

City of Howell
Planning Commission
March 17, 2021
ZOOM Digital Meeting
611 E. Grand River Avenue
Howell, MI 48843

The regular meeting of the Planning Commission was called to order by Chairperson Vukonich at 7:00 p.m.

COMMISSIONERS PRESENT: Maryanne Vukonich, Nathan Voght, Mayor Nick Proctor, Jan Lobur, Chelsea Dantuma and Robert Spaulding

Absent: Erin Britten

ALSO PRESENT: Community Development Director Timothy Schmitt, Deputy City Clerk Tonya Hubbard and Planning Consultant Richard Carlisle

GUESTS: Luke Wilson

APPROVAL OF MINUTES, February 17, 2021 ZOOM DIGITAL MEETING

MOTION by Lobur, SUPPORT by Spaulding, “To approve the February 17, 2021 zoom digital Planning Commission meeting minutes as presented.” A roll call vote was taken. Proctor – yes, Lobur – yes, Voght – yes, Spaulding – yes, Dantuma – yes, Vukonich – yes. MOTION CARRIED (6-0).

CALL TO THE PUBLIC

None.

STAFF REPORT

Community Development Director Schmitt informed the commission that Recycle Livingston is moving forward with their plan to build a new recycling/office building after getting grant funding from the State of Michigan. The Highland Howell project is in title review with no objections at this point.

Commissioner Spaulding asked what the dollar amount of the grant for Recycle Livingston was, Mr. Schmitt responded \$282,504.80 and went into greater detail of Recycle Livingston’s plan including a slightly different building with both office and work space.

NEW BUSINESS

SP21-03 – LOT SPLIT – 110 EAST WASHINGTON

Mr. Schmitt stated that First National Bank is requesting to split the lot at 110 E. Washington into two lots. The existing drive thru building, parking, and maneuvering would remain in its current configuration on the parent parcel while the new parcel would be created at the Northeast corner of Michigan and Washington with no construction being requested at this time.

Commissioner Voght questioned the potential use, ability to redevelop and the parking allowance downtown.

Community Development Director Schmitt responded that a private parking lot as a primary land use is not permitted.

Luke Wilson, 215 S. Michigan, explained he currently has a purchase agreement with the bank to purchase the lot if the split is approved with his intent to add additional parking for his business by converting the parcel to a parking lot.

MOTION by Proctor, SUPPORT by Dantuma, “To approve the land division application (#21-03) for 110 East Washington, parcel id number 4717-36-306-051, to create two new lots, each with 66 feet of frontage on East Washington, which meets minimum standards for property in the CBD, Central Business District, subject to the following condition:

- 1. A cross access easement is required between the parent parcel and the new parcel for the use of the existing curb cut on East Washington.”**

A roll call vote was taken. Lobur – yes Voght- yes, Spaulding- yes, Dantuma – yes, Proctor – yes, Vukonich – yes.

MOTION CARRIED (6-0).

OLD BUSINESS

ORDINANCE 940 – SIGN ORDINANCE UPDATE

Mr. Carlisle spoke to the specific changes that the Sign Ordinance Update incorporated, including limiting the size of historical signage in the residential district, the definition of a wall sign includes signs that are affixed, painted or printed to a wall or window and limiting Electronic Message Signs to grey scale, not full color.

Chairperson Vukonich stated that from previous discussions the commission agreed that using light lettering on a dark background or dark lettering on a light background on Electronic Message Signs was acceptable, Mr. Carlisle stated that he would make that change.

MOTION by Lobur, SUPPORT by Spaulding, “Recommend approval of Ordinance 940 to the City Council for the City-initiated ordinance to update the City of Howell’s sign standards subject to the comments of Mr. Carlisle and The Planning Commission.” A roll call vote was taken. Voght- yes, Spaulding- yes, Dantuma – yes, Proctor – yes, Lobur – yes, Vukonich – yes.

MOTION CARRIED (6-0).

MOTION by Voght, SUPPORT by Proctor, “To excuse Commission member Britten.” A roll call vote was taken. Spaulding- yes, Dantuma – yes, Proctor – yes, Lobur – yes, Voght – yes, Vukonich – yes.

MOTION CARRIED (6-0).

Mayor Proctor expressed his gratitude and thanked Mr. Carlisle and Mr. Schmitt for their patience and hard work on the Sign Ordinance Update.

MOTION by Proctor, SUPPORT by Spaulding, “To adjourn the meeting at 7:24 p.m.” A roll call vote was taken. Dantuma – yes, Proctor – yes, Lobur – yes, Voght – yes, Spaulding – yes, Vukonich – yes.

MOTION CARRIED (6-0).

Tonya Hubbard, Deputy City Clerk