

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
September 15, 2009**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:40 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, Commissioners Gerald Eidt, Rutgar Hoag, Ger Schultink, Ronald Cook & Rod Imhoff, Building Inspector Bob Delaney, Board Representative Martin Wright, and Planning Assistant Wanda Bloomquist.

ABSENT: Vice Chairman, Rex LaMore

ALSO PRESENT:

Planning Consultants Chris Doozan & Zeb Acuff of McKenna Associates.

Introduction

Supervisor Martin introduced and welcomed Williamstown Township Building Inspector and Code Enforcement Officer, Bob Delaney. Supervisor Martin shared Mr. Delaney also works for Owosso Township and Shiawassee County as a fill in. Mr. Delaney has been a Building Inspector for 3 years and a former builder. Mr. Delaney will work part time—Wednesday evenings from 3-7 p.m. and attend Planning Commission Meetings.

MINUTES APPROVAL:

Motion by Commissioner Hoag to approve the minutes of August 18th as written.

Seconded by Commissioner Imhoff. Motion approved.

CITIZEN COMMENT (NON- AGENDA ITEMS):None

NEW BUSINESS:

PC/Board Equipment Purchase

Planning Assistant Bloomquist shared an update and outline of information for a Planning Commission Equipment purchase. The items for consideration are: Epson 83+ Powerlite Projector, 2200 Lumens (approx \$699); Smart Technologies Sympodium ID370 (\$2250); and Avermedia Aversion 300 AF Document Camera (\$644).

- Planning Assistant Bloomquist shared it would costs approximately \$3,593.00 for all three pieces of technology
- Chairman Fielek shared the Planning Commission would definitely need the Epson 83+ Powerlite Projector and the Avermedia Aversion 300 AF Document Camera
- In a unanimous decision the commission would like to see the Township purchase the Projector and Camera equipment purchase. Mr. Chaplow of Williamston Community Schools, is willing to help Planning Assistant Bloomquist with organizing this purchase.

Motion by Commissioner Schultink to recommend to the Board the purchase of the Epson 83+ Powerlite Projector and the Avermedia Aversion 300 AF Document Camera.

Seconded by Commissioner Cook. Motion approved.

Resolution of Support for the Tri-County Regional Urban/Rural Service

In an earlier presentation by Tri-County, Harmony Gmazel, shared the work of the Tri County URSD Committee and the decision of the committee to move forward with a grant application through partnership for change. She also discussed the promotion of the Green Infrastructure study.

- Chairman Fielek shared becoming a partner in this initiative would strengthen the work on the Grand River Corridor
- Planning Assistant Bloomquist shared it would also help with annexations and 425 agreements
- Commissioner Cook felt it would help decrease air pollutants, farm land preservation and road congestion

Motion by Commissioner Bloomquist to recommend the board adopt the resolution of support for the Tri-County Regional Urban/Rural Service District/Boundary Committee and the Pursuit of the 2009 LIAA Partnerships for Change: Sustainable Communities Grant Supported by Commissioner Schultink, Motion approved.

UNFINISHED BUSINESS:

Discussion Sub-Committee report: Grand River Green Zone—Commissioner Bloomquist shared a June 9, 2009, revision of a draft proposal to add a new article for a Green Zoning District to the Williamstown Township Zoning Ordinance. The Green Development District is intended to accommodate mixed-use development that conserves natural resources, energy, and the open, rural character along the Grand River corridor.

