

MINUTES
WILLIAMSTOWN TOWNSHIP PLANNING COMMISSION MEETING
March 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, Ronald Cook, Rod Imhoff, Ger Schultink, Wanda Bloomquist, Board Representative Martin Wright

ABSENT: Commissioner Dali Giese

ALSO PRESENT:

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

MINUTES APPROVAL

Vice Chairman, Rex LaMore, requested the word "Agenda" be changed to "Minutes. Commissioner Schultink requested the word "Commission" be changed to "Commissioner" on page 2 of the February 16, 2010.

Motion by Commissioner Cook to approve the minutes of February 16, 2010, as amended.
Seconded by Commissioner Schultink. **Motion approved.**

CITIZEN COMMENT --None

NEW BUSINESS

The Public Hearing convened at 7:36 p.m.

Public Hearing Steve & Melinda Roznowski—Conditional Rezoning: 45 E. Grand River Road, Williamston, Michigan (50 Acres) Parcel #33-03-03-29-151-001—Chairman Fielek shared the order of the Public Hearing will be as follows: Comments from McKenna Associates followed by the Applicant, Citizens who approve, Citizens who oppose, Planning Commission Questions then closing by motion.

McKenna Associates —In a letter dated February 19, 2010 McKenna Associates provided a review of the Conditional Rezoning of 45 E. Grand River Road, Williamston, Michigan (50 Acres) Parcel #33-03-03-29-151-001. It was noted that the proposed conditional rezoning would be consistent with the existing and planned character of the area. Loss of potential public access to the Red Cedar River and the lack of a non-motorized pathway (as called for in the Master Plan) are distinct disadvantages. Other noted concerns of the draft conditional rezoning include:

- Unidentified seventh lot
- Deed restrictions to insure compatibility with Pine Knoll
- Ability of lots to comply with the Township's Wetland Ordinance
- Addressing concerns of the ICHD-these have been resolved

Applicant—Mr. Steve Roznowski, 2675 Maritime Drive, Lansing Michigan, is proposing 4 single family residential lots of approximately 1 acre in size on the Northeastern portion of the property. The seventh lot idea has been abandoned. Frontage would be on Glencoe Dr. for the four lots. Mr. Roznowski addressed the concerns of McKenna and Associates, Planning Commission and Pine Knoll Estates Homeowners Association, Inc.

Mr. Roznowski has agreed to the following:

- Abandon changing the name of the east-west section of Glencoe Drive to Northbury Lane
- Include in the deed restrictions of the new Glencoe Drive lots that the property owners comply with the existing Declaration of Protective Covenants of Pine Knoll Estates
- Include in the deed restrictions of the new Glencoe Drive lots that the property owners belong to the Pine Knoll Estates Homeowners Association, Inc. and be subject to the by-laws of the Association
- Public Walkway along Grand River would be open to discussion.

Mr. Roznowski has agreed to disagree on the following:

- Restore a construction road accessed from Grand River Avenue with permission of the applicant to utilize the east side of his property for the construction road.
- Reduce the number of new lots fronting Glencoe Drive to two or three instead of four.
- Disparity in curb frontage as compared to easement frontage and how it does not meet the original planning intent of Pine Knoll Estates.
- River walkway—this area will be used for his family, he does not like the idea of having a public river walk in his back yard.

Citizens who approve—there were none in attendance.

Citizens who disapprove—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 following summary:

1. Abandon changing the name of the east-west section of Glencoe Drive to Northbury Lane.
2. Include in the deed restrictions of the new Glencoe Drive lots that the property owners comply with the existing Declaration of Protective Covenants of Pine Knoll Estates
3. Include in the deed restrictions of the new Glencoe Drive lots that the property owners belong to the Pine Knoll Estates Homeowners Association, Inc. and be subject to our by-laws
4. Include in the deed restrictions of the new Glencoe Drive lots that the future builders provide, use and restore a construction road accessed from Grand River Avenue with permission of the applicant to utilize the east side of his property for the construction road.
5. Reduce the number of new lots fronting Glencoe Drive to two or three instead of four.

Planning Commission

Commissioner Bloomquist shared the Health Department resubmitted an approval letter for lot size changes to accommodate the Health Department's Request. The site plan presented shows the 1 acre sites.

McKenna Associates, Inc, Chris Doozan, shared 2006 Legislature created conditional zoning, this calls for a site plan to be submitted with a rezoning application and the site plan along with any conditions and specifications. The Planning Commission and Township can either approve or deny. Minimum conditions are in place, 6 basic procedures are in place and 4 conditions must be met. A Conditional Rezoning Agreement between Williamstown Township and Steven F. and Melinda I. Roznowski would then become an agreement between the Township and the applicant based on the draft agreement and conditions offered by the applicant. Applicant presents their case and Planning Commission can study the case and ask questions of a clarifying nature, but cannot get involved in negotiations.

