

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
February 15th, 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 Eidt to approve the minutes of the meeting with the correction of date.

Seconded by Commissioner Imhoff

Motion Carries

PUBLIC COMMENT

None

UNFINISHED BUSINESS

Medical Marihuana

Chris reviewed the revisions based on discussion at January meeting and task force recommendations. significant changes from last revisions include:

- Elimination of class A/Class B for home occupation.
- C(10)c- clarification of number of caregivers per parcel.
- C(10)g- change from License to Registration and notification requirements

Discussion included:

- c. no more than 5 qualifying patients. Clarify that caregiver can also be a patient
- building permits: do you need if currently sufficient.
- f. inspections: clarification of if and when. States: may be subject to. Protects township.
- Remove section in f. regarding "typical residential use"
- Up to caretaker to insure up to code.
- F. add: any other appropriate inspections and code
- Question on difference between federal drug free zone guidelines or 1000 ft. Federal guidelines are not easy to understand. 1000 ft is simpler to clarify. Edge of property to edge of property. Property lines most typical for distance. Can always apply for a variance.
- In law, not registered by state but can still defend themselves. What about individuals who have not registered to be a caregiver with the Township. Should we be asking for registry card. Clarify registration is for locational purposes only. There is a distinction between caregiver and qualifying

patient. Need clarification if we can ask for copy of license by caregiver.

- Concern over confidentiality in office.
- Distinction between registered and unregistered patients/caregivers.
- Litigation would be means to enforce ordinance.
- No time indication as to when a caregiver would need to register: prior to the dispensing of....a caregiver will register.
- This revision seems fair and allows reasonable access for caretakers.
- B. Why is compassion club not prohibited. Compassion club would be allowed- dispensing advice and information. Add: does not dispense or grow.
- Is it needed to discuss the issue of selling paraphernalia in a compassion club.
- Can a caregiver work out of a retail environment. Currently written only as a home occupation.
- What are the limitations of selling retail out of the home.
- Prohibit retail sales under compassion club. Compassion club is not provided for in ordinance.
- Likely location for compassion club would be retail.
- Take out definition of compassion club- be silent on issue.

Commissioner Imhoff moved that the planning commission recommend to the board an extension of the moratorium for six months.

Support by Commissioner Schultink.

Motion carries.

Discussion of public hearing:

- Asking for moratorium gives us more time to take this slowly.
- Should planning commission give suggested amendments to the board for review prior to public hearing to get feedback from the board.
- McKenna will make revisions from discussion and will be presented to board for their input on suggested language.
- Take out prohibited use of compassion club in h.

GRGreenZone Amendment Review

Chris reviewed GR Green zone and revisions that were made. Two revisions of substance included:

- Section 0.05, Prohibited Uses and Structures. Item 1 to allow for Low Impact Manufacturing Operation, subject of Special Land Use.
- Section 0.07, subsection (E)1.c., Minimum setback from 20 ft to 50 ft.

Discussion included:

- definition of "Kaizen" add footnote for definition
- development to develop in Section 0.03
- page 3- NAICS headings are fairly focused.
- College and universities also include technology training or seminars- should be added if desired
- Question regarding privately owned parks, tennis clubs, etc.

Mapping questions:

- Areas that seemed to not be part of green zone.
- Far right boundary- should end at B-2.
- Why is parcel missing south of B-2.
- Parcels must have frontage on Grand River to be included.
- MHP should be removed from map.

- Smaller parcels should be included for long term planning
- Take smaller parcels out that are part of plat.
- Treat as overlay in RR
- Parcel on Burkley- how much road frontage on Grand River. Determine frontage
- What about others west of Sunnyside plat. Keep in due to size.

Scenario: Use not permitted if AG-C and now not allowed is this a taking. Is still a reasonable use of property.

Is zoning based on a sound plan? Based on Master Plan. If overlay would we accomplish the green zone? Overlay would not be uniform. Value added is expansion of use. Claim of taking would be hard to defend. Number of property owners along Green Zone.?

Plan on workshop meeting in May to invite residents. Sub Committee to meet ahead of time to determine meeting agenda.

Master plan review:

add Trails and Greenways, Complete Streets, census data, USB. Survey would be good – when would results be available? Timing for beginning Master Plan Review?

Zoning Ordinance Review

Article 8.02(KK) through Article 10

Chris passed out summary of comments made regarding revision-

8.02 Wineries: add AG-C to located near

4(c)add “through use of a pervious surface

5(a) retail shall occupy not more than 25% of floor space

5(e) accessory buildings shall comply with requirements in district

10) add ag-c to permitted production districts- change title.

8.03 c) remove duplication

A.5 accessory apartments. Provision making clear that accessory apt must be incorporated into home.

Question whether we should restrict making it a rentable area.

8.03 (B)5(b)2 change to terminate with a T- turnaround. Remove pictorial of cul-de-sac

8.03 (E) delete elderly

9.02 Add GAAMPS exemption in intro paragraph

A.5 reduce time to 9:00 pm from 10:00 pm

F.2 remove questions regarding storage tanks- zoning may regulate under 1100 gallons.

Add section that if tank storage is proposed that they are meeting state requirements

combine with G,H,I and J.

I and J delete two categories dealing electromagnetic radiation and radioactive materials.

C)4. add” calendar days”

10.01 AG-C as a residential district ? Under one or the other. 1.02 indicates a non residential district. Mixed use is also not listed. Predominate use is agricultural. Emphasis is on the ag. Historically treated as non-residential. Leave as non-residential.

Correct MBP to MHP.

Zoning Map. Placing on website.

Articles 11-17 comments to Wanda by March 11th for review at March 22nd meeting.

Joint Meeting- City of Williamston

Agenda presented. Remove planning commission appointments.

NEW BUSINESS

March Meeting Date Change

Date changed due to Board of Review from the 15th to the 22nd.

Review

PLANNING AND BOARD REPORTS AND REVIEW

Township Board

- Ph for the budgets and passed at last meeting.
- Board looking at burn ordinance

Planning Staff

- May 12th complete streets training

Review

- Planning Commission Chair: Take to Board the Extension request for the moratorium and language for suggested revisions.
- Green Zone Amendment will be a Workshop in May
- Zoning Ordinance Review through Article 17
- Agenda review for joint meeting.
- March meeting date changed

ADJOURNMENT

Motion by Commissioner Geise to adjourn the meeting.

Meeting adjourned at 10:10

Wanda Bloomquist
Recording Secretary

Gerald A. Eidt, Secretary