

MINUTES
WILLIAMSTOWN TOWNSHIP PLANNING COMMISSION MEETING
May 18, 2010

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 Mike Fielek called the meeting to order and reviewed the agenda.

PRESENT BY ROLL CALL:

Chairman, Mike Fielek, Vice Chairman, Rex LaMore, Commissioners Gerald Eidt, Ronald Cook, Dali Giese, Rod Imhoff, Ger Schultink, Board Representative Martin Wright

ABSENT: Wanda Bloomquist

ALSO PRESENT:

Planning Consultants: Chris Doozan and Zeb Acuff of McKenna Associates, Inc.

MINUTES APPROVAL

Minutes Approval of April 20, 2010—Commissioner Imhoff shared on Page 2, Motion denying Conditional Rezoning was seconded by Commissioner Schultink not Commissioner Imhoff.

Motion by Commissioner Eidt to approve the minutes of April 20, 2010, as amended.

Seconded by Commissioner Imhoff. **Motion approved.**

CITIZEN COMMENT

Commissioner Cook shared over 200 people attended the Art Tour held the weekend of May 7 & 8. This was a great turn out and the Township mostly likely will make this an annual event.

NEW BUSINESS--None

UNFINISHED BUSINESS

Medical Marihuana—Planning Consultant Chris Doozan reviewed a memo dated May 18, 2010, Regulation Medical Marihuana Operations. The memo covered definitions for Compassion Club, Cooperative, Grow Facilities and Medical Marihuana Dispensary, Class A and Class B Home Occupations, along with restrictions on Class B Home Occupations.

The Planning Commission recommended several changes to the proposed regulations for medical marihuana operations. Chairman Fielek agrees a licensing procedure for Class A and Class B (related to controlled substances) should require some form of licensing from the Township. The Planning Commission agreed requiring registration for Class B is inevitable. Further discussion requiring licensing in the form of an application, registration or permit were recommended. It was recommended Planning Consultant Chris Doozan consider recommendations from the Planning Commissioners and rework the outline of the regulations and be ready to bring back next month (June) for final discussion and then on to a public hearing in July.

Ordinance Review Article 8—Chairman Fielek opened up discussion:

- Page 1, 8.02 A—Massage should be removed.
- Page 1-2 definition of Massage Parlor should remain, but be redefined.
- Strike disco
- Massage Therapist has a new definition and should be placed under Home Occupations.
- Page 3-1F setback for airports—currently the house is within 500 feet of the runway. The house is grandfathered so there is no problem.
- Item 1 pg 8-4 C1 Remove Township Engineer, replace with reviewed by county drain commissioner
- 8-6 F2 No more than three bed-and-breakfast units (bedrooms). Should this read units or bedrooms? Planning Consultant Chris Doozan will make this clearer.
- Why 2.5 acres in size? Planning Consultant Chris Doozan shared it can be less than or up to 2.5, 3 bedrooms. Planning Consultant Chris Doozan will research the reason for the 2.5 acres and make more clearer.
- 8-6 Exits to outdoors, fire escapes 2nd and 3rd levels? See under #5. These exits could also be on the ground floor. It was recommended a reference be made that exits should be in compliance with fire department code.
- Special Use Permit is needed for Bed-and-Breakfast per Planning Consultant Acuff. The sentence that states “Planning Commission approves” should read “Planning Commission reviews”—it was recommended this sentence be changed.
- Propane fuel should be moved to a more appropriate area.
- Remove coke
- Colleges need 40 acres, 80 ft set back—it was recommended this be stricken—Planning Consultant Doozan will bring back a new description.
- 8-7 eliminating “I”
- 11-2 modify “to deal with minimum building set back for private and public colleges” Planning Consultant Doozan will bring back a new image (permitted use in greenzone)
- Article 2, section 2-33 Landfills—Item 4, wetland ordinance, does this effect landfills---no
- Green gas emissions: Do we need to pay attention?
- Low profile design: What is definition of this?
- Concrete plant? Minimum 3 acres? This seems small. Set backs? These are residential set backs. 1,000 feet to any property residentially zoned (add this language). Planning Consultant Doozan will provide an update.
- 8-9 Naming agencies or successor agencies. It was recommended this be added under plan approval
- 8-10 Drive-in theaters; It was recommended this be left “as is”.
- 8-11 Design under fast food track – add design consistent with character of community? Planning Consultant Doozan will dig up standards in order to work with this recommendation and report back at the June meeting.

The board closed discussion of Article 8, but would like to continue Planning Commission review beginning with Farms at the June 2010, meeting.

Note: Board would like copies of new ordinance for their booklets. Articles 1 and 2 are approved. Planning Consultant Doozan will request Planning Commissioners received copies of Articles 1 and 2 for heir ordinance booklets.

PLANNING AND BOARD REPORTS AND REVIEW

Township Board— Board Representative Martin Wright shared the Township Board is working on a police service resolution with 13 townships plus village of Dansville and possibly village of Webberville. Plans for a special assessment would be placed on a November ballot and include \$150 cap per household. The county board will help with the transition if the townships contract with the county sheriff for up to one-year. Informational meetings will be organized.

The Planning Commission inquired about how apartments would be assessed for police service? Board Representative Wright was not able to answer the question, but will follow up and report to the Planning Commission at its next meeting in June.

Board Representative Wright also shared the ICRC is responsible for road kill. If road kill is in the road it will get moved by the ICRC. The response time is undetermined. The township does not have the means to remove road kill.

Planning Staff-None

Planning Commission Chair--None

Review

Chairman Fielek provided the Planning Commission with a review of tonight's meeting.

ADJOURNMENT

Motion by Commissioner Cook to adjourn the meeting at 9:35 p.m.

Supported by Commissioner Schultink. **Motion approved.**

Gerald A. Eidt, Secretary

Debbie Schultz, Recording Secretary