

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
November 15, 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 Eidt, Trustee Wright, Commissioners Dali Giese, Rod Imhoff, Ron Cook, Joscelyn Brown-Timm and Ger Schultink

**ABSENT:** none

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

**MINUTES APPROVAL**

**Commissioner Schultink moved to approve the minutes of October 18, 2011, with correction of second to election of officers by Commissioner Cook.**

**Seconded by commissioner Eidt**

**Motion Carries**

**PUBLIC COMMENTS**

None

**PUBLIC HEARING**

**Article 8 through Article 22 proposed revisions.**

Chair Fielek reviewed the procedures of the Public Hearing; review, public comment and questions of the commissioners.

Consultant Chris Doozan reviewed the articles and the purpose of each. The principle permitted uses and special uses were updated to reflect the vision of the Township and what is to be developed. Articles were revised for clarification in areas. Article 23 and 24 were dropped from the ordinance.

Keith Litchfield 684 E. Grand River: regarding changes in the B-1 and B-2 districts.

Discussion:

- Page 8.10-Place a period after located and remove the balance of the sentence
- Page 8:11 remove second paragraph of 5.
- Page 8:12 d. Remove RE from the limit of animal units
- Page 8:21 4. 120 ft. tower height. The rest of standard allows for more with approval. Leave as written.
- Page 8:25 b. Reference State and federal regulations.
- Page 14:2 C. Correct numbering.

- Page 22:4 Adding noise and odor regulations to the I-1 district.
- Page 8-3 Landing Use: question regarding commercial operations. See a need to address commercial ag. operations, banners, skydiving, etc. Not intended to allow flight schools. If allow additional users should allow facilities for storage. B.1 deals with public use, not personal use. Need definition of use for commercial purposes-parameters set. Difference between airport/ and landing strips. Change to B.2.e to permit some limited commercial. Skydiving, banners, etc.

**Commissioner Imhoff moved to close the Public Hearing at 8:05 pm.  
Second by Commissioner Cook**

## **Motion Carries**

### **PUBLIC HEARING Auction regulations**

Chair Fielek opened the public hearing at 8:05  
Chris reviewed the additional language for auctions.

- New definition for car auctions.
- Changed permanent on-line auctions to principal permitted use.
- Noise standard was changed.
- Hours of operation were changed from 7:00am-10:00pm to 8:00am-10:00pm.
- Parking standard was changed and reviewed.

Public Comment:

Larry Harb 3973 Shoals Dr., Okemos: regarding ability to do vehicle auctions, opposed 5 vehicle limit, language regarding on-line auctions, emission of OS-1 District for on-line actions and concern over ag-implements only in the AG-C zone.

Discussion:

- Bases for Standards of six months for storage.
- Concern of outside storage for 6 months.
- Need clarification for difference of inside and outside storage.
- Ability to sell agricultural equipment at a general auction
- Definition of regular.

**Motion by Commissioner Schultink to close the Public Hearing at 8:30.  
Second by Commissioner Imhoff  
Motion carries**

Deliberations in January.

### **NEW BUSINESS**

Shannon boundary change  
Shared drive and buffer  
Haslett Rd.

Chris reviewed the charge before the commissioners and the parameters to use in the determination of granting the request. The procedure of granting the option to split for non-farm dwellings is located in Section 18.02(E).

Chris reviewed the criteria for waiving the need of 120 ft. frontage on a main road with a shared drive in Section 18.02(E)4a: i through iii for parcels B and C.

Discussion regarding shared drive included:

- Concern over achieving rural character of the Township.
- Not in keeping with rural character.
- Does not seem to comply regarding screening.
- Poor planning with two abutting private drives.
- Buffer zone: 100' required densely planted. Can reduce to 50 ft. if applicant can show sufficient plantings. Nothing has been shown showing how this would be accomplished. No drawing or dimension on survey.

Michael Hill, attorney with Gallagher law firm, assisted in application and drawings and commented on the following:

- Buffer area was addressed in deed restrictions. Will remove reference to 50 ft. buffer and leave at 100 ft. buffer.
- Buffer would be part of lot 1 and 8.
- Shared drives would run parallel to each other without green area between the two drives.
- Deed restriction states that emergency vehicles will have full access to the drives.
- Drives are 18 ft. in width to allow for emergency vehicle access.
- 18' distance between drives.

Commissioners raised concerns regarding:

- Over physical ability for emergency vehicles to access.
- Need for circular turn around at the end of drives due to length.
- Significant portions of lots are wetlands.
- 102 tillable acres according to Dr. Shannon.
- Clarification that easement needs to be 60 ft.
- Buffer should be common area for maintenance.
- Does not seem to achieve the rural character.
- Dual shared drives may work under the ordinance but are unappealing.
- Purpose of parcel 10.
- Consider having buffer part of parcel 9.

