

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
January 18<sup>th</sup>, 2011**

**CALL TO ORDER**

The Williamstown Township Planning Commission convened at 7:30 pm at the Williamstown Township Hall located at 4990 Zimmer Road, Williamston, Michigan. Chairman Michael Fielek called the meeting to order and reviewed the agenda.

**PRESENT:** Chairman Mike Fielek, Vice Chair Rex LaMore, Secretary Gerald Eidt, Commissioners Rod Imhoff, Ger Schultink, Dali Giese, Joscelyn Brown-Timm, Ron Cook and Board Representative Martin Wright.

**ALSO PRESENT:** Planning Consultant Chris Doozan of McKenna Associates and Planning Assistant Wanda Bloomquist

**MINUTES APPROVAL**

**Motion by Commissioner Imhoff to approve the minutes of the meeting with the correction of Shannon Rezoning- Master Plan- change determinate to determinat.**

**Seconded by Commissioner Eidt.**

**Motion Carries**

**PUBLIC COMMENT**

Soraya Nowland 248 E. Newman: regarding 4 acre parcel and ability to have livestock.

**UNFINISHED BUSINESS**

**Site Plan Review-Wallace Storage**

Chris reviewed letter. Applicant brought in new site plans with sign information.

- Addition of use for go-mini's and truck rental.
- Board agreed that above were similar uses subject to SUP
- Need for SUP
- Parking- loss of spaces 28 90 required per ordinance.
- Room to modify spaces
- Concern of parking lay out
- Landscaping
- Previous landscaping approved needs to be completed
- Signs- on new plan
- Storage buildings
- Paving- variance would be required

Planning Consultants recommendations:

1. Special land use application must be filled out and a Public Hearing scheduled.
2. Planning Commission must determine if parking spaces are adequate.
3. Parking modifications must be made as noted
4. Landscaping screening modifications must be made as noted.
5. Landscape performance bond must be posted
6. Additional sign information is needed and more changes anticipated for site plan

7. Storage buildings not being built should be deleted from site plan.
8. A variance from the paving requirement must be obtained.

Applicant Dan Wallace addressed planning commission. Revised plans submitted to Chris. Question re: allowed space for businesses. Floor plan is needed to determine signage.

Questions for applicant

- Parking for Williamston Glass and geotech
- Added asphalt millings at storage
- 80% occupied
- truck locations to east of two story building- revised on new site plan
- Table until next meeting- Wallace and Chris meeting at 1:00 on 19<sup>th</sup>.

### **Medical Marihuana**

Supervisor Martin presented information from Task Force meetings.

Items Discussed included:

- Municipalities agreed moratorium important until issues addressed.
- Prosecutor does not recommend a total ban.
- Need to consider caregivers and patients.
- Licensing or by zoning
- Smaller townships recommend by zoning
- Mirror something we already have in the ordinance
- Permit recommended by location only.
- Other concerns: balance to accommodate act and public safety and surrounding area
- Options for caregiver restrictions. Don't need to accommodate both in one spot.
- Traverse City redoing ordinance. Not enough control.
- Cannot give out names.
- Can limit caretakers to one location, distances to each other and public places
- Currently have not received positive comments
- Complaints from neighbors
- Review white paper by Mr. Fisher
- Does not make Marijuana legal
- Movement in state by MTA and others to amend law
- ¾ vote needed by both House and Senate to amend referendum
- Permitting could limit the total number in community.
- Location of current providers before moratorium
- Could specify caregivers only service patients in our community?
- patient to patient transfers is legal
- Delta Twp doing licensing but they have resources
- Huge consumption of electricity due to growing plants
- Minimize uses in township to begin with.
- Task force could not come up with ordinance language to fit all communities

Questions entertained by the Supervisor regarding police service.

- Chris reviewed survey results
- Add: no consumption on site by patients
- Confidentiality not an issue with caregiver

Will need to request board for extension of moratorium

Planning Commission has asked to review last submitted draft presented by Planning Consultant Doozan at the February meeting.

## **Trails and Greenways**

Planning Consultant Chris Doozan reviewed amendment to Master Plan:

Process of development of draft

Types of Trails and Greenways

Reviewed maps resulting from subcommittee work

Use of utility easements

Paved shoulders

Significant areas

Review of Park trail system

Review of township hall trail plan

Recommendation of priorities addressed

Funding sources

Discussion:

- Difference of 4 ft pathways and shoulders on maps- add definitions
- Regional map added would be helpful
- Question: Location of Bus Stop on map
- Adopted amendment would place in recreation portion of master plan.

Motion to call for public hearing by Commissioner Geise to amend the master plan with correction of 4 ft pathway/shoulder correction and addition of regional map. Second by Commissioner Brown- Timm  
Motion carries.

Public Hearing will be in February.

## **GRGreenZone Competition**

- Review of process and objective in creating Green Zone.
- Environmental protection
- LEED friendly
- Protect ag uses
- Protects view shed.
- Would be a new district
- Need to establish boundaries
- Eligibility requirements
- Comply with green zone principles
- Minimum acreage size
- Compliance w/ Master Plan
- Protect natural features
- Permitted uses
- Research and technology
- Residential
- Community services-commercial with restrictions accessory use to primary use
- Prohibited uses
- Project design requirements
- Planned development review
- Residential density

- Parking
- Landscaping- native and protection of existing
- Stormwater management
- Public transportation review
- Area, height, bulk and placement requirements
- Non-motorized transportation along GR and Red Cedar
- Set backs

Questions from commissioners:

- Why limit manufacturing- currently not a district that was considered.
- Truck volume with manufacturing- by products with manufacturing
- How to craft something that allows some industries by code
- Setback for residential
- Need to determine boundary

Will place on agenda for next month to discuss district boundaries.

### Zoning Ordinance Review

Article 8.02(KK) through Article 10

Commissioners will be given until February 4<sup>th</sup> to get suggestions to the planning assistant to be reviewed at the meeting in February.

### NEW BUSINESS

#### Joint Meeting- City of Williamston

Scheduled for February 22<sup>nd</sup> at Williamstown Township Hall 7:30

Suggested Agenda Items included.

- 425 agreements
- Recreational development- trails and greenways
- Well head protection plan
- Waste water plant update
- Mass transit
- 96 intersection plans
- Wondering where they are on master plan cycle
- PC filling spaces
- Master plan for us
- Trails and greenways
- GR green zone
- Ordinance revisions
- Medical Marijuana

#### 2011-12 Meeting Dates

Change April 22 to 26<sup>th</sup>

**Review**

PLANNING AND BOARD REPORTS AND REVIEW

Township Board

Working on Budget- PH on Feb 8<sup>th</sup> at 6:30

Planning Staff

USB review

Sue Pigg new director of Tri-County

Review

Planning Consultant Doozan will be meeting with Mr. Wallace regarding his site plan.

Review of last draft regarding Medical Marijuana will be in February

Called for Public Hearing for Trails and Greenways amendment.

Boundary for the Grand River Green Zone will be discussed at the February meeting.

Planning Assistant Bloomquist will work with the City of Williamston regarding Agenda for Feb. 22<sup>nd</sup> meeting.

Meeting dates for 2011/12 were approved

Motion to approve meeting dates by Commissioner LaMore

Seconded by Eidt

Motion carries

**ADJOURNMENT**

Motion by Vice Chair LaMore to adjourn the meeting.

Meeting adjourned at 9:50

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**Wanda Bloomquist**  
**Recording Secretary**

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**Gerald A. Eidt, Secretary**