

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
January 20, 2009**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:35 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 BY ROLL CALL:

Chairman Michael Fielek, Vice Chairman Rex LaMore, Commissioners Gerald Eidt, Wanda Bloomquist, Ronald Cook, Rutgar Hoag, Rod Imhoff, and Board Representative Martin Wright.

ABSENT:

Ger Schultink

ALSO PRESENT:

Building Inspector Mark Miller, Planning Consultants Chris Doozan & Zeb Acuff of McKenna Associates.

MINUTES APPROVAL:

Motion by R. Imhoff to approve minutes of December 16th with 1 correction of removing word "on" (Unfinished Business, Item 5).

Seconded by R. Hoag. Carried unanimously.

CITIZEN COMMENT (NON- AGENDA ITEMS):

None

NEW BUSINESS:

None

UNFINISHED BUSINESS:

Wetland Buffer Deliberation

- C. Doozan read from letter dated 12/18/08 noting changes that were requested by the Planning Commission at the previous meeting.

Motion by R. Hoag to recommend to the Township Board approval of the Wetland Buffer Ordinance.

Seconded by G. Eidt. Carried unanimously.

*It was noted that this would move forward to the Board with the Wetland Ordinance recommendation for the February meeting.

Home Occupation / Home Based Business

- Z. Acuff read from letter dated 1/14/09, noted highlights from conversation with Supervisor Martin, and brought those items to PC for consideration. All changes were noted with explanation.
- Question posed to PC regarding preference of formal public hearing vs. neighbor notification.
- R. Imhoff questioned why we are limiting amount of house and accessory building use.
- Citizen Bob Hayes added that he didn't think we should limit people so much - should actually encourage home occupations in this economy.
- Citizen John Kennedy asked that the PC concentrate on use of the home and where the products are going (self or sale) when making these determinations.

- M. Wright noted that this is not aimed at hobby people and if they are openly selling their product, it should be considered a Home Based Business, not a Home Occupation.
- PC suggested removing from Section 2.06, D-4: “up to one half of” and “total area not to exceed 2000 sq ft” restrictions.
- C. Doozan recommended keeping a square footage limit due to being an accessory use.
- Other recommendations included limiting use to 1 accessory building, not to exceed 4000 sq ft.
- Additional concerns were “grandfathering”, permit fee, and whether you can have a Home Occupation and a Home Based Business at the same residence.
- W. Bloomquist reviewed other communities requirements to develop the application, compliance letter and permit. Final fee figures will be based on cost.
- Further discussion was tabled until the February meeting.

Joint Planning Meeting with the City

- Topics of discussion were reviewed for upcoming meeting. Additional suggestions including the “Vision of Sustainability” and the well-head protection plan were made by PC members, noted by W. Bloomquist, and will be added to the agenda.

Review of Proposed Zoning Ordinance Amendments

- Home Occupation and Home-based Business were withdrawn from the list to be included for the public hearing for further consideration of suggested changes.
- Z. Acuff read list of amendments, provided elaborations and explanations.
- M. Fielek noted need to set a public hearing.

Motion by W. Bloomquist to schedule a public hearing regarding proposed Zoning Ordinance Amendments for February 17, 2009.

Seconded by R. Imhoff. Carried unanimously.

REPORTS AND REVIEW:

Township Board

- Public Hearing for the proposed 2009-10 Budget is scheduled for February 3, 2009 at 6:15pm. Will also call for a public hearing for Cemetery Ordinance at that meeting.

Planning Staff

- Contact W. Bloomquist if interested in attending Leadership Academy Class.

PC Chair

- Congratulations to R. LaMore on his recognition for work in bio-based materials and technology.

Review

- Deliberated and recommended approval of Wetland Buffer along with Wetland Ordinance.
- Discussed and noted suggested changes regarding Home Occupation and Home Based Businesses.
- Discussed and modified agenda for Joint PC meeting with the City.
- Set public hearing for Proposed Zoning Ordinance Amendments.

Motion by R. Hoag to adjourn.

Seconded by R. Cook. Meeting adjourned at 9:45pm.

Gerald A. Eidt, Secretary

Michelle Morse, Recording Secretary