

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
March 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, Vice Chairman Rex LaMore, Commissioners Gerald Eidt, Ronald Cook, Rutgar Hoag, Rod Imhoff, Ger Schultink, Planning Assistant Wanda Bloomquist, and Building Inspector Mark Miller.

ABSENT:

Board Representative Martin Wright.

ALSO PRESENT:

Planning Consultants Chris Doozan & Zeb Acuff of McKenna Associates.

MINUTES APPROVAL:

**Motion by Commissioner Hoag to approve the minutes of February 17th.
Seconded by Commissioner Eidt. Motion approved.**

CITIZEN COMMENT (NON- AGENDA ITEMS):

Al LeBlanc of 4720 Jadestone introduced himself as Civic Affairs Chair for the Pebblebrook Association and made comment regarding how many Home Occupations were in his neighborhood— he specifically wanted to know how “controlling hours of operation” would be accomplished – but had additional comments and questions. Chairman Fielek thanked LeBlanc and asked him to bring subsequent comments to the floor as they were addressed throughout the meeting according to agenda.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

Home Occupation / Home Based Businesses

- Planner Acuff cited document dated 2/23 outlining requested changes from previous meeting regarding (pg 3, section F) permit administration and subsequent reviews.
- Discussion followed regarding: restricting HBB to 1 per residence (vs 2), fee structure, restrictions, and “grandfathering”. Commissioner Imhoff expressed concern with fee reduction and enforcement.
- Suggestion of removing: “vehicular traffic” wordage, control of hours from HO, possibly adding hours of operation to permit application for HBB.
- Planner Doozan noted that non-conforming status previously “grandfathered” in would be lost if the business expanded – then they would be required to comply with the new guidelines.
- McKenna planners will revise definitions for clarity, add accessory building to HO, move Subsection D-6 to Subsection B (exempt activities) and remove hours of operation clause – return to PC for further review.
- Commissioner Schultink questioned what basis we would use to deny a permit application.

Continued Discussion of Article 2

- Planner Acuff discussed handouts regarding outdoor boilers/woodburners.
- It was agreed that this would be better addressed in the Burning Ordinance, we should confer with the State code for setbacks. The PC would not recommend prohibiting these structures.
- Commissioner LaMore suggests that we have NIESA come in and give “expert testimony” regarding safety, etc. Commissioner Schultink suggested also obtaining information from the DEQ.

Natural Beauty Roads

- PA Bloomquist shared information obtained from the ICRC:
 - 2 Natural Beauty Roads – Van Atta and Cornell
 - ICRC will not enforce our ordinance beyond theirs
- What is the procedure if there is a safety issue?

REPORTS AND REVIEW:

Township Board

- None

Planning Staff

- PA Bloomquist passed out training offer for online classes and noted that she will be attending the Spring Institute on 3/24 from 8-4:30.
- There will be a small town rural development seminar April 21-23 for anyone interested.
- Township & City are currently investigating the possibility of a cultural center development.

PC Chair

- None

Review

- Moved forward in discussion of HO/HBB
- Brief discussion of outdoor boilers – no recommendation of prohibiting use.
- Gathered information on clearing practices of ICRC

Motion by Commissioner Imhoff to adjourn.

Seconded by Commissioner Eidt.

Meeting adjourned at 9:15 pm.

Gerald A. Eidt, Secretary

Michelle Morse, Recording Secretary