Michael Hill addressed the concerns over the shared drive:

- E(4)c Ordinance does not require all conditions be met but one or more. Applicant has addressed this.
- Concern If drives are connected with circular turnaround does this make it one drive.
- Drives are placed next to each other due to wetlands.
- Applicant has addressed the build ability of the lots with the affidavit stating he understands they may not be buildable.

**Vice Chair LaMore moved the Planning Commission deny the requests for the shared drive due to not meeting the standards set forth in Section 18.02(E)4(a)i through iii.  
Second by Commissioner Schultink**

Discussion:

Does not protect wetlands

Looks like a subdivision.

Lack of planning.

Recognize that there are development rights, don't want to restrict development.

**Motion amended to include: without the 120 ft. of road frontage on a public road by Vice Chair LaMore and supported by Commissioner Schultink.**

### **Motion carries**

Applicant will modify deed restrictions to keep 100 ft. buffer.

#### Shoesmith Rd.

Applicant will remove the language regarding the 50 ft. buffer from the deed restrictions. Administration approval of lot splits is governed by the ordinance.

### **Survey Review**

Planning Commissioners feel the questions used in planning section of the survey. Would like to see additions concerning transportation and bicycling. Remove issues related to park development, library, and water and sewer.

Planning Assistant will work on survey to take to board for consideration. Planning Commissioners to get any suggestions to Wanda by Friday. Will have draft out to Commissioners to review before going to board.

Would like the survey to go out with the assessment notices.

## **UNFINISHED BUSINESS**

### **Continued Deliberation of Green Zone**

Chris reviewed the request of the Planning Commission to consider both a rezoning and an overlay option to allow either underlying zoning or develop under the Green Zone. Once a land owner opted in they would be bound by the Green Zone.

Chris reviewed the revisions to the original Green Zone Article.

Page 2 includes the addition of parcels under 20 acres being exempt from the requirements of the Green Zone. Chris reviewed the map showing the acreage amounts within the Green Zone.

Discussion:

- Overlay would not have affect.
- Respect of the fears some residents have shown.
- Overlay could not have a sunset clause.
- Impact is only on development of large parcels.
- 20 acres is reasonable and accommodates smaller parcels.
- Procedure if someone does not like the rezoning: Compares existing to new zoning. More opportunities under new zoning than the existing zoning where existing zoning does not allow flexibility. Increasing property rights.
- Argue on taking: Clear public interest is being served. Addressed both by our master plan and water access issues.
- Landowners in attendance not in support or had questions.
- Has been addressed in the past master plan and this is bringing the master plan and zoning ordinance in alignment.
- Resistance to trying something new.
- Overlay weakens the intent of the district in total.
- Township should be marketing the green zone.
- Support the 20 acres for development.

**Motion by Commissioner Schultink to recommend to the board the addition of Article 25.00c GD, Green Zone Planned Development district.  
Second by Vice Chair LaMore**

**Ayes: 7; Nays: 2**  
**Motion Carries**

### **Master Plan Review**

#### Goals and Objectives

Commissioners reviewed the revision notes from the last meeting.

Add: energy conservation and renewable energy related issues to portion of Master Plan regarding development.

Suggested adding more value added statements regarding quality of life, rural atmosphere, etc.

Development of master plan based on focus groups, workshops, etc.

The planning commission will review updates to the Goals and Objectives at the next meeting.

Discussion: Would like to deliberate Articles 8 through 22 this evening instead of at the next meeting to move forward to the Board for approval.

**Motion by Commissioner Imhoff to recommend to the board approval of Article 8 through 22 with amendments outlined in the public hearing comments.**

**Second by Commissioner Giese**

**Motion carries**

### **Planning and Board Reports and Review**

#### Township Board

- Special uses in the Township Park/facilities were approved.
- Business license ordinance is being developed.

#### Planning Staff

- MTA Conference will be in January.
- Several inquiries to property on Grand River that is OS-1.

#### Planning Commission Chair- Review

- Green Zone Planned Development will be sent to the Board with a recommendation of approval.
- Deliberation will be held in January regarding auction regulations.
- Request for suggestions to survey in to Wanda by Friday
- Revisions to Master Plan review of Goals and Objectives will continue next month.

### **ADJOURNMENT**

**Commissioner Giese moved to adjourn.**

**Seconded by Commissioner Cook.**

**Meeting adjourned at 10:00 pm**

---

**Wanda Bloomquist**  
**Recording Secretary**

---

**Secretary Gerald Eidt**