

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
October 20, 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. Vice-Chairman Rex LaMore called the meeting to order and reviewed the agenda.

PRESENT BY ROLL CALL:

Vice Chairman, Rex Lamore. Commissioners Gerald Eidt, Dali Giese, Ger Schultink, Ronald Cook & Rod Imhoff, Building Inspector Bob Delaney, Board Representative Martin Wright, and Planning Assistant Wanda Bloomquist.

ABSENT: Chairman, Mike Fielek

ALSO PRESENT:

Planning Consultants Chris Doozan & Zeb Acuff of McKenna Associates.

Introduction

Supervisor Martin introduced and welcomed Dali Giese. Supervisor Martin recommended to the Board for Planning Commission appointments for a three-year term starting October 2009, Michael Fielek, Ron Cook and Dali Giese.

MINUTES APPROVAL:

Motion by Commissioner Bloomquist to approve the minutes of September 15, 2009 as amended. Motion approved.

Amendment: It was recommended ICRC be removed from Commissioner Bloomquist from motion to approve amendments to Article 5. Commissioner Imhoff to review Art. 14,15,18 and Commissioner LaMore to review Art. 16,17

CITIZEN COMMENT (NON- AGENDA ITEMS)

Ms. Dali Giese shared she has lived in Williamston for years. Dali is employed by Accident Fund and has served in the Insurance Industry for years. Dali has two children in college and a wonderful husband. Dali will bring a subdivision connection to the Township Planning Commission.

NEW BUSINESS:

Appointment for PC

Appointment of a nominating committee charged with nominating a slate of officers for Williamstown Township Planning Commission for the 2009-10 fiscal year.

Motion by Commissioner Eidt to appoint Wanda Bloomquist and Dali Giese. The Commissioners are charged with nominating a slate of commissioners: Chair, vice Chair and Secretary and report their nominations back to the Planning Commission at the November meeting.

Seconded by Commissioner Imhoff. Motion approved.

UNFINISHED BUSINESS:

Review Article 6—Walls and fences

Zeb Acuff of McKenna & Associates, Inc. provided the Planning Commission with a red-lined version of Article 6.00-Walls and Fences beginning with Section 6.01—Obscuring Walls and Fences through Section 6.03—General Fence and Wall Standards, Item E—Fence and Wall Maintenance. These red-lined amendments are proposed revisions of July 15, 2009, last amended February 10, 2009 of the Williamstown Township Zoning Ordinance.

Consultant Acuff reviewed the red lined version of Article 6.

- Minor Edits E-1—more clarity
 - Question on E-2—Fences cannot exceed 8ft in any non residential district? Does this include AG and Small Farm—Applies to AG Commercial. It was recommended maximum fence height be raised for ag or remove maximum height limitation all together. Would like 10 ft. except for ag C in all residential districts—Ag small farms, ag rural estates and ag commercial. Consultant Doozan specify which districts it should apply to then on next page deal with issue of 10 ft. (B-1, B2 and I)
 - 6.02 A—Make clear where fences are marked from. 2. Less than 50 percent solid or peg?
 - 3A—dwelling closest to street no fence (needs to be lower 30 inch fence)—Shouldn't A and B be together?
 - Next item—Recommendation to do it based on use? Consultant Doozan you could go with a special use permit? If went with special land use could we condition a set back? Consultant Doozan shared the Township could propose a condition to go around their house—Special Use for Ag Commercial? AG-Small Farm? Rural Estate? Keep under subsection B

It was suggested the maximum height for Fencing and Walls change to 6 feet and 65 feet set back.

Review Article 7

Zeb Acuff of McKenna Associates, Inc. provided the Planning Commission with a red-lined version of Article 7.0—Signs beginning with Section 7.01 Purpose through Item L. Underhanging signs. These red-lined amendments are proposed revisions of August 10, 2009, last amended February 10, 2009 of the Williamstown Township Zoning Ordinance.

- Change Township of Williamstown to Williamstown Township.
- Copy sign, designed to change manually or automatically
- Community special event—clarify definition
- Next page B-8 Prohibited Signs—Obsolete signs definition—add an exception for painted barn signs (for historic value) (considered a wall sign). It is recommended the Township look at regulating murials. The PC is favorable of murials as they are an asset to the area. How do we regulate murials? Are they considered advertisements? Need a definition of murials and to determine what is an acceptable mural.
- Consultant Doozan raised question about residential vs. non-residential sign size. He would be interested in what Planning Commission feels. (18 sq. ft to 48 sq ft—substantial increase). It was recommended the Township leave at 18 sq. ft.
- Item 3—Set back, if signs stay at 18 sq. ft. this is not necessary.
- Page 16—allowance for additional sign or up to two for churches and events—If we keep at 18 sq. ft. do churches need additional signs. Use religious institution not church—allow additional sign for accessory uses. Keep same term (church used previously).
- Subsection F, Page 16-non conforming, business that has been there but non conforming use—limited signage.

Imhoff—Sign in front yard—can't have more than 2 sq ft? Section 7.07 Ag Commercial Signs—
7.7 E – Add agricultural uses to list, if we did you could have a sign up to 18 sq ft. Deal with
subsection E—Maximum size 18 sq ft or smaller per Doozan? Keep at 18 add agricultural uses to
the heading.

