

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
July 16, 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, DeShon, Brown-Timm and Schultink, Vice Chair LaMore, and Trustee Eyster

ABSENT: Commissioner Korson

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

MINUTES APPROVAL

Commissioner DeShon moved to approve the minutes of June 18, 2014.

Seconded by Commissioner Davis

Motion approved

PUBLIC COMMENT

None- Closed at 7:35 pm

PUBLIC HEARING

Special Use Permit and Site Plan for Used Car Sales

Cortis- Spartan Cars

1099 E. Grand River Rd.

Chair Giese opened the public hearing for the Special Use Application for Used Car Sales. Consultant, Chris Doozan, of McKenna Associates reviewed his letter of June 24th, 2014 regarding the Site Plan and SUP application. Following are issues that need to be resolved on the site plan to meet the guidelines of the Zoning Ordinance.

1. Need for a variance for front setback requirements.
2. Performance guarantee for completion of previously required landscaping.
3. Floor Plan is required.
4. Outdoor lighting needs to be refocused.
5. 3x3 sign proposed- requested additional information be submitted regarding existing signage and location of proposed signage.
6. Parking. The applicant has addressed most of the issues regarding parking. Curbs or wheel stops will be placed on site.
7. Landscaping: Suggest removal of the landscaping in front of the detention pond due to space constraints and the plan should be updated to show the landscaping materials and placement to be completed.

Chris reviewed the 9 criteria for granting Special Land Use Approval. Noted comments:

1. Lot will be for 12 cars on the west side of the parcel away from developed property in an underutilized building.
2. The placement of the business is in the appropriate zoning district and by addressing the issues of the site plan will promote the intent and purpose of the Zoning Ordinance.
3. The site is currently adequately served by public facilities and services.
4. Due to the nature of internet sales and amount of vehicles, no impact on traffic is anticipated.
5. The only activity besides sales will be detailing. There will not be an impact to the public

- health, safety and welfare of the residents.
6. The proposed use is not in proximity to residential uses.
 7. The applicant states that he will be dealing with internet sales of vehicles different from what are sold nearby.
 8. The addition of this business to an underutilized building and use of local repair shops will have a positive impact on the community.
 9. The business is utilizing existing structure and parking.

Analysis

Applicant has been proactive in addressing issues of the site plan. Approval is recommended based on revising the site plan or providing supporting documentation addressed in his letter of June 24, 14.

Rick Cortis spoke on behalf of the application. Owner of the property, Tracy Wallace, is prepared to post a bond to insure completion of the landscaping requirements with the applicant's assistance. They have removed the piles of brush and garbage from the site. The parking lot striping requirements have been completed and light fixtures have been refocused. The Planet Aid donation box has been removed.

Sign has been resized to 18 "x36".

The storage pods will be removed pending court outcome.

Addressed the warranty provided customers.

Chair Giese opened the public hearing for those in support of the applicant.

John and Bonnie Krause: 1133 E. Grand River, Williamston Inn. Support the Cortis' as neighbors and the proactive approach they have taken.

Citizen's against the application: None.

Discussion:

One sign has been removed. Will need to check signs and note the businesses that are there to determine if signage is appropriate. Sign review will go through staff.

Trustee Eyster arrived at 8:09 p.m.

Applicant questioned the site plan dimensions of road right of way.

Variance decided by ZBA.

Commissioner Davis moved to close the Public Hearing.

Seