

MINUTES
WILLIAMSTOWN TOWNSHIP PLANNING COMMISSION MEETING
April 20, 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, Secretary, Gerald Eidt, Commissioners Ronald Cook, Dali Giese, Rod Imhoff, Ger Schultink, Wanda Bloomquist and Board Representative Martin Wright

ABSENT:

ALSO PRESENT:

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

MINUTES APPROVAL

Chairman Fielek recommended a few changes to the March 16, 2010 minutes as follows: Page 1, typo "4followed" also remove the word "comments" and replace with "by motion". Page 3 under Discussion delete word "unanimous" add "determined the majority had reservations about the...". Page 4 under Deliberation, Article 6 remove "that is no closer to the ground than six (6) feet" and add "any agricultural use, no height restriction". Article 7, remove the word "four" and add "15" (15).

Motion by Commissioner Imhoff to approve the minutes of March 16, 2010, as amended.

Seconded by Commissioner Eidt. **Motion approved.**

CITIZEN COMMENT

Angela Hunt, 4421 Glencoe, asked for clarification of state equalized value vs. taxable value. Commissioner Eidt responded to the question.

Closed citizen comment 7:40 p.m.

Deliberation: Conditional Rezoning--Steve and Melinda Roznowski property #33-03-03-29-11-001, 45 East Grand River Ave—Commissioner Fielek shared under the Michigan Zoning Enabling Act (PA 110 of 2006, as amended) a landowner may voluntarily offer conditions by which the rezoning will be bound, and the Township may either accept or reject the proposed conditions. No negotiations may occur between the Township and the petitioner, and the Township cannot require any additional conditions by the rezoning. Mr. Doozan of McKenna Associates, Inc. reviewed the revised changes to the Conditional Rezoning provided by the applicant. The Boundary & Topography Survey—it was recommended this title be renamed *Conditional Rezoning Plan*. Mr. Doozan reviewed his letter to the Commissioners of March 26, 2010.

Planning Consultant Doozan also reviewed related correspondence from April 9 and April 16.

Chair Fielek opened the floor for brief Public Comment.

Bob Anderson, Spokesperson for Pine Knoll Estates Homeowners Association, Inc. and several members of the Pine Knoll Estates Homeowners Association were in attendance.

Spokesperson Anderson shared the Pine Knoll Estates Homeowners Association, Inc were surprised to hear a revised proposal had been submitted and the Township consultant was recommending both that the revised proposal be accepted and no new public hearing was needed. Homeowners Association position:

1. We feel the revision does not provide for direct Grand River Avenue Access
2. We feel the revised proposal still shows four lots of 120 ft. frontage on Glencoe Drive right-of-way widened by an additional 53 feet with a new road easement
3. We feel the Road Commission has inconsistently applied its ordinances
4. We feel the four lots of 120 ft violate the letter of the law, but meet the intent of the law. This jeopardizes the integrity and character of Pine Knoll Estates
5. We would like to ensure the linkage of any future Glencoe lots to our Association and its Protective Covenants

Pine Knoll Estates Homeowners Association members would like any development adjacent to their subdivision meet the legal requirements of the Township and Ingham County, and be consistent with the development plan the Township so carefully reviewed, and ultimately approved, for Pine Knoll Estates. For these reasons Pine Knoll Estates Homeowners Association members feel the revised proposal should not be approved.

Steve Roznowski, 2675 Maritime Drive, Lansing, Michigan—Indicated he will continue to work in good faith with Williamstown Township, Ingham County Road Commission and Pine Knoll Estates Homeowners Association, Inc. and looks forward to doing a responsible job with the development of this property.

The Planning Commission deliberated on the Conditional Rezoning request from Steve and Melinda Roznowski. The Planning Commissioners shared concerns regarding the absence of the easement for a future riverfront trail in the proposal, which is inconsistent with the Master Plan. The other concern among Planning Commissioners was the method used to obtain the needed 120 ft. lot frontage established for the four lots, as this sets a dangerous precedent for future developers. After careful thought and deliberation the following motion was recommended.

Motion by Vice Chairman LaMore to recommend to the Township Board denial of Conditional Rezoning based on inconsistencies with the Master Plan regarding the easement for a future riverfront trail and concern of setting precedent granting easements to achieve minimum frontage for lot sizes.

Seconded by Commissioner Schultink **Motion approved.**

NEW BUSINESS

Wetlands Housekeeping Amendments—Mr. Doozan, McKenna and Associates, Inc. provided minor changes on the revised Wetland Protection Ordinance in correspondence dated March 23, 2010.

Motion by Commissioner Giese to set a Public Hearing, at a future date, when other items for Public Hearing need to be addressed.

Supported by: Commissioner Eidt. **Motion approved.**

Medical Marijuana—Chairman Fielek addressed the Commissioners on the substance of the medical marijuana Act. A “qualifying patient” can possess up to 2.5 ounces of usable marijuana, they can keep up to 12 marijuana plants in an “enclosed, locked facility” if a primary caregiver is not assigned. If primary caregiver is assigned they can assist up to five qualifying patients. This means they can possess up to 2.5 ounces of usable marijuana for each qualifying patient and keep up to 12 marijuana plants for each qualifying patient.

Discussion: Chairman Fielek facilitated discussion on the possible options. It was stressed to use zoning to accommodate the medical marijuana law. This would allow the Township the authority to notify neighbors when a caregiver applies for a license. Licenses for caregivers could fall under the Home Occupation ordinance. The commission would like to see this item returned for further discussion in May. The Planning Commission would like McKenna Associates, Inc. to consider Class A and Class B Home Based Business, look into the addition of state licensing and consider a provision to ban compassionate care centers. McKenna should be ready to propose a Medical Marijuana Ordinance for recommendation to Planning Commissioners.

Annual Report—The Planning Commission presented an Annual Report dated April 2009-March 2010. The Annual Report included rezoning, special land use permits and site plan review, ordinance amendments, miscellaneous: EECBG Grant, MDOT Grant, Wetland Resolution, Brick, Industry Presentation, Tri-County Regional Planning, Purchase of Equipment, Election of Planning Commission officers, Re-appointment of Planning Commission members, CATA Presentation, Resolution of Support for Grand River Green Zone Competition, and Sustainable Development.

The Planning Commissioners approved the Annual Report dated April 2009-March 2010 and recommend it be published.

UNFINISHED BUSINESS

Ordinance Review—Article 8—Commissioner Bloomquist suggested reviewing a portion of Article 8 due to content. Review will begin Article 8 through Section 8.02(CC)Stables at the May meeting. Commissioners are to bring their questions and suggestions to the May meeting.

Commissioner Bloomquist will check on the Board's policy for allowing Planning Commissioners to access ordinances electronically on-line via website.

Board Representative Wright will check with Township Supervisor Martin on Internet passwords for Planning Commissioners. Unique Passwords would allow electronic access to Township Ordinances through the website.

Energy Efficiency and Conservation Block Grant (EECBG)—Commissioner Bloomquist shared the RFP is available at www.grgreenzone.org to planning students and professionals.

Bids on Energy Audits and retrofits—Commissioner Bloomquist shared bids are expected to come in this week.

PLANNING AND BOARD REPORTS AND REVIEW

Township Board— Board Representative Martin Wright shared 12 of the 13 Townships intend to participate in the review of police service alternatives for the Townships and other similarly situated townships and municipalities in Ingham County, and ultimately to procure and provide such joint police services through the information of a joint municipal authority. Looking at either a millage or special assessment and the Townships are leaning toward a special assessment that would go on the August ballot. Townships revenues were down by 2.5 % but through cost cutting measures, expenditures are currently under budget by 25%.

Commissioner Schultink shared a concern that road kill is being left unattended. Board Representative Martin Wright will follow up with Township Staff to determine where the responsibility lies for carcass clean up (Township or ICRC?).

Planning Staff— Planning Commissioner Wanda Bloomquist shared a Brown Bag Lunch for Planners was held Friday April 16, 2010 and Vice Chairman LaMore provided insight on the proposed Green Zone ordinance being developed by the community. The proposed innovative zoning classification seeks to incorporate many of the elements of sustainable planning by addressing the environmental, economic and social dimensions of communities. Next steps would be to submit for MAT Conference. For information on Tri County Regional Planning—Greenways--visit their website.

Planning Commission Chair—Chairman Fielek— Plans for the Art Tour are moving forward thanks to Gretchen Fielek and Wanda Bloomquist. The Art Tour is scheduled for May 7 & 8. Friday is open from 6:30-9:00 pm and Saturday is open from 10:00-5:00pm. There are 16 artists. Tickets run \$5. Entertainment will be provided. Visit the Township website link for more information. Proceeds will go to building a play structure at the Township Hall.

Review

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

ADJOURNMENT

Motion by Commissioner Cook to adjourn the meeting at 10:20 p.m.

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

Gerald A. Eidt, Secretary

Debbie Schultz, Recording Secretary