

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
May 19, 2009**

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 BY ROLL CALL:

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

ABSENT:

Commissioner Ger Schultink. (Excused)

ALSO PRESENT:

Planning Consultants Chris Doozan & Zeb Acuff of McKenna Associates.

MINUTES APPROVAL:

Motion by Commissioner Eidt to approve the minutes of April 21st.

Seconded by Commissioner Cook. Motion approved.

CITIZEN COMMENT (NON- AGENDA ITEMS):

None

NEW BUSINESS:

Public Hearing for Article 2

- Chairman Fielek opened the public hearing for Article 2.
- Z. Acuff reviewed the latest draft of Article 2 noting revisions.
- Citizen Al LeBlanc (4720 Jadestone) thanked the PC for the public notice, time, and thoroughness in putting together the Home Based Business & Home Occupation sections of Article 2 of the zoning ordinance.
- Citizen Soraya Nowland (248 Newman Rd) spoke regarding support of the HBB / HO section as she has been self-employed for the last 18 years and statistically "50% of businesses in the US are home-based". She agrees with regulations, but thinks automotive businesses should be included in HBB. Discussion followed with Commissioner LaMore noting that we should keep certain uses in proper zoning areas (commercial) – including automotive.
- PA Bloomquist recommended adding "legal" before principal building in Sec. 2.03 A-1, and wordage regarding "building inspector & stake survey" to Sec. 2.03 C-2.
- Discussion also ensued regarding adding Township Board along with Planning Commission in 2.03 A-4 and E-2; and if ownership should be a requirement for home based business.
- Building Inspector Miller requested that guidelines for attaching an accessory building to a principal structure to gain additional accessory area be added in Sec. 2.03 – possibly defining breezeway and putting requirements for a foundation and entry to both buildings in that breezeway.
- Z. Acuff noted that Sec. 2.09 wording should permit porches into courtyards (ex. L-shaped houses)

Motion by Commissioner Hoag to close public hearing, but leave public comment open until Friday, May 22.

Seconded by PA Bloomquist. Motion approved.

Review of Annual Report

- Chairman Fielek thanked PA Bloomquist for her work compiling the PC Annual Report and asked that it be published on the website and moved on to the Township Board.

E-Packets

- As a cost saving measure, E-packets will be used for meetings.
- Packets will be e-mailed; larger files will be copied and available at the meetings to be shared.
- Use Township e-mail address, not personal (FOIA purposes) – PA Bloomquist will look into getting everyone set up with a Township e-mail account.

Budget Review

- Due to revenue reductions the PC has been asked to look at ways to reduce cost “as much as possible while still being able to function”.
- PC meetings will remain scheduled every month with the possibility of being cancelled if there is not any business to cover and workshops will only be scheduled on an emergency basis.
- PA Bloomquist will try to reschedule the outdoor wood furnace speaker for June.

UNFINISHED BUSINESS:

Review Zoning Ordinance Article 3

- Z. Acuff reviewed minor changes made to Article 3 (Nonconformities)
- PC will hold and move on to Article 4 – will send recommendations to the Township Board in bulk.

REPORTS AND REVIEW:

Township Board

- Trying to cut back on budget and prepare for future cuts.
- Road Patrol may be cancelled by county – could end up costing us thousands to provide our own.
- How will we fund roads? Discussion of possible mileage.
- Citizen Nowland offered that lots of money could be saved by hiring private contractors to do road work as opposed to ICRC – Commissioner Cook questioned how much – Nowland replied that it depended greatly on what the specs were, noting her vast background in the asphalt business.

Planning Staff

- Budget concerns
- Has looked into previously approved projector – found a system that would work for the PC and TB meetings – very interactive and would not interfere with audience.

PC Chair

- Chairman Fielek received letter from resident regarding shooting after hours at the Gun Club resulting in a chase and subsequent action by the Gun Club Officers - he requested that a copy of the letter be distributed to Bart (Gun Club) and Frans Wilbrink. PA Bloomquist added that she had spoken to Bart and he had confiscated members membership card and the Gun Club Board had reinstated his membership.

* Commissioner LaMore provided documents with specifications for underground conduit as previously discussed at the April 21 meeting – info forwarded to McKenna.

Review

- Held Public Hearing for Article 2
- Reviewed the Annual Report
- Discussed changing to E-packets for future meetings
- Budget Review to trim where possible and combine workshop material into the scheduled meetings.

Motion by Commissioner Hoag to adjourn.

Seconded by Commissioner Cook.

Meeting adjourned at 10:00 pm.

Gerald A. Eidt, Secretary

Michelle Morse, Recording Secretary