- Commissioner Bloomquist shared there are two points not addressed that were discussed by the subcommittee commissioner: 1. Affordable Housing and 2. Public Transportation.
- Expand uses to mixed use, residential and technology
- Commissioner Imhoff shared he would like “solar” added to page 2, #9
- Commissioner Imhoff would like farm land a permitted use
- Planning Consultant Doozan will add agriculture as a special land use
- Commissioner Imhoff, Page 5, Section I, #2, 8’ pathway is this legal?
- Building Inspector, Bob Delaney shared recycled rubber is less expensive than the crushed limestone and might be a better fit for the Pedestrian Access 2503 L, page 25-8.
- Planning Consultant Doozan requested more details on recycled rubber. Bob Delaney will follow up with information on recycled rubber and provide to Planning Consultant Doozan
- Discussion ensues on affordable housing
- Commissioner Schultink shared high density developments need water/sewer hook ups
- Discussion ensued as to boundary of GD Zone

Commissioner Bloomquist shared the Planning Commission is in agreement to amend the Zoning Ordinance to include Article 99. The process must be defined, the area this will encompass must be defined and then a final proposal added to the Zoning Ordinance.

Continue Review of the Zoning Ordinance Discussion Article 4 and 5

Williamstown Township ZO—Article 4 (Parking & Loading)--Zeb Acuff of McKenna Associates, Inc. provided the Planning Commission with an outline of the proposed revisions to Article 4—Parking and Loading of the Zoning Ordinance dated May 29, 2009. The Planning Commission discussed the revisions and are satisfied with the changes.

Motion by Commissioner Imhoff to approve Article 4—Parking and Loading of the Zoning Ordinance as presented.

Seconded by Commissioner Cook. Motion approved.

Williamstown Township ZO—Article 5 (Landscaping and Screening)—Zeb Acuff of McKenna Associates, Inc. provided the Planning Commission with an outline of proposed revisions to Article 5—Landscape and Screening of the Zoning Ordinance dated June 8, 2009. Also provided, was a redlined version of Article 5.00 Landscaping and Screening beginning with Section 5.01, Intent and Scope of Requirements through Section 5.07 Modifications of Landscape Requirements. These

redlined amendments are proposed revisions of June 8, 2009, last amended February 10, 2009 of the Williamstown Township Zoning Ordinance.

1. Page 5-6 subsection H, we can put a reminder in front of table per Zeb Acuff
2. Next page--A #1 add more than 4ft away from the pavement edge to allow for tree growth
3. Zeb to check on guidelines, set backs to how close things can be

Motion by Commissioner Bloomquist to move Article 5-Landscaping and Screening with the addition of clear vision areas. Article 5 is ready for a public hearing. Supported by Commissioner Eidt. Motion approved.

Review Article 6 and 7—Chairman Fielek shared the Planning Commission will bring Article 6 and Article 7 back for review at the October 2009 meeting.

REPORTS AND REVIEW:

Township Board

- Martin Wright shared they are waiting on public safety and police patrols; also formed a subcommittee on funding roads, this committee will go to an MTA seminar early next month

Planning Staff

Planning Assistant Bloomquist shared the Articles that need to be reviewed. In order to complete this task Planning Commission representatives must select the Articles they would like to review and comment on. The following Articles were assigned:

- Article 8 Chairman Fielek
- Article 9 Commissioner Cook
- Article 10 Commissioner Eidt
- Article 11, 12 Commissioner Schultink
- Article 13 Commissioner Fielek
- Article 14, 15, 18 Commissioner Imhoff
- Article 16,17 Commissioner LaMore
- Article 19 Williamstown Township Rep Wright

PC Chair

- None

Review

- Recommendation of Tri County Resolution.
- Recommendation on PC/Board Equipment Purchase
- Agreed to Pursue Article 99 Green Development
- Completed review of zoning ordinance 4 & 5 and moved to Public Hearing
- Agreed to continue with Article 6 and 7 at the October 2009 meeting
- Assigned articles 8-19 of zoning ordinances to various planning commission members

Commissioner Hoag shared tonight will be his last meeting as a Planning Commissioner. Commissioner Hoag has provided 20 plus years of service to Williamstown Township and is ready to step down and let someone else enjoy this opportunity. Chairman Fielek expressed his gratitude for Commissioner Hoag's service and shared he will be greatly missed.

Motion by Commissioner Cook, moved to adjourn the meeting at 10:00 p.m. Supported by Commissioner Imhoff. Motion approved.

Gerald A. Eidt, Secretary

Debbie Schultz, Recording Secretary