Question on 7.10, 15 any sign unlawfully maintained sign. What is this? Not being maintained to
standards of zoning ordinance. Doozan: we have maintenance standards and erected improperly
but maintaining sign would be unlawfully.

Bloomquist – Gas Signs, why add electronic changeable copy, since it is not in our ordinance, non-
permitted? Acuff will look back at notes to see where this change came from.

Discussion Sub-Committee report

Grand River Green Zone—Issues related to social justice and equity as relates to sustainability and
green and wanda will present. Issues discussed (affordable housing, ag as special use and
transportation).

- Affordable units, developer wanted to exceed units, any additional would need to be built as affordable housing
- Average sales price over a 20 year period, density bonus
- Within mixed use, someone wanted 25% commercial use, increase to 30 % but would address affordable housing within this context
- Ag as a special use—Would we have to allow all allowable activities that applied within the - switch from growing crops to raising cattle, would we have to honor that situation. Doozan change to right to farm act, so he will have to check into this
- Transportation—curious—could we have all developments look at issue of transportation as part of review process. How could we use this to make recommendations what would stick. Is there an economic need for this use? What accommodation is made for alternative transportation modes? AT least ask to specify.

Rex provided a scenario of affordable units—affordable units, high end developments.

- Schultnik, you would need water hook up and sewer supply. High density without present of sewer capacity is a concern. Where do we want to see high density—where employment is evitable. Keep walkable, bikeable accessible.
- Wanda do not want to exclude green zone from affordable, high end developments. Looking at trails and transportation.
- LaMore addition to green zone—10 % at average price for low income, create mixed income communities, social justice and equity, trying to encourage
- Wanda mixed use, commercial service
- How many units per acre, density, set back for GreenZone
- Doozan, provide incentive for affordable housing or it won't happen
- When we get zone designated, we market to MSU campus isotope group and they might wish to build a residential community around it?
- Doozan a package plan—something the developer-capacity of plant-type licensed for-type of waste—both engineering and political—we have an industry ready to go city ready to extend sewer.
- Looking for Niche market to present itself

How Green Zone would look with competition. Wanda one of the thoughts that came up would be to take language and use it with students as a competition as what would they development within that

zone. Provide ideas or bad ideas, then they can use this information when go to public, instead of limitations, here are possibilities. What would this look like, what changes need to make.

- Send out draft ordinance (Wayne State, MSU)
- Complete development plans for this type of community
- Prizes involved—look for donations
- What would this look like, take advantage of college programs
- Landowners interested in selling—they might offer donations

Per LaMore we will take another look at this and take back to Township and work on the competition idea. Anyone want to join LaMore and Bloomquist Subcommittee.

Suggested revisions for façade materials—Letter from Brick people—they identified in our ordinance language to incorporate around brick.

- Imhoff want brick on all four walls, 85%--cost is too high
- Shot themselves in foot,
- Martin they claim long run saves money
- Doozan other materials, hardy plain a great material
- Imhoff need variations
- LaMore they do note B1 and B2 commercial we don't offer any exterior materials guidance, but should offer some flexibility. Do we want to give consideration? Yes we should add some flexibility and take under consideration. Wanda will drop them a note.

REPORTS AND REVIEW:

Township Board—Board Representative Martin shared the Township has begun their budget process—continue to hear about cut backs on police protection with more expected in January 2010. Equipment Purchase—the Township Board approved the purchase of an Epson 83+ Powerlite Projector, 2200 Lumens, Avermedia Aversion 300 AF Document Camera and Buhl Industries Square Format Manual Projector Screen model WS-W70; and Avermedia Aversion 300 AF Document Camera.

Planning Staff—Commissioner Bloomquist shared the Economic Grant is being designed. The original due date was October 21, 1009, but it has been extended through November 5.

Greening Mid Michigan Meeting on October 15—Phase II of the program —she has studies. Michigan Low-impact development standards. Language to use for revising ordinance for low impact areas. Phase III done—she will get dates for February meeting. As far as grant and trails and greenways to master plan this will be done so we can use information to cut costs to due amendments to the master plan. Grant is still moving through the MDOT process per Doozan.

Trust Fund Grant for Parks—Commissioner Bloomquist shared they asked for amendments. Mr. Doozan of McKenna Associates, Inc. helped with language and sent the grant in for review.

Rex Lamore on the 8ft shoulders, the district would have a match of 35%. Wright if we get awarded the grant, the township might not have money to fund it. Bloomquist Greening Mid Michigan you can use trust funds for purchasing easements and with River Trail this might be a possibility—this might allow for faster development.

PC Chair

Rex LaMore—trustees looked at article 1 and article 2, minor edits identified. Did not get through all of article 2, but concern Home Occupation, Home Based Business, Employ immediate relative, felt only one homebased business per residency per dwelling, difference on accessory building set backs

Review

- Approved minutes
- Welcomed new commissioner
- Article 6 and 7
- Façade
- Grand River Green Zone
- Rutgar Hoag

**Motion by Commissioner Cook, moved to adjourn the meeting at 9:17 p.m.
Supported by Rod Imhoff. Motion approved.**

Gerald A. Eidt, Secretary

Debbie Schultz, Recording Secretary