

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
January 21, 2014
Minutes**

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. Chair Giese called the meeting to order and reviewed the agenda.

PRESENT: Chair Giese, Secretary Eidt, Commissioners Davis and Korson, Schultink, DeShon and Trustee Williams.

ABSENT: Commissioner Brown-Timm and Vice Chair LaMore.

ALSO PRESENT: Planning Consultant Chris Doozan of McKenna Associates and Planning Assistant Wanda Bloomquist

Planning Assistant Bloomquist requested adding to New Business: GAAMPs review letter.

MINUTES APPROVAL

Commissioner DeShon moved to approve the minutes of November 19, 2013.

Seconded by Commissioner Davis

Motion Carries

PUBLIC COMMENT

None- Closed at 7:33 pm

PUBLIC HEARINGS

Sawdon Rezoning

2295 & 2299 E. Grand River Rd.

33-03-03-36-451-010 & 36-451-002

Chair Giese reviewed the process and opened the Public Hearing.

Consultant Chris Doozan of McKenna Associates reviewed his letter dated January 2nd. The applicant is requesting to rezone 7 +/- acres from R-1 to I-1. Mr. Doozan noted the current use of the property is industrial in an R-1 district which does not permit the existing uses and as such is considered non-conforming industrial use. With the mixed use overlay, redevelopment would need to conform to the Mixed Use Overlay District requirements. Mr. Doozan reviewed the criteria from Section 29.06 of the Zoning Ordinance in consideration of a rezoning request. With the Mixed Use Overlay District, the Township would still be able to achieve its planning goals along the corridor regardless of the underlying zoning. His recommendation is that the Planning Commission recommends the rezoning from R-1 to I-1. Despite the rezoning of the property, the used car dealer is still considered a nonconforming use.

The applicant, Mr. Bob Sawdon, addressed the Commission. Use of light industrial has been on the site since 1980 and was at one time zoned industrial. He is aware of the non compliance issues and would like to have the property brought into compliance.

Public comment in support or against the rezoning: none. One letter of support for the rezoning was received by the Clerk's office.

Questions from the Commission: Letter of support was received from a neighboring property owner. Applicant has owned the site for 32 years and has been in compliance with State regulations.

Commission Schultink moved to close the public hearing.

Seconded by Secretary Eidt.

Discussion:

Deliberation can take place this evening if the Commission is in agreement and there are no objections to the rezoning.

Motion approved.

Secretary Eidt moved to recommend to the board the rezoning of 2295 & 2299 E. Grand River Rd from R-1 to I-1.

Seconded by Commissioner Schultink.

Motion approved.

Donation Bins

Chair Giese opened the Public Hearing to address the proposed regulations for Donation Bins. Consultant Chris Doozan reviewed the proposed regulations regarding donation bins with language inclusive of all types of donated items. Regulations address the need for a permit, permit fee, permitted type of bin, number of bins per parcel, location, purpose, identification and maintenance. Public comment for or against the proposed language: none.

PC discussion:

Expand use of the word "clothing" in E.1. to include all goods.

Commissioner Davis moved to close the Public Hearing.

Seconded by Commissioner Korson.

Motion Approved.

Commissioner Schultink -moved the Planning Commission recommend approval of the language regulating Donation Bins with the amendment of language in E.1 to include all goods.

Commissioner Davis support.

Discussion:

- Reviewed process if bins are not maintained.

Motion approved.

NEW BUSINESS

Meeting Dates

Planning Assistant Bloomquist informed the Commission that the Board is changing their meetings to be held on the second Wednesday of the month and is requesting the Planning Commission to change their dates as well. This allows for consistency for groups that rent the hall on a regular basis. Due to the Commission finishing the review of the Master Plan and Zoning Ordinance, it is suggested to meet every other month beginning the 2014-15 fiscal year.

Discussion:

Concern over action items that are before the Commission and length of time it may take for review and recommendation. The Commission is always able to call for a meeting the next month to insure pending applications are addressed in a timely manner.

Planning Assistant Bloomquist will bring forward new Wednesday meeting dates to the February Planning Commission meeting.

GAAMPs Letter

Planning Assistant Bloomquist presented a draft letter on behalf of the Planning Commission regarding the proposed revisions to the GAAMPs. Public comment period ends January 22nd.

Discussion:

- Commissioner Korson presented an article for Commissioners to review and addressed the need for the proposed addition of Category 4 along with the site verification process for protection under RTF (Right to Farm).

Commission DeShon moved the Planning Commission -recommend and approve the submission of the letter to the GAAMPs Commission.

Seconded by Secretary Eidt.
Motion Approved.

UNFINISHED BUSINESS

Class: Making Bullet Proof Decisions

Planning Assistant Bloomquist shared the date and time – February 27, 6:00 pm – 8:30 pm selected based on PC availability and asked for suggested topics that the PC would like to have addressed. Local municipalities have been invited to attend. Will send a reminder and asked for a commitment from Commissioners to attend.

Discussion:

- Address raising the bar on professionalism.
- Provide a brief review of jury decision making and the psychology of outcome based on the voices of opinion, when these opinions are stated and what can we learn from this.

Park Improvements Update

Planning Assistant Bloomquist brought the Commission up to date on the progress of the Park Improvements highlighting the use of recycled, sustainable materials. Volunteers will be needed for construction and invited Commissioners to participate. Goal is to begin construction in April.

Red Cedar Corridor Practicum

Planning Assistant Bloomquist reported on the Practicum Team's scope of work. A Master Plan for the Red Cedar River to include both a river trail and river access for the region from Meridian Township to the City of Williamston. The plan will focus on details for Williamstown Township with adjoining municipalities adding detailed information as it becomes available.

Planning and Board Reports and Review

Township Board

- Board is reviewing the County Contract for the striping of the Township's local roads.
- Poverty guidelines were set for 2014. Currently approx.5-6 residents are assisted.

Planning Staff

Save the dates: River Trail visioning workshop and final presentation.

Thursday, March 13th 7:00 pm, Meridian Township

Thursday, May 1st, 7:00 pm, Location: TBD

MTA Conference is next week.

Planning Commission Chair

None

PUBLIC COMMENT

None

Review

- Approval of November 19, 2013 Minutes
- Recommending Board approval of the Sawdon Rezoning Request.
- Recommending Board approval of regulations on Donation Bins.
- Approved letter of support for the proposed revisions to GAAMPs
- Scheduled class: Making Bullet Proof Decisions.
- Updated on the Parks Improvement Plans and the Practicum Teams Scope of Work.

**Commissioner Davis moved to Adjourn
Meeting adjourned at 8:43 pm.**

**Wanda Bloomquist,
Recording Secretary**

Secretary Eidt