

Minutes
WILLIAMSTOWN TOWNSHIP PLANNING COMMISSION MEETING
February 16, 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, Commissioners Gerald Eidt, Dali Giese, Ronald Cook, Rod Imhoff, Ger Schultink, Wanda Bloomquist, Board Representative Martin Wright

ABSENT:

ALSO PRESENT:

Planning Consultants: Chris Doozan of McKenna Associates.

MINUTES APPROVAL

Chairman, Mike Fielek, shared on page 2 of the December 15, 2009 minutes he would like to add in his recommendation for Mr. Foerch "amend" the drawing.

Motion by Vice Chairman LaMore to approve the minutes of December 15, 2010, as amended.

Seconded by Commissioner Eidt. Motion approved.

CITIZEN COMMENT --None

NEW BUSINESS

Bill Conklin/ICRC—Mr. Conklin shared Federal Aide Road Projects slated for Williamstown Township include Zimmer Road from Grand River to Haslett Road 2014.

Grand River/Zimmer Road intersection: this area will be widened in order to get ready for receiving a traffic light. Round about was dicussed- pros and cons.

Bridges—Zimmer Road bridge was not ranked poorly enough for repair; therefore, the focus on this bridge will be on deck maintenance.

Local Roads—Local road program has been eliminated. 2010 match has been canceled.

Revisions to Approved Site Plan— Wallace Storage 1099 E. Grand River: Mr. Chris Doozan of McKenna Associates, Inc. shared a letter dated February 9, 2010 addressing revisions to the approved site plan. Site Plan requested revisions include: the storage of portable storage containers (Go-Mini's) and the rental/storage of moving trucks/vans.

Mr. Dan Wallace shared he has 65 containers floating around and 40 on site, 3, Budget trucks and one box truck. There are approx 20 employees that occupy the building and 58 parking spaces available. Signage: 90% of the signage was present at time of purchase. Will address the issues with the Planning Commission with their guidance. For advertising purposes Mr. Wallace would like to have one Go Mini storage unit out front facing Grand River.

The Planning Commission shared the uses would be subject to Special Land Use and site plan approval. The recommendations addressed in the February 9, 2010, letter from McKenna Associates, Inc. will be adhered to.

Motion by Vice Chairman, LaMore the Planning Commission recommends to the Board to support portable storage containers as a complimentary and auxillary use subject to special land use under Section 2.08. **Seconded by** Commissioner Imhoff. **Motion approved.**

Truck Rental—Mr. Wallace is requesting four existing parking spaces for rental truck parking at the SW corner be approved.

The Planning Commission would like to see Mr. Wallace dedicate parking space use on the site plan where truck/van parking can be contained. In addition, recommendations addressed in the February 9, 2010, letter from McKenna Associates, Inc. will be adhered to.

Motion by Vice Chairman, LaMore the Planning Commission recommends to the Board to support truck rental as a complimentary and monitored minor auxillary use to special land use under Section 2.08. **Seconded by** Commissioner Imhoff. **Motion approved.**

The motions are Pending approval from the Township Board, but in the meantime, it is recommended Mr. Wallace make an appointment with McKenna Associates, Inc. to discuss plans on moving forward with site plan changes.

Public Hearing: Opened at 9:30 pm.

Amendments to the Zoning Ordinance- Article 3-Article 7—Mr. Doozan of McKenna Associates, Inc. shared revisions outlined in Article 3.00, Nonconformities he also included suggestions to Article 3.01, 3.03 (E, J, C), and 3.05 (B)3 based on a meeting between Supervisor Martin and Planning Assistant Bloomquist dated February 16, 2010. Note the following recommended changes/additions to the **Summary of Nonconformity Regulations by McKenna Associates:**

Period of non-use before nonconformity must cease *Nonconforming use: Open Land* 180 days (add 3.01)

Nonconforming structure/building: 12 months (add 3.01)

Expansion of Use: Permitted subject to conditions (add 3.05B)

Enlargement of nonconforming structure—Remove Not Permitted. Permitted subject to conditions (add 3.03A)

Rebuilding after catastrophe Permitted if damage is less than 50% of pre-catastrophe fair market value-- except as permitted in 3.03(J).

3.03(E) Suggest changing Building Official to Planning Department

3.03 (J) add: “, for example” at end of sentence

3.03(C)1 suggest taking out: for any period of time? Ordinance reads 12 months

3.05 (B)3 When reducing size do we really need them to go through ZBA

Motion by Commissioner Schultink to close the Public Hearing and leave Public Comment open until March 5, 2010 for written comments.. **Seconded by** Commissioner Bloomquist. **Motion approved.**

Public Hearing closed at 9:50 p.m.

UNFINISHED BUSINESS

2010-11 Meeting Dates—Commissioner Bloomquist shared an outline for Williamstown Township Planning Commission Meeting Schedule 2010-2011.

Grant Awards—Commissioner Bloomquist shared the following Grant Awards:

Energy Efficient Conservation Building Grant (EECBG) is a shared grant with Locke, Leroy, Wheatfield and Williamstown. This grant supports development of the Green Zone, amendments to the master plan trails and greenways, park enhancements to promote public transportation, retrofitting the Township Building and providing educational seminars on Energy Efficiency. Williamstown will receive \$50,000 of the grant and the remainder will go to the other townships for retrofitting their buildings.

Transportation Enhancement Grant—this grant will be used to provide 8 ft paved marked bike lanes along the north and south side of M-43 between Meridian and Zimmer Rd. Construction will begin after the school year.

Reminder—Commissioner Bloomquist reminded the Planning Commission that this Thursday, February 18, 2010, Greenways Visioning at the Hannah Center from 5-8:00 p.m.

PLANNING AND BOARD REPORTS AND REVIEW

Township Board—No Report

Planning Staff—No Report

Planning Commission Chair—Chairman Fielek--*Michigan Planner*, read the story about Washtenaw Avenue. Very appropriate timing and recommends the Planning Commissioners take time to read.

Review

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

ADJOURNMENT

Motion by Commissioner Cook to adjourn the meeting at 10:05 p.m.

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

Gerald A. Eidt, Secretary

Debbie Schultz, Recording Secretary