

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
April 19th, 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, Joscelyn Brown-Timm, Ron Cook and Board Representative Martin Wright.

ABSENT: Commissioners Dali Giese and Ger Schultink

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

MINUTES APPROVAL

Motion by Commissioner Cook to approve the March 22nd, 2011 minutes with the correction of adding to page 2 of the minutes under 15.02 C: add 12 to permitted use.

Seconded by Commissioner Imhoff

Motion Carries

PUBLIC COMMENT

None

Closed at 7:35 pm

UNFINISHED BUSINESS

Medical Marihuana

Chris Doozan reviewed the two approaches to Medical Marihuana in non-residential as a special use and in residential as a home occupation. Pros and Cons of both were discussed.

Discussion included:

- Some cons on home occupation still relate to non-residential districts.
- Safety issues in neighborhoods more problematic than in open
- No smoking on premises-would be able to enforce better in non-residential
- Considered harassment if police stop in
- Public safety issues associated with MM:
 - Attract criminal element
 - Impact on young people in community
 - Driving under the influence
 - May be wise to specify what the public safety issues are
- Enticement: would be more of an issue in non-residential.
- Cost prohibitive? Is this the business model. Are there multiple caregivers- are we forcing a certain business model.
- Could it be considered exclusionary to limit it to one caregiver.
- Not an obligation to the economics.
- Do we want Grand River to look like Michigan Ave.
- Limited hours of operation as a pro in home occupation.
- Signage: can be monitored in both zones

- Non-residential districts are numerous.
- Eliminated OS-1
- Would eliminate non-residential near the park.
- Schools and parks would be 1000ft. Parks will be added.

Chris reviewed changes for comment:

- Would be a special land use in B-1, B-2, I-1 districts.
- 8.02 NN b would add park. (Should church be added?)
- State regulates liquor stores location to a church.
- Leave as-is for public hearing.
- No practical way to regulate smoking in both: added to pros and cons sheet.

Commissioner LaMore motioned to hold a public hearing for both proposed ordinance amendments at the May 17th meeting.

Seconded by Commissioner Eidt.

Motion Carries

GRGreenZone Map Review

Chris Doozan reviewed the changes to the map including the removal of the parcel on Burkley Rd. and the correction of the colors regarding zoning.

Other discussion included:

- Page 1 statement: statement of Purpose: remove “ of loss of farmland.”
- Question of survey results: not wanting commercial development along GR.
- The set back would keep the flavor.
- Can still be farmed.
- Agreement on Zone parameters
- Would allow development while preserving open space
- Atom smashing could take up to 6 years.
- Yearly authorization from congress is needed for completion
- Reviewed fact sheet.

Will move forward with Public Forum- notification will go to landowners immediately affected by the zone. Public forum will be May 24th.

Zoning Ordinance Review

Article 18 through Article 24

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

Discussion included:

- 18.02 A. 10: add “home based business”
- 18.02 A.13: eliminate bona fide
- 18.02 B. 1(a and c) correct the spelling of “baling” and remove “threshing. Remove a,b,and d from special uses and leave silent.
- 18.02 B: Remove 3 and 4 from special use to permitted use.
- 18.02 b 17: discussion regarding exceeding 750 units. Should be changed but 750 seems excessive. Put a period after operations and add GAAMPS and move to principal use and remove the word feedlot.
- Add CAFO as a special use.
- 18.02 B 20 Will remain as a special use.

- 18.02 B 23 and b and d: change to state licensed residential facilities would open to a lot more possibilities: definition in sub set. Clarify a. Suppose to be child day care homes: this is currently a permitted use in other parts of the township. Take out of AG-C all together.
- 18.02 C 2 a: Leave as is.
- 18.02 D 1 Airport leave as-is.
- 18.02 E 1 & 2: Remove rounding up- fractional numbers would be zero. Eliminate 2 from this section. Change to no more than 2 acres.
- 18.03 C: Changing cal-de sac to a T
- 18.02 E (6) Buffer Zone: remove 100 feet and define densely planted.
- 19.02 B 1. Take out the word college. Correct indent. Reference noise and odor control.
- Article 23 and 24 Remove completely.
- Brick industry recommendations: Development of new products that are comparable to brick. Hard time saying Brick is the standard we are going to measure against. Leave as-is.

Chris Doozan will bring forward the changes to date for review by the Planning Commissioners before calling for a public hearing.

NEW BUSINESS

Master Plan Review

Reviewed the elements of the Master Plan. Areas to be reviewed were determined:

1. Statement of Vision, Goals and Policies. Add the USB information and Regional Growth information.
2. Population Analysis
4. Existing Land Use.
7. Add updates from new Recreation Plan.
9. Future Land Use

If we are seeing a lot of changes we could do the survey. Suggest asking for email addresses to tax statements. Topics to address in a survey: bikes, Grand River, Trails, etc. Suggest using Survey Monkey.

Annual Report

Reviewed and accepted as written.

Planning and Board Reports and Review

Township Board

- Prairie Burn was held at the park.
- Board is considering a Cost Recovery Ordinance
- Dug outs are being built at the park
- Reviewing the Burn Ordinance

Planning Staff

- Spring Institute in May
- Complete Streets workshop is May 12th.

Planning Commission Chair

- Art Tour tickets available for May 6th and 7th.

Review

- Called for PH regarding Medical Marihuana for May Meeting
- Approved final map for Green Zone
- Finished review of ordinances through Article 24

- Discussed areas of review for MP
- Approved Annual report

ADJOURNMENT

Motion by Commissioner Cook to adjourn the meeting.
Meeting adjourned at 10:07

Wanda Bloomquist
Recording Secretary

Gerald A. Eidt, Secretary