

**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 20th.
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.

Gerald A. Eidt, Secretary

Michelle Morse, Recording Secretary