Planning Commissioners asked for clarification of the proposed 7th lot, driveway placement, Administrative Review responsibilities, procedures to be aware of, separate lot splits and who is responsible for these lot splits and explanation of this process, zoning for residential stable or commercial stable, along with concerns around the loss of potential public access to the Red Cedar River and the lack of a non-motorized pathway.

Closing Comments by Steven Roznowski—Mr. Roznowski, thanked everyone for this opportunity and shared it has been a learning process. Mr. Roznowski feels his project will improve the front door of Pine Knoll Subdivision. He looks forward to building their new home while preserving the natural beauty of this area and working with McKenna Associates, Planning Commission and Pine Knoll Estates Homeowners Association, Inc. through a collaborative process in order to move forward with this proposed project.

Motion by Commissioner Eidt to close public hearing as of this Friday, March 19, 2010 at 5:00 p.m. **Seconded by** Commissioner Cook. **Motion approved.**

The Public Hearing closed at 9:00 p.m.

Zoning Amendment—Permitted Uses—Planning Consultant Doozan shared the amendment to Section 2.02, Sub Section A would clarify that land uses in the Township must comply with all applicable laws and ordinances, whether at the local, county, state, or federal level. It was recommended the Planning Commission review this amendment and consider a motion for a public hearing.

Discussion: After planning commission review it was determined the majority had reservations about the proposed Zoning Amendment to Section 2.02, Sub Section A.

Motion by Commissioner Bloomquist for Zoning Amendment, Section 2.02, Subsection A. to go to a Public Hearing. **Seconded by** Board Representative Martin Wright. **Motion denied.**

Sustainable Development Presentation—Planning Consultant, Chris Doozan, provided the Planning Commission with a PowerPoint presentation on Sustainable Development. The presentation was based on a dark picture of our future painted by Lester Brown, an environmental guru. The principles to keep in mind are: Remove Obstacles, Create Incentives, and Regulate. Think Globally, but act Locally.

The Planning Commission enjoyed the presentation and thanked Planning Consultant Doozan for sharing paths to local government sustainability.

UNFINISHED BUSINESS

Wallace Site Plan— Commissioner Bloomquist shared the last point of business for Wallace site plan was the Township Board motioned to support portable storage containers as a complimentary and auxiliary use and support truck rental as a complimentary and monitored minor auxiliary. Next steps for Mr. Wallace was to make an appointment with McKenna Associates, Inc. to discuss plans on moving forward with site changes. Commissioner Bloomquist shared a letter to this affect has been mailed and Mr. Wallace has not responded.

Deliberation—Amendments to the Zoning Ordinance Article 3- Article 7: Commissioner Imhoff shared the following changes:

Article 6, Page 6-4, 6.03 (B) 3b. Barbed wire fences may be permitted in commercial and industrial district. Barbed wire fences in agricultural districts may contain barbed wire with no height restrictions.

Article 7, Page 7-8, Item 10. Permanent signs on vending machines, gas pumps, or ice containers indicating only the contents of such devices, provided that the sign area of each device shall not exceed fifteen (15) square feet. *Reminded Planning Consultants to remove the 4 and change to 15.*

Motion by Vice Chair LaMore to recommend approval by the Township Board of the amendments to Articles 3- through Article 7 with corrections to amendments noted by Commissioner Imhoff. **Seconded by** Commissioner Bloomquist. **Motion approved.**

Competition Presentation—Commissioner Bloomquist shared the website with the Planning Commission outlining the competition. With support from an Energy Efficiency and Conservation Block Grant from the State of Michigan the Planning Commission is reaching out to planning students and professionals by hosting an innovative competition designed to see how this new zoning ordinance language may be interpreted by those in the field of planning and development by asking their help in offering preliminary development plans for research and technology services, residential and mixed use based on the proposed **GREEN ZONE** ordinance being developed by the community. This proposed innovative zoning classification seeks to incorporate many of the elements of sustainable planning ordinance by addressing the environmental, economic and social dimensions of communities. To accomplish this tasks the Williamstown Township Board of Trustees and Planning Commission are reaching out to the **best and brightest** planning students throughout Michigan and the nation, to help develop a workable/enforceable zoning ordinance that incorporates concepts and practices in sustainable development, new urbanism, smart growth, green building and site design through this competition. For information on Awards, How to Participate, Submissions, Green Zone Article, Competition Parcels, Disclaimers, and Questions go to www.grgreenzone.org.

It was recommended Commissioner Bloomquist forward the website to all Planning Commission Members.

Township Board— Board Representative Martin Wright shared the 2010-2011 Township budget has been approved and the Township Board voted to accept the Grant for bike paths along Grand River.

Planning Staff— Planning Commissioner Wanda Bloomquist shared she and Vice Chair LaMore attended the Tri-County Visioning workshop. This committee plans to have results of the workshop compiled by June. Once this plan becomes available, the Township will use this information to create a Trails and Greenways amendment to the Master Plan.

Planning Commission Chair—Chairman Fielek—*no report*

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