

RESOLUTION NO. 2026-08
OPPOSING STATE LEGISLATION THAT WOULD PREEMPT LOCAL ZONING
AUTHORITY REGARDING HOUSING DEVELOPMENT
CITY OF HOWELL
County of Livingston, State of Michigan

Minutes of a regular meeting of the City Council of the City of Howell, County of Livingston, State of Michigan (the "City"), held on April 27, 2026 at 7:00 p.m., prevailing Eastern Time.

PRESENT: Jacob Schlittler, Luke Wilson, Michael Gaitan-Flores, Alex Clos, Erin Britten, Mayor Pro Tem Jan Lobur and Mayor Nikolas Hertrich.

ABSENT: None.

The following preamble and resolution were offered by Member Clos and supported by Member Britten:

WHEREAS, the City of Howell is a municipal corporation organized and existing under the laws of the State of Michigan and is charged with protecting the health, safety, and welfare of its residents; and

WHEREAS, the Michigan House of Representatives recently introduced a package of bills that would preempt local authority over zoning and land use decisions related to housing development; and

WHEREAS, while the City of Howell supports efforts to increase housing affordability and expand housing opportunities within the State of Michigan, the legislation as introduced would significantly limit the authority of locally elected governing bodies and appointed planning commissions and zoning boards to make decisions that reflect the unique character, infrastructure capacity, and priorities of their communities; and

WHEREAS, local zoning and housing standards are carefully developed to align with the capacity of roads, stormwater systems, water and sewer infrastructure, and police and fire services, and are integrated with long-range master plans, capital improvement plans, and municipal budget forecasting; and

WHEREAS, increasing residential density without adequate local review and mitigation planning may result in overburdened utilities, unsafe traffic conditions, strained public safety resources, unfunded service demands, and other unintended consequences that directly impact residents; and

WHEREAS, local planning processes are transparent and participatory, providing residents with direct access to public meetings, hearings, and elected officials, thereby ensuring accountability and community engagement in land use decisions; and

WHEREAS, State preemption of local zoning authority diminishes local accountability and may not adequately account for the varied infrastructure constraints, geographic conditions, and community needs that differ significantly across Michigan municipalities; and

WHEREAS, responsible housing growth should occur through collaboration between the State of Michigan and local governments to ensure that affordability goals are balanced with infrastructure capacity, public safety considerations, and sound fiscal management;

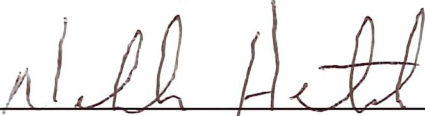
NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Howell hereby formally opposes the Michigan House housing preemption package as currently introduced.
2. The City urges members of the Michigan Legislature to vote against the bills in their current form and to engage collaboratively with local governments to develop housing policies that promote affordability while preserving local planning authority and protecting public infrastructure systems.
3. The City supports constructive dialogue and partnership with the State to identify meaningful solutions that increase housing opportunities without creating unfunded mandates or infrastructure burdens on local communities.
4. The Clerk is directed to transmit a copy of this Resolution to the Governor of the State of Michigan, members of the Michigan House of Representatives and Michigan Senate representing this community, the Michigan Municipal League, the Michigan Townships Association, the Michigan Association of Counties, and any other interested parties.

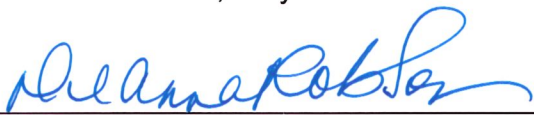
AYES: Schlittler, Wilson, Gaitan-Flores, Clos, Britten, Mayor Pro Tem Lobur and Mayor Hertirch.

NAYS: None.

RESOLUTION DECLARED ADOPTED by the Howell City Council this 27th of April, 2026.



Nikolas Hertirch, Mayor



Deanna Robson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of Resolution No. 2026-08 adopted by the City Council of the City of Howell, Livingston County, Michigan, at a regular meeting held on the 27th day of April, 2026 and that the meeting was held and the minutes were filed in compliance with Act No. 267 of the Public Acts of 1976.

IN WITNESS WHEREOF, I have affixed my official signature this 27th day of April, 2026.

BY: 

City Clerk