

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 7/24/19**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:00pm at the Township Hall, 4990 Zimmer Road, Williamston, MI. Chairman Eidt called the meeting to order and reviewed the agenda.

PRESENT: Chairman Eidt, Secretary Brown-Timm, Commissioners Giese, Flore, Weston, and Davis, and Trustee Eyster.

ABSENT: Vice-Chair Stanford, Commissioner LaMore. Quorum established.

ALSO PRESENT: Planning Consultant Susan Cronander of McKenna.

APPROVAL OF MINUTES

Tabled approval of the minutes from May 22, 2019 to the next meeting due to a lack of quorum.

Public Comment opened at 7:03 p.m.

None.

Closed Public Comment at 7:04 p.m.

UNFINISHED BUSINESS

Zoning Ordinance Amendment language for events barns/centers: review draft language, recommendation to the Township Board.

Further discussion ensued:

- Discussion about event facility start times from 8-11 a.m. Considered keeping the same start time but add flexibility in times to include set-up and take down at individual events.
- Discussion about number of attendees permitted. Agreed that the occupancy permit would likely determine the number of attendees permitted.
- Chairman Eidt invited the audience to ask questions:
 - Benli Chai, 479 Sherwood Rd., Williamston has 40 acres in Williamstown Township. He asked about kitchen facilities, food preparation rules, number of bathroom facilities required, drinking water requirements, plumbing/sewer, and setback requirements. It was explained to him that many of these items would be determined by the Ingham County Health Department and outlined in the

occupancy permit. Trustee Eyster explained that some of the rules in an ordinance will be firm and others will be permissible to be waived or altered to suit the situation.

- Discussion about number of days per week events will be allowed at a property.
- Commissioner Flore would like to invite people who are currently running an event barn to come to a meeting with the Planning Commission to ask questions of them.

Motion by Commissioner Weston to table the Events Barns/Centers public hearing to gather more information. Seconded by Commissioner Davis.

Motion Carried unanimously 7-0.

Higher Density Zoning

Discussed Carl Macintosh's "Cottage Cluster" Zoning. A Sub-Committee was organized to determine if this type of zoning is feasible for this property. Members will be Supervisor Bloomquist, Chairman Eidt, and Commissioners LaMore, Geise, and Davis.

NEW BUSINESS

Presentation: Reintroduction of Red Cedar Renaissance Compensating Cut by Alan Boyer, PE from LSG Engineers and Surveyors.

The previous permit for this project has expired and they will be seeking a new one, with revised parameters. They will need to update their permit from the Michigan Department of Energy, Great Lakes, and Environment (EGLE, formerly DEQ) and has to come to the Williamstown Township Planning Commission to update their site plan. These changes are needed due to the changes in the Red Cedar development, near Frandor. According to Mr. Boyer, the goal is no loss of flood storage in this water system. Therefore, the development will require them to create a compensating cut to take in the volume of the water within the flood plain that would be displaced. The change for the site is in the area that will be excavated. The area to be excavated will double from the previous plan. The Stover family, which owns the property to be excavated, may take the excavated soil onto their adjacent farm. There is also a possibility of taking some of the excavated soil for fill in Summit Cemetery.

- Commissioner Weston asked about the possibility of an easement for a trail to the river.
- Questions were asked about maintenance after the excavation.
- Questions were asked about how this will affect neighboring properties.
- Discussed the trails and parkway master plan that the Township has in place.
- Discussed current grant that addresses the log jams in the Red Cedar river.

Motion by Commissioner Geise to call a special meeting for August 28, 2019, 7:00 p.m. Seconded by Commissioner Davis.

Motion Carried unanimously, 7-0.

ZO amendment language for Temporary Accessory Structures (PODS/fabric shelters). ZBA interpretation, review draft language, set public hearing.

- Discussed the definition.
- Anything over 200 square feet would require a permit.
- Applies to temporary structures only.
- Discussed which districts/areas/size of parcels to which it would apply.
- Discussion about whether to include semi-trailers in the ordinance.

Motion by Commissioner Davis to table the Pods issue, supported by Commissioner Weston.

Motion Carried unanimously, 7-0.

Farm Animal Permit: samples

- Reviewed sample farm animal permits from other municipalities.
- Discussed permitting versus zoning for animal use on properties.
- Suggestion to register animals instead of permitting them.
- Formed a Sub-Committee to explore more detail on this issue, which will include Supervisor Bloomquist, Commissioners Flore and Weston.

PLANNING AND BOARD REPORTS AND REVIEW

Township Board Report – Trustee Eyster discussed the Board’s work on roads in the Township. It will take approximately \$14 million to repair every road (excluding State and County roads) in the Township that needs it. The Township Board is deciding what to do in terms of a road millage, etc. A millage would be 6 mills to cover everything needs to be done. The next Board meeting is a Special Board Meeting to discuss this issue is on July 31, 2019.

Planning Chair – No report.

Planning Staff – Jim Howard is absent, therefore no report.

Planning Commissioners – Commissioner Weston asked about an issue a resident wanted the Commission to look at.

CORRESPONDENCE

None.

CITIZEN COMMENT

None.

REVIEW

Chairman Eidt reviewed the PC's actions from the meeting:

- Tabled approval of the May meeting minutes to the August 28, 2019 meeting due to lack of a quorum of that meeting's attendees.
- Suspended tonight's Public Hearing on Event Barns/Centers and set a Public Hearing for August 28, 2019 to allow more time to gather information.
- Discussed resident Carl MacIntosh's "Cottage Cluster" zoning and formed a Sub-Committee to look into this in more detail.
- Tabled the issue regarding PODS/fabric shelters.
- Formed a Sub-Committee to discuss in detail the issue of farm animal zoning/permitting.

ADJOURNMENT

Motion by Commissioner Davis, second by Commissioner Weston to adjourn.

Meeting adjourned at 10:10 pm.

Robin Cleveland, Recording Secretary

Joscelyn Brown-Timm, Secretary