

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 8/28/19**

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, Vice Chair Stanford, Secretary Brown-Timm, Commissioners Giese, Flore, Weston, LaMore and Davis, and Trustee Eyster.

ABSENT: None – all present. Quorum established.

ALSO PRESENT: Planning Consultant Susan Cronander of McKenna and Jim Howard.

APPROVAL OF MINUTES

Motion by Davis, second by Eyster to approve the minutes of May 22, 2019.

Motion approved 7 – 0 (Brown-Timm, Westin abstained-not present).

Motion by Eyster, second by Davis to approve the minutes of July 24, 2019.

Motion approved 7 – 0 (Stanford, LaMore abstained – not present).

PUBLIC COMMENT

Public Comment opened at 7:05 p.m.

None.

Closed Public Comment at 7:05 p.m.

UNFINISHED BUSINESS

None

NEW BUSINESS

Site Plan Review - Reintroduction of Red Cedar Renaissance Compensating Cut by Alan Boyer, PE from LSG Engineers and Surveyors.

Mr. Boyer began his presentation of the project which is coupled to 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 by the downstream development. They have had meetings with the Drain commissioner and EGLE (formerly DEQ) and are in receipt of the engineering review letter from Manik Smith. The cut will be excavated at the upland area in the oxbow. The Stover family, which owns the property to be excavated, will take the excavated soil onto their adjacent farm. The plan is also to place some of the excavated soil in Summit Cemetery (7800 – 10000 cy) which will raise the low area 3 to 5 feet, up to 8 feet.

The tree inventory will be updated to reflect the additional trees to be removed, per Mannik Smith's letter.

EGLE wanted to know how quickly the cut could be done to accommodate Spring rains/runoff.

The excavated area will likely become a wetland.

The Red Cedar takes 3 – 5 days to rise, and 3 – 5 days to fall.

Question arose about what could be done about the non-motorized trail along the river, perhaps an easement? Mr. Hockstok stated that could be difficult to do at this point. It was suggested that could be a condition for approval.

Also mentioned was the recognition of the Township's contribution to the project. Mr. Hockstok stated they will continue to reinforce the importance of the Township's contribution.

Motion by LaMore, second by Weston to recommend approval of the project by the Township Board with conditions:

- **That discussions about an easement for the non-motorized trail should continue;**

- **That the issues raised in McKenna's letter be addressed;**
 1. **A new Ingham County Drain Commission permit**
 2. **Grading permit required**
 3. **Evaluation for compliance with floodplain regulations**
 4. **Revised MDEQ / EGLE permit or correspondence citing continued approval**
 5. **Township engineering review / approval**

- **That the issues raised in Mannik Smith's letter be resolved;**
 1. **Add note to plan that all trees/plant material eliminated be completely removed from site**
 2. **Revise minimum dimension from disturbance limits to fill area (sheet 5)**
 3. **Identify haul roads on sheets 6 and 7**
 4. **Revise Construction Note on sheets 5,6 and 7 to correct sheet numbers**
 5. **Provide earthwork calculations for review to verify volume**
 6. **Provide copy of ICDC soil erosion control permit**

7. Provide a copy of the MDEQ permit # WRP 001072 specific to the comp cut area noted on title sheet

- That wetland plants be placed along the riverbank area.

Motion approved 8 – 1 .

PLANNING AND BOARD REPORTS AND REVIEW

Township Board Report – Trustee Eyster mentioned that the Board continues to work on the roads issue.

Planning Chair – No report.

Planning Commissioners – Commissioner Flore informed the PC about his discussions with 9 different extension agents about events barns, which currently are still regulated locally, and mentioned Senator Barrett’s proposed legislation. He further mentioned that MDARD is looking at establishing a GAAMPs committee for Events Barns.

Commissioner Stanford mentioned the Planners Luncheon coming up 9/24 in Livingston County with an events barns topic.

Commissioner LaMore stated that the township should look at a tree ordinance.

Planning Staff – Howard mentioned some upcoming dates: the MAP workshop on 10/23; the Higher Density Zoning Committee meeting on September 4; and the Farm Animal Permit Committee on September 9.

CORRESPONDENCE

None.

CITIZEN COMMENT

Supervisor Bloomquist commended the PC on the job they do for the Township.

REVIEW

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

- Recommend site plan approval to Township Board, with conditions, of the Red Cedar River Compensating Cut.

ADJOURNMENT

Motion by Commissioner Flore, second by Commissioner Giese to adjourn.

Meeting adjourned at 8:29 pm.

Jim Howard, Recording Secretary

Joscelyn Brown-Timm, Secretary