

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
March 22nd , 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, Joscelyn Brown-Timm and Ron Cook.

ABSENT: Commissioner Dali Giese 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 February 15th minutes with the correction of adding to page 3 of the minutes under Ordinance Review: 8.03(e) delete elderly
Seconded by Commissioner Cook
Motion Carries**

PUBLIC COMMENT

None
Closed at 7:35 pm

UNFINISHED BUSINESS

Medical Marihuana

Chair Fielek went over response of board to draft ordinance. The majority of the board opinion was to not locate caregivers in residential zoning. Other discussion points:

- City of Williamston proposed in Industrial Zone.
- Resurrect in commercial districts.
- Consultant Doozan does not feel that the City's method would stand up to a challenge.
- Would a limit of number withstand a challenge-such as liquor license.
- feels that the board should reconsider- unfair burden to caregivers.
- No restriction to location of patients to schools, parks, etc.
- Township is responsible for enforcing location.
- Legitimate use by law.
- Board feels that public will not want in residential area.
- Could two options be delivered to board for a choice.
- The process should be a formal recommendation to the board to vote up and down.
- Present benefits/drawbacks to each approach.
- Public comment will come either way- home based business or commercial.
- Look at both commercial and industrial.
- Makes it a business that can be advertised.
- Could be AG-C if commercial enterprise.

- Impact as home based business would be low. Would be less apt to have lawsuits.
- Take draft ordinance to public comment and see how it comes out of PH process.
- Pros and cons in written format at public hearing for residents to review.
- Similar 8.02A is totally different law.
- Could set separate regulations by itself that are similar.
- Look at the Commercial revisions again next month.
- Consider having a public hearing with both options. Consultant Doozan will also draft pros and cons on both options.

GRGreenZone Amendment Review

Map amendment would only include those parcels on Grand River. Parcel fronting on Burkley Rd will be removed from zone.

Pine Knoll would also be excluded since developed as a PD.

The sub-committee went over the proposed format of the meeting in May for the residents and neighbors of proposed zone.

Looking for suggestions from Commissioners on FAQ that will be distributed at the meeting.

Zoning Ordinance Review

Article 11 through Article 17

Consultant Doozan facilitated discussion of the comments that were brought forward.

Discussion included:

- Change minimum Structure size: Variance can be obtained for square footage-consensus to leave as-is.
- Moving Accessory Apartment to Accessory Use from Special Use: Accessory Use would go with the land. Under Special Land Use you can create the criteria with the conversion- can not be done as an accessory use. Leave as Special Land Use- can require to obtain a SUP.
- Standardize the capitalization of “district” throughout articles
- Beside home occupation, add: home based business throughout articles.
- 11.02(C)13b: decorative fence is for aesthetics. Specific standards are in 125.3206 statute-should match this.
- 11.02(C)13a: group homes need to remain as-is otherwise considered exclusionary- state policy is to integrate into neighborhoods.
- 11.05(C)5: take out public university
- 14.02(C)8: Standardize language throughout ordinance to “facilities”
- 12.02 C 2 Two family as a special use. Economically due to lower value of property on main arterial. More density at high volume traffic. Strike Two family as a special use
- 13.02 A 2 Provision is still good. Strike the 49 equivalent language as it is dealt with in 8.02
- Question regarding third paragraph of each heading. Achieve the vision of our master plan. Add energy conservation to language.
- 13.02 C 2 should not be a special use.
- 14.02 Make consistent with other language (2)
- 14.02 C 9 move to permitted use. Question of retail sales of nursery in anything less than RE. Retail sales could stay in SUP. Growing by right. Sensitive to traffic issues. Gives neighbors a chance to comment. Special Use is a One time fee for residents- businesses are an escrow. 2.07 deals with temporary structure provided not adjacent to any developed residential area with Christmas tree farm. Orchards would also fall in this category. Amount of acreage is an issue. If moved to as right- would need more restrictions. Move to permitted use.- revise b remove a

- 15.02 C (12&13) move to permitted use.
- 15.02 D Remove from AG-SF. 20 acre minimum. Are landing strips a residential use?
- Common for subdivision to be developed around air strips. Why only ag;sf? Leave where is
- Chris will review against current statute. Any changes have to be submitted to commission. Will leave as is.
- 16.03(B)11 a add “exceed”
- 17.02 C 3 Remove housing for the elderly due to removing standards. Remove the standards but leave housing for elderly. Need a definition.

Suggested discussion points for Articles 18 through 24 need to be to Wanda by April 8th.

NEW BUSINESS

Township Survey

Discussion points of the consideration of doing another survey for input to Master Plan review:

- Do we need another survey?
- Census data is out.
- Could consider a Monkey survey of email addresses.
- Commission should determine what to review of the current Master Plan before we decide survey.
- Consider a joint survey with city of Williamston.
- 10 sections to Master Plan. Prioritize what sections we should review.
- Population and Vision Statement.
- Future land use might be looked at based on vision statement.
- Seek public input on vision and goal.

Look at the cost of last survey. Felt that was very useful. Wanda will send out last survey with results to commissioners. How this plays with city goals and corridor. Interested to see trends from census data.

Review

PLANNING AND BOARD REPORTS AND REVIEW

Township Board

Planning Staff

- May 12th complete streets training

Review

- Chris will bring back a revised ordinance for caregivers in industrial and commercial districts and look at side by side.
- Discussed boundary of green zone.
- Article 18-24 by April 8th
- Strategy of Master Plan review
- Wanda will get copies of Brick industry and survey

ADJOURNMENT

Motion by Commissioner Imhoff to adjourn the meeting.

Meeting adjourned at 9:55

Wanda Bloomquist
Recording Secretary

Gerald A. Eidt, Secretary