

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
June 18, 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, Korson, Brown-Timm and Schultink, Vice Chair LaMore and Trustee Eyster

ABSENT: Commissioner DeShon

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

MINUTES APPROVAL

Commissioner Schultink moved to approve the minutes of May 21, 2014.

Seconded by Commissioner Davis

Motion approved

Vice Chair LaMore arrived.

PUBLIC COMMENT

None- Closed at 7:35 pm

PUBLIC HEARING

Proposed Zoning Ordinance amendments

Medical Marijuana

Chair Giese opened the public hearing for the proposed amendments regarding Medical Marijuana.

Consultant, Chris Doozan, reviewed the language presently in our ordinance and the need for revisions based on the recent Michigan Supreme Court ruling. The proposed amendments are similar to what the Planning Commission originally proposed with revisions to maintain consistency with recent court opinions.

The proposed revisions would:

1. Amend Section 2.02- Allowable and Prohibited Uses.
2. Add subsection OO to 8.02
3. Include Medical Marijuana facilities as a special use in all residential districts and Ag-C districts.
4. Add Medical Marijuana facilities as a permitted use in B-1, B-2 and I-1 districts.
5. Acknowledge ordinance does not prohibit patients to grow medical marijuana for their own use.
6. Dispensaries, cooperatives and grow facilities would be prohibited.

Chair Giese solicited comments from the public. None heard.

**Secretary Eidt moved to close the public hearing.
Seconded by Commissioner Brown=Timm
Motion approved**

**Commissioner Schultink moved the Planning Commission recommend the Board adopt the proposed amendments regarding Medical Marijuana.
Seconded by Vice Chair LaMore**

Discussion:

- Clarification on inspections required and how often. Inspection would occur when first established. Business license Ordinance requires renewal on a yearly basis. County Health Department requires review.
- Only 1 care giver with 5 patients per parcel.
- Allowed by State Statute

Motion approved

Brewpubs and Microbreweries

Commissioner Korson moved to open the public hearing for proposed revisions to the Zoning Ordinance regulating Brewpubs and Microbreweries.

Seconded by Commissioner Brown Timm

Chair Giese opened the public hearing and asked Chris Doozan to review the proposed amendments.

Chris reviewed the definitions of Brewpubs and Microbreweries, licensing requirements, the proposed regulations 8.02 NN, referenced performance standards, and addressed the required food component.

1. Brewpubs are proposed as a permitted use in the B-1, B-2, Mixed Use Overlay, and Green zone districts.
 2. Microbreweries are proposed as a Special Use in the B-1, B-2, and Mixed Use Overlay District.
- Chair Giese opened the floor for public comment. None heard.

Secretary Eidt moved to close the public hearing regarding proposed regulations for Brewpubs and Microbreweries.

Seconded by Commissioner Brown-Timm.

Motion Approved

Commissioner Korson moved the Planning Commission recommend the Board approve the proposed amendments regarding Brewpubs and Microbreweries.

Seconded by Vice Chair LaMore.

Discussion:

- Commission should consider adding ale and hard cider language as appropriate to cover these expanding businesses. Commission was in consensus of recommendation.
- Question the reasons for not allowing Microbreweries as a special use in the Green zone. Some communities approach a microbrewery as an industrial use based on production amounts.
- Consideration for Microbreweries as a special use in the green zone.
- Footprint of waste is surprisingly small.
- SUP for Brewpubs and microbreweries in the green zone
- Concern over commercialization of the Green zone.
- Brewpubs would need to be part of a mixed use development in the Green Zone.
- Maximum size in Green Zone would be 5,000 sq. ft. as part of a mixed use development.

**Commissioner Korson moved to table the motion until the July 16th, 2014 meeting.
Seconded by Commissioner Davis.**

Motion carries

Agricultural Tourism

**Commissioner Schultink moved to open the Public Hearing for proposed amendments to the Zoning Ordinance regulating Agricultural Tourism.
Seconded by Secretary Eidt.**

Chair Giese opened the public hearing and asked Chris Doozan to review the proposed amendments.

Chris explained the growth of this industry to promote agricultural uses has increased considerably over the past few years. The proposed regulations would apply to agri-tourism within the Township.

1. Add the definition to Article 1.03.
2. Add Section 8.02 MM for site development standards to Agri-tourism.
3. Would be added as a special use in the RE, AG-SF, and AG-C districts.

Chair Giese solicited comments from the public. None heard.

**Vice Chair LaMore moved to close the Public Hearing.
Seconded by Commissioner Davis.
Motion Approved**

**Vice Chair LaMore moved to recommend the Board approve the proposed amendments regarding Agri-Tourism.
Seconded by Commissioner Brown-Timm.**

Discussion:

- Correction of Article 14 (C): change the 9 to 11.
- Consideration of language to allow for overnight activities.
- Types of Agri-tourism businesses include operations such as Uncle Johns and Irwin orchards; allowing u-pick orchards, cider press, hayrides and other activities.
- Concern of nuisance possibilities for neighbors
- Hours of operation a concern
- Haunted hayrides would be a late night activity.
- Ag tourism contains a broad window of uses.
- Guidelines: outdoor operations with 9am and 10pm.
- Destination wedding at agri tourism sites has grown.
- A wedding is considered an assembly.
- Ag Commercial use is more for demonstration not expansion
- Discussion of impact on neighbors.
- Consideration of reasonable use of the property.
- Guidelines should reference hours and overnight activities.

**Commissioner Schultink moved to table the motion until the July 16' 2014 meeting.
Seconded by Secretary Eidt.
Motion approved.**

NEW BUSINESS

**Cortis SUP Application for Used Car Sales
1099 E Grand River Rd.**

Chris Doozan reviewed the proposal with the Planning Commission. To schedule a public hearing

Rick Cortis addressed the Commission regarding his plans if the application is approved by the Township. These include the use of the large garage for detailing, an office on the south side of the building and the southern parking spaces along Grand River Rd. in the east parking lot. The owner of the site is currently in the process of moving the Go-minis off site. The SUP would allow for 12 cars on site. All repair work would be done locally off-site. Applicant researched the locations zoned properly for this use. This is the first step required for state licensing and approval.

Questions and discussion:

- Confirmation of use of garage, 12 parking spaces and office.
- Could serve as a broker for individuals selling cars.
- Purchases at dealer only auctions.
- State law states the warranty needs to be on the window.
- Feasibility of business.
- Question regarding retention of existing landscaping

**Secretary Eidt moved to call for a Public Hearing to be held on July 16, 2014.
Seconded by Commissioner Davis
Motion approved.**

UNFINISHED BUSINESS

Target Practice with Firearms on Private Property

Trustee Eyster recapped the discussion that was held at the Board meeting on June 11th. The Board has requested the information that was provided to the commissioners for review. This will be on the Board agenda for further discussion.

Commissioner Schultink reviewed the information that was provided for Vice Chair LaMore. A link on the website to the State regulations would be helpful.

Planning Assistant Bloomquist noted that the information was sent to the Board members for review. Commissioner Schultink expressed concern over the need for some regulation on residential parcels.

City of Williamston Joint meeting Date

Planning Assistant Bloomquist informed the Commission of the date confirmed with the City of Williamston for Tuesday, October 7th. Location, time and agenda to be finalized.

Planning and Board Reports and Review

Township Board

Trustee Eyster noted that the Board is considering asking voters for a millage to address the needed and anticipated road repairs given the lack of funding, and recapped the information discussed at the Board meeting.

Discussion:

- Types of road repair
- Responsibility of repair
- Funding by Special Assessment.
- Conversion of roads back to gravel without funding
- County responsibility
- Inability of the Township to contract outside of the County Road Department for work done on the roads.
- Lack of state funding for local roads
- Existing condition of roads

- Suggestion of subdivisions carrying more of the cost with a special assessment.
- Amount of millage needed

Planning Staff

- Anticipation of a Special Use Permit Application for property on Corwin Rd.
- Update on the progress of the Park Improvements and the need for volunteers.

Planning Commission Chair

Review

- Approved the minutes of May 21, 2014
- PH regarding proposed regulations for medical marijuana was held with a recommendation of the Board for approval.
- PH was held for Brewpubs and Microbreweries, and Agri-tourism was held. Recommendation to the Board for approval was tabled for further discussion and action until July 16, 2014
- SUP application for 1099 E. Grand River Rd. to allow used car sales was reviewed. A Public Hearing is to be held on July 16, 2014.
- The representative for the Board meeting to be held on July 9 is Commissioner Schultink
- Joint meeting with the City of Williamston to be held on October 7th with time, location and agenda TBD.
- Discussion of Road Millage

PUBLIC COMMENT

Rick Cortis 3219 Zimmer Rd.: Regarding use of chemicals in the growing of Medical Marijuana

Public comment closed at 9:27

**Commissioner Brown-Timm moved to Adjourn
Seconded by Commissioner Davis
Meeting adjourned at 9:30 pm.**

**Wanda Bloomquist,
Recording Secretary**

Secretary Eidt