

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
February 17, 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, Commissioners Gerald Eidt, Ronald Cook, Rutgar Hoag, Rod Imhoff, Ger Schultink and Board Representative Martin Wright.

**ABSENT:**

Vice Chairman Rex LaMore, Planning Assistant Wanda Bloomquist, Building Inspector Mark Miller.

**ALSO PRESENT:**

Planning Consultants Chris Doozan & Zeb Acuff of McKenna Associates.

**MINUTES APPROVAL:**

**Motion by R. Hoag to approve minutes of January 20<sup>th</sup>.**  
**Seconded by G. Eidt. Carried unanimously.**

**CITIZEN COMMENT (NON- AGENDA ITEMS):**

None

**NEW BUSINESS:**

Zoning Ordinance Article 2.00

- McKenna distributed zoning ordinance Article 2.00 for review.
- Workshop date to address changes set for February 24, 2009.

\*M Wright noted that the Township Board changed / added minor wordage to Wetland Buffer Ordinance submitted by Planning commission.

**UNFINISHED BUSINESS:**

Public Hearing for Definitions, Kennels, and Misc

- Chairman Fielek opened the public hearing
- McKenna reviewed and pointed out the changes made to ordinance thus far regarding definitions, enabling act, kennels, and misc.
- Chairman Fielek apprised the audience as to what has taken place in addressing changes to the zoning ordinance – “housekeeping”
- Discussion with audience on kennels – definition change only, not locations.
- Audience member questioned when updates would be available at counter
- R. Imhoff asked for and received clarification from McKenna regarding stump removal.

**Motion by R. Imhoff to close the public hearing.**  
**Seconded by G. Schultink. Carried unanimously.**

**Motion by R. Hoag to recommend approval of Zoning Ordinance amendments (Article 1.00 Definitions, Revised Sec 8.02(R)-kennels, Revised Sec 8.02(LL)(9) –winery events, Revised Sec 27.05(C)-extending variance application deadlines, Revised Sec’s 28.02 & 28.03-update Public Act references) to the Township Board.**  
**Seconded by G. Schultink. Carried unanimously.**

### Discussion: Proposed Ordinance Changes Regarding Home Occupation / Home Based Business

- Question regarding “2 vehicles at a time” - seems too restrictive. Z. Acuff pointed out that external influence on the neighborhood is main criteria for controlling number of vehicles.
- HBB – Section E
  - changes noted in subsection 4-signs,5-usable residential floor area, and 6-accessory building use
  - Question regarding enforcement, fees/penalties
  - McKenna & Chairman Fielek elaborated and noted that guidelines are set for future needs, as opposed to controlling residents
- HBB – Section F
  - Clarification of permit requirement (for HBB only, not HO)
  - 2a – removed requirement of public hearing before PC
  - Discussion topics:
    - requirement of a paper trail
    - protection of neighbors
    - making permit more administrative and less money – C. Doozan responded that PC should decide (too much for 1 person), Z. Acuff noted that permit fee would probably be lower since public hearing requirement had been removed
- Commission asked for final amended draft before moving forward with public hearing
  - Fee structure to reflect actual costs
  - Change application wording to “first year registration” as opposed to inspection
  - Drop renewal language (2c)

### Joint Planning Meeting with the City

- Light discussion on minutes from meeting
- G. Schultink offered Jennifer Olson (Extension Services) as possible contact for help with writing the grant.
- CATA is subject of the next Joint PC – no date set at this time

### **REPORTS AND REVIEW:**

#### Township Board

- Wetland & Wetland Buffer ordinance were passed
- Budget passed
- Township Attorney is reviewing Cemetery Ordinance

#### Planning Staff

- None

#### PC Chair

- Asked for posting of workshop for 2/24/09 at 7:30 to review zoning ordinance Article 2.00

#### Review

- Distributed Article 2.00 & set workshop
- Public Hearing and discussion on Article 1.00 Zoning Amendments – recommended approval to the Township Board
- Discussion regarding Home Occupation and Home Based Business – some resolution
- Results of Joint PC with City

**Motion by R. Imhoff to adjourn.**

**Seconded by R. Hoag.**

**Meeting adjourned at 9:00pm.**

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**Gerald A. Eidt, Secretary**

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**Michelle Morse, Recording Secretary**