

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
October 18, 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, Commissioners Dali Giese, Rod Imhoff, Ron Cook, Joscelyn Brown-Timm and Ger Schultink

**ABSENT:** Secretary Gerald Eidt and Board Representative Trustee Wright

**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 with correction of second to adjourn by Secretary Eidt.**

**Seconded by commissioner Giese**

**Motion Carries**

**PUBLIC COMMENTS**

Bill Drushell MDD properties, 980 E Grand River. Re: The need for a site plan modification for a pavilion.

Joe Swartz 262 E. Grand River Rd., Re: The ability to continue plant sales in Green Zone.

**DELIBERATION**

**Green Zone Planned Development District**

Consultant Chris Doozan reviewed the issues that were brought to the attention of the Planning Commission regarding the Green Zone at the Public Hearing and reviewed the letter with his recommendations addressing these concerns.

1. For parcels that are under 20 acres in the green zone: Add language: "A parcel in existence on the date of adoption of the Green Zone Planned Development District, that is less than twenty acres in size, may be developed in accordance with the zoning in place prior to being zoned Green Zone. However, if the parcel is combined with one or more other parcels so that the total size exceeds twenty acres, then the new larger parcel shall be subject to the Green Zone regulations."
2. Are guidelines clear enough- Section 25.03C deals with Eligibility Criteria. Once an applicant gets past this section the ordinance is straightforward.
3. Could this be successful as an overlay: with such a diverse amount of zoning districts this could become cumbersome to administer and create an inconsistent pattern of development.
4. Could conditional zoning be an option: There is no other zoning district that would allow the same type of development. This option provides a high degree of uncertainty as it is totally at the discretion of the Township Board.
5. Is this considered a taking requiring the setback and river trail: This falls short of total acquisition, however, recommends review by the attorney. Trail would be an easement.

Discussion:

- Options of development are expanded.
- Overlay would undermine the district.
- Could the Green Zone be used elsewhere in the Township in a rezoning?
- Agriculture would continue as a permitted use.
- Concern with transfer of property rights
- Continuation of existing rights would be allowed with the additional language.
- Concern over the diversification of zoning.
- Features of Green Zone create ways for diversification to blend together.
- This would eliminate the possibility of development into one continuous strip.
- Not seen pertinent in current climate.
- Properties that are currently non-conforming would remain non-conforming.
- Suggest changing all zoning to RE.
- Less than 20 acres exempt.
- Land owners would benefit by diversity in Green Zone.
- Would like to see revised map showing properties under 20 acres.
- With more development options the tradeoff is setback and LEED standards
- Broader application while adding to community benefits.
- Perking is currently an issue.
- High value added investment that would promote alternative methods.
- Alternative methods will continue to be developed for waste water issues.
- Farming in view shed would not be allowed once developed.
- Concern with DEQ and Health Department requirements.
- Dictating the aesthetics of a development seems inappropriate.
- Seen as another layer of complication.
- Overlay should be considered.
- Standards could apply for overlay.
- Chance of 425 agreements with city to extend services.
- Poor planning to extend services.
- River belongs to all residents.
- This zone is planning for the future.
- Ingenuity will continue.
- Site based facilities for septic needs.
- Developers should pay for extension of services.
- Studies of USB have been adopted.
- Development will continue.
- This would prevent strip development or big box stores while expanding uses.
- Future land use map is long range planning along with the Master Plan.

Sandie Litchfield: Would like to see as an overlay.

Sharon Wiegandt: Re: Planned development option already exist. Explanation of proposed development on property not moving forward.

The Planning Commission has asked planning consultant, Chris Doozan, to present at the next meeting the option as a new district and as an overlay.

Thank You to the residents for their input and importance of this to the process.

## **UNFINISHED BUSINESS**

### **Revisions: Regulations concerning Auctions**

Discussed the points that were submitted and discussed at the last meeting along with public

comment.

Discussion included:

- Break out the definition of an auction house.
- Permanent vehicle auction: add the number of vehicles to qualify as a permanent vehicle auction. How to distinct between the occasional and permanent. Look at State definition for auto sales.
- Noise: permanently affixed public address systems are prohibited outside. Portable address systems are permitted for use during the auction only. Noise levels must comply with the Ordinance.
- Comprehensive in addressing all auction types- whether allowed or not.
- Parking: add paving requirements.
- Online auctions should follow the same as retail.
- Would retail have to be changed?
- Hours of operation to change 7:00am to 8:00am.
- Auction sites are retail operations.
- Appropriate to zoning- auctions are allowed in expanded districts.
- 5. Goes beyond what an auction is and deals with the accessory uses.
- Uses: One requires a public hearing/ special land use.
- Permanent on-line auction as permitted use.

**Commissioner Imhoff moved to call for a Public Hearing on November 15, 2011 to consider language to regulate Auctions.**

**Second by Commissioner Schultink.**

**Motion Carries**

### **Master Plan Review**

Goals and Objectives

Due to time constraints review will be take place at the November meeting.

Discussion of doing a survey with assessments in February. Wanda will send the commissioners the last survey for review.

### **Review of Article 8 through Article 22**

**Commissioner Imhoff moved for a Public Hearing on November 15, 2011 for the recommended changes to Articles 8 through 24.**

**Second by Commissioner Giese.**

**Motion Carries**

### **Election of Officers**

Subcommittee members Commissioners Brown-Timm and Giese informed the Planning Commission that the current officers are willing to continue and recommended the current slate of officers for the next year.

**Commissioner Imhoff moved to accept the recommendation of the election sub-committee. Mike Fielek as Chair, Rex LaMore as Vice Chair and Gerald Eidt as Secretary.**

**Seconded by Commissioner Giese.**

**Motion carries**

**Planning and Board Reports and Review**

Township Board

- Park Ordinance revisions were adopted.
- The community was awarded a Safe Routes to School Grant. The Township will cover the electric cost of a light on Vanetter Rd.
- Audit was completed.

Planning Staff

- Gregory Shannon continuing work on lot splits for parcels on Haslett and Shoesmith Rd.
- Zimmer Rd will receive a light, road and bridge work to be completed in 2013. Planning Commission is interested in seeing plans.

Planning Commission Chair- Review

- Deliberation will continue on the Green Zone Planned Development
- Called for a public hearing on proposed amendments to Article 9 through 24 and to create site development standards for auctions.
- Elections were held with the current officers serving another term.
- Master Plan review of Goals and Objectives will continue next month.
- Will review the last survey.

ADJOURNMENT

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

**Meeting adjourned at 9:45**

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**Wanda Bloomquist  
Recording Secretary**

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**Chair Michael Fielek**