

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
September 20, 2011
Minutes**

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 LaMore, Secretary Gerald Eidt, Commissioners Dali Giese, Rod Imhoff, Ron Cook, Joscelyn Brown-Timm, Ger Schultink and Board Representative Martin Wright.

ABSENT: None

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

MINUTES APPROVAL

Commissioner Imhoff moved to approve the minutes of August 16, 2011 as written.

Seconded by Commissioner Brown-Timm.

Motion Carries

PUBLIC COMMENTS

None

Closed at 7:35 pm

Public Hearing

Green Zone Planned Development District

Chair Fielek reviewed the procedures for the public hearing. Presentation, Public comment and discussion. Deliberation would not take place this evening but deferred until the next meeting.

Presentation of the Green Zone Planned Development by consultant, Chris Doozan.

Chris explained the two issues: Green Zone Development amendment to the zoning ordinance and rezoning those parcels within the district into the Green Zone Development map.

Discussion points included:

- Predominant zoning districts are RE. Also include B-1 and I-1 and OS-1.
- Description of uses in the zone was described.
- New zone would allow an expansion of ranges to the development possibilities.
- Non-conforming would be allowed to continue.
- Not intended to create a strip of commercial business.

Eligibility criteria:

- Compliance with green zone principles
- Recognizable benefit
- Minimum 20 acres
- Compatibility with the Master Plan
- Preservation of Natural Features
- Use of Public Services

Design requirements:

- Parking
- Lot size
- Landscaping- native
- Storm water management
- Housing types
- Green Building Criteria meet certification requirements
- Achieve sustainable development

Innovative approach to planning that will prove beneficial to the Township now and into the future

Questions, comments and concerns from the public:

- Fred Buehler, owner of v/l in Sunnyside Plat: Build to state, county and now-Township requirements; Concern of whole area being able to handle county requirements for well and septics.
- Innovation may come forward at a later time.
- Carol Grabarczak, 4015 Burkley Rd.: #9 question: What developments are we speaking about: Ban Gaan Aka and Pine Knoll
- This would create a unique sense of community.
- Sandie Litchfield 684 E. Grand River Rd. : Minimum 20 acre parcel. How does this affect parcels that are smaller than 20 acres.
- Commercial rezoned to Green Zone. Uses current would continue and be non-conforming uses. Need to address how this affects the potential uses. Minimum of 20 acres apply to non-residential uses. Does not address the current commercial uses and the potential for change of use.
- Larry Harb, purchase agreement on 684 E. Grand River Rd.: Creation of too much bureaucracy.
- Anticipating the future. Inappropriate to be reactive to development.
- Sandie Litchfield read and submitted a letter to the Planning Commission from Keith Litchfield.
- Fred Beuhler: regarding Meridian Townships land preservation.
- Steve Roznowski, 45 E. Grand River Rd.: Cannot do under current zoning what you are protecting residents against. Looking at master plan to guide development. Forces river frontage to be given to the Township by taking.
- Ruth Templeton, 1435 Epley Rd.: Regarding this being the first in the state.
- Ron Wiegandt, 235 Grand River Rd.: Currently farmed and has tried to sell. Amendment looks good on paper. Will it work.
- Steve Roznowski : Willing to serve on the Planning Commission
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Suggestions that came from the public:

- Conditional Zoning: Tool that can be useful.
- Create zoning that would be optional.
- Choice for developer. Does not create consistency.
- Propose an overlay district. Not as affective in development.
- Zoning is inherently restrictive.
- Under the planned development owner is subject to the whims of the PC.
- Create distinct criteria for approval.
- Master plan addresses the desires of the township.
- Keep the lines of communication open and flexible.

**Commissioner Ger Schultink moved to close the public hearing.
Seconded by Dali Giese.**

Motion carries.
Public Hearing Closed at 8:45

NEW BUSINESS

Sub-committee appointment Election of Officers

Subcommittee appointment of Commissioners Brown-Timm and Giese to prepare a slate of officers for next year to be brought forward to the commission at the October meeting.

UNFINISHED BUSINESS

Revisions: Regulations concerning Auctions

McKenna Consultant, Chris Doozan reviewed the proposed regulations with the Planning Commission.

Definitions were reviewed. Placement of auctions within the zoning districts and general requirements.

Comments:

- Regarding parking: Crushed asphalt: can this be considered similar to gravel.
- Addressing paved parking: Must provide paved parking but still allow for gravel parking.
- Hours of operation: Seem to be too allowable for an auction. Change to 8:00 am to 9:00 pm.

Mr. Larry Harb raised the following questions/concerns:

- Question of need for special land use.
- Clarification of #5.
- Address that Ag implements can be sold in other districts not just AG-C.
- Parking
- On-line auctions: similar to banking. Should be allowed in OS-1.
- Public address systems need to be allowed.

Planning Commissioner comments:

- Add: Definition of Permanent auction house. Should be able to auction anything else that is not otherwise regulated.
- Better definition of auto auction.
- On-line auction: Need of customers to view property; keep in business section.
- Noise: find a way to allow public address systems within the framework of the noise regulations, hours, etc.
- On-line: shipping and delivery needs

Additional comments to Wanda by Friday, September 30, 2011

Master Plan Review Goals and Objectives

Discussion:

- Stronger language about non-motorized transportation. And complete streets in vision statement.
- Page 1.4: addressing linkages in Commercial District; address in residential districts.
- Page 1.7: transportation policies: reference complete streets.
- Tree preservation in woodlands and preservation of landmark trees. A way to promote green belts along roads.
- 1.7 change 5 from CATA to public transportation systems

Commission to submit additional comments to Wanda by Friday, September 30, 2011

Planning and Board Reports and Review

Township Board

- Board is considering language to require business permit.

Planning Staff

- Planning Conference will be Oct 19-21 in Grand Rapids Mi.
- Gregory Shannon continuing work on lot splits for parcels on Haslett and Shoemith Rd.

Planning Commission Chair- Review

- Public Hearing was held with good information coming forward. Deliberation will begin of Green Zone Planned Development District in October.
- Reviewed absences at PC meetings. Attendance based on calendar year. Quorum has not been jeopardized; however everyone has and needs to make effort to be here.
- Sub committee was formed for officers
- Discussed draft regulations for Auctions. Further comments to Wanda by Sept. 30, 2011
- 1st section of goals and policies for the Master Plan were reviewed. Further comments to Wanda by Sept. 30, 2011

ADJOURNMENT

**Commissioner Cook moved to adjourn.
Seconded by Commissioner Eidt.**

Meeting adjourned at 10:05

**Wanda Bloomquist
Recording Secretary**

Gerald A. Eidt, Secretary