnaces.

**ADJOURNMENT:** **MOTION** by Hammond, seconded by Peterson, **“TO ADJOURN.”** Motion carried unanimously. The meeting was adjourned at 7:42 P.M.

Date: \_\_\_\_\_  
Approved as Presented \_\_\_\_\_  
Approved as Amended \_\_\_\_\_  
Signed: \_\_\_\_\_

\_\_\_\_\_  
Lois Kanniainen, Recording Secretary

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

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