

PLANNING COMMISSION MEETING
December 15, 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 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, Dali Giese, Ronald Cook, Rod Imhoff, Ger Schultink , Wanda Bloomquist, Board Representative Martin Wright

ABSENT: Building Inspector Bob Delaney

ALSO PRESENT:

Planning Consultants: Chris Doozan & Zeb Acuff of McKenna Associates.

MINUTES APPROVAL:

Chairman, Mike Fielek read action item: Approval of Minutes

Discussion: There were a few amendments to the minutes: Page 2 Tri County is planning a **Charrette** (misspelled)... Page 2 of the last sentence remove the word **for**...and **Page 2—add-- Facility for Rare Isotope Beams (FRIB)** Project on MSU Campus.

Motion by Commissioner Schultink to approve the minutes of November 17, 2009, as amended.

Seconded by Commissioner Eidt. Motion approved.

CITIZEN COMMENT (NON- AGENDA ITEMS)--None

NEW BUSINESS:

Public Hearing: Special Use Permit for an Accessory Apartment-Foerch

Chairman Fielek shared an outline for **NOTICE OF HEARING APPLICATION FOR SPECIAL LAND USE PERMIT AND SITE PLAN REVIEW** Zoning Ordinance Section 13.02(c)

Williamstown Township held a Public Hearing, December 15, 2009, regarding an application for Craig and Vicki Foerch, 4180 Beeman Road, Williamston, Michigan for a special land use permit and site plan for an accessory apartment, described as parcel (33-03-03-26-400-003).

Planning Consultant-Zeb Acuff— shared accessory apartments are permitted as special use per Section 8.03A. Consultant Acuff shared compliance of set backs are adequate, land use is compatible with the neighborhood, parking space requirement has been met and is compatible with the master plan. The exterior shows a single family residence which meets the spirits of this area. The special land use permit would transfer to future owners of the property per Section 8.03 8.01A.

Discussion: Chairman Fielek recommended Mr. Foerch remeasure and amend the drawing using inside dimensions (25x31 usable space) with a limit of 2 adults (2.6) occupants.

No Public Comments were heard.

Motion by Commissioner Bloomquist to close Public Hearing.

Seconded by Commissioner Cook.

Motion Carried. Public Hearing closed at 8:10 p.m.

Motion by Commissioner Wright to approve the special use permit for an accessory apartment subject to 32 ft variance if an amended drawing showing usable space was above the 800 sq ft limit, with an occupancy limit of 3.

Seconded by Commissioner Giese.

Motion carried.

UNFINISHED BUSINESS:

Budget Discussion—Chairman Fielek shared the Township Board is looking for ways to save money and they have asked the Planning Commission to reduce our budget by \$2,000. Currently the Township will have to draw \$50,000 from savings in order to have a balanced budget.

Commissioner Bloomquist proposed reductions to meet the Board's goals to reduce the budget by \$3,605. Those reductions include: Drop two meetings: proposed July and December (\$1,755); Savings from consultants (\$500 for two PC meetings); Supply reductions(\$1,000); Membership and Dues reduction (\$100); Postage reduction (\$250).

Commissioner Fielek ensured the Planning Commission that the Township will continue to pursue avenues to support public safety in the community.

Review Articles 3-7— Planning Consultant, Zeb Acuff provided a Summary of the proposed Zoning Ordinance Changes – Articles 3 through 7. The planning commission reviewed the summary and recommended a few edits. Planning Consultant Acuff will prepare final changes and provide them to the planning commissioners before the February 2010 Public Hearing.

MOTION Commissioner Bloomquist called for a Public Hearing to consider the proposed amendments to articles 3-7 be held at the February 16th 2010 meeting.

Seconded by Commissioner Schultink. Motion Carried.

Sub Committee Review of GR Green Zone & Competition—Vice Chairman LaMore and Commissioner Bloomquist presented a revised draft of the Grand River Green Zone. Also presented a resolution for competition to solicit ideas for our Grand River Green Zone, Article 99.00 (a proposal to add a new article, outlining regulations for the Green Development Zoning District). The resolution for competition outlines when the competition would take place, monetary awards, sponsors \$1,000, \$300, and \$200, and judges to review competition applicants.

MOTION by Vice Chairman LaMore to support the proposed resolution, to the board, for a competition to solicit ideas and feedback for our Grand River Green Zone.

SECONDED by Commissioner Cook.

Motion carries

PLANNING AND BOARD REPORTS AND REVIEW

Township Board—Board Representative Wright talked about budget and police protection

Planning Staff—Commissioner Bloomquist shared the projector and camera were delivered today and she is hopeful it will be in operation for January's Township meeting. MTA Conference is in January. Commissioners should contact Commissioner Bloomquist if they are interested in

attending the conference the cost would be paid through the education and training budget. Conditional rezoning proposal will likely be presented at the February meeting.

Planning Commission Chair—Chairman Fielek shared the M-43 project will most likely be put back at least one year.

Review

Held Public Hearing on 4160 Beeman Road—Special Use Permit for Accessory Apartment with recommendation to the Board of approval subject to verification of square footage.

Reviewed budget and accepted cancellation of January 2010 meeting

Reviewed the proposed amendments to Articles 3 through 7—scheduled a Public Hearing for February 2010

Heard subcommittee report—Grand River Green Zone--passed resolution to support competition.

ADJOURNMENT

Motion by Commissioner Cook to adjourn the meeting at 9:05 p.m.

Supported by Commissioner Imhoff. Motion Carried.

Gerald A. Eidt, Secretary

Debbie Schultz, Recording Secretary