

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
November 19, 2013
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, Vice Chair LaMore, Secretary Eidt, Commissioners Brown-Timm, Davis and Korson, and Trustee Williams.

ABSENT: Commissioners DeShon and Schultink.

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

MINUTES APPROVAL

Grammatical errors were brought to the attention of the Commission.

Secretary Eidt moved to approve the minutes of October 15, 2013 as corrected.

Seconded by Commissioner Brown-Timm

Motion Carries

PUBLIC COMMENT

Dali Giese, 726 Blossom, addressed the Commission regarding the sensitivity of tree removal with road maintenance and reconditioning.

Public Comment was closed at 7:35

NEW BUSINESS

Sawdon Rezoning

2295 & 2299 E. Grand River Rd.

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

Mr. Bob Sawdon addressed the commission regarding the application for rezoning the property at 2295 and 2299 E. Grand River to Light Industrial from Residential. The property was purchased in 1981 and was rezoned in 1981 to Light Industrial. Mr. Sawdon was unaware of the rezoning back to residential. There are two parcels involved with the rezoning request. Light Industrial zoning is important for the existing businesses to be able to obtain financing and license & permitting from the state. Current business uses include Sawdon Fence, T-Bones Choice and Beck Mobile Concrete. T-Bones Choice refurbishes cars and sells them. The zoning of the property is an issue with the transferring of the licensing for T-Bones. Mr. Sawdon is aware that existing uses are allowed to continue under the current zoning. The issue is the state will not grant a new license to T-Bones unless they meet current zoning regulations.

Discussion:

- Suggest working with the state on grandfathered properties.
- Concern over not having the I-1 zoning with the cement plant located on this site.
- A lot of communities would like to attach conditions with the permitting.
- Applicant would consider a river easement.
- Easement is there for the bridge. Worked with the city to gain access off of High St.
- Zoning Amendment stays with the Township. Can still use the overlay district for future development.

Consultant Doozan noted that Section 29.06 calls for the survey /site plan. A site plan, as required

by the Zoning Ordinance, was not provided with the rezoning application. Property boundaries have not changed. The Township Board agreed to waive the application fee for the rezoning. Applicant would like to have the Planning Commission waive the site plan.

Discussion:

- Difficulty of not having a site plan for public to review. Planning Commission is requesting more detail than what is on the site plan provided in the packet such as setbacks, uses, size of buildings, etc.
- Site plan for rezoning does not require an engineered seal.
- The Township carries the responsibility for the community.
- Applicant will meet with Consultant Doozan and Planning Assistant Bloomquist to review what is needed on the site plan.

Commissioner Brown-Timm called for a Public Hearing on December 17th to consider the rezoning request for 2295 and 2299 E. Grand River Rd. provided a more detailed site plan is provided.

Seconded by Vice Chair LaMore.

Discussion: none

Motion carries.

UNFINISHED BUSINESS

Master Plan

Natural Beauty Road Language

Suggested language, submitted by the Township Board, was provided in Planning Commission packet for review. Trustee Williams noted the descent from the Board regarding the Natural Beauty Road language that was part of the Master Plan.

PA 150 allows citizens to apply for Natural beauty road status. Road Commission must adhere to certain standards. Natural Beauty Road designation cannot be applied to arterial roads / collector roads. Act 51 does not give the authority of ownership of roads to the Township. Not sure how they determine segments of roads for designation.

The Board proposed language establishes the Master Plan philosophy of the Township.

Suggest changing of the word "improvement" to "maintenance and reconstruction" in both areas of second paragraph.

Secretary Eidt moved to adopt the suggested revision to the Natural Beauty Rd. language with the change of the word "improvement" to "maintenance and reconstruction".

Seconded by Commissioner Brown-Timm.

Discussion: none

Motion carries.

Donation Boxes

Chris reviewed the recommended language for the donation bins to address the growing issue being confronted in other communities. While many donation boxes are used for charitable purposes, others are not. It is worthwhile to have regulations.

Discussion of the process, regulations, location, etc.:

- Considered accessory structures and not allowed on vacant lots
- Allowed only on Commercial, Light Industrial and Office Districts.
- Must be for charitable purposes.
- Questioned whether the Township should ban donation boxes due to the number of local organizations collecting.
- The Board would set the fee.
- Cannot alter the fee for local non-profits.
- Limited to certain zones.
- Would only apply to churches if they are located in the noted districts.
- Suggest requiring the property owner agree to their placement.

Commissioner Korson called for a Public Hearing to consider the proposed language for Donation Bins with the addition of the consent of the property owner and the fee be set by the Township Board for December 17th.

Seconded by Secretary Eidt

Discussion: none

Motion carries

Education Opportunity

Planning Assistant Bloomquist reviewed the choice of class that was recommended by Chair Giese and Supervisor Martin for consideration: Making Bullet Proof Decisions. The Planning Commission was in consensus of offering this class and opening it up to neighboring planning commissions. Potential dates would be the last two weeks of February or the first week of March. Wanda will send Commissioners a calendar to narrow down a potential date subject to approval of MAP.

Planning and Board Reports and Review

Township Board

- Police assessment will drop from \$120 to \$110 for residential units and \$200 to \$185 for business units.
- Branch school house has installed an alarm system and developed a key policy.
- Board is looking at a code enforcement ordinance and possibly a vegetation ordinance. Meridian Police would help with enforcement issues.

Planning Staff

- December 5th is the second meeting regarding regional trails. Application is in for the practicum students to continue the work of the intern.
- Educational opportunity with MTA in January.

Planning Commission Chair

None

PUBLIC COMMENT

None

Review

- Important to keep separate issue of the river easement from the rezoning as it could be considered a taking.
- Consultant and Planning Assistant meeting with Mr. and Mrs. Sawdon regarding the site plan on November 20th.
- Called for the Public Hearing on the rezoning of Sawdon property for December 17th.
- Board will address the revised language for the Master Plan at the next Board meeting.
- Called for the Public Hearing regarding donation boxes for December 17th.
- Confirming date for class "Making Bullet Proof Decisions" set for February or March.

Commissioner Davis moved to Adjourn

Seconded by Commissioner Brown-Timm.

Meeting adjourned at 9:20 pm.

**Wanda Bloomquist,
Recording Secretary**

Secretary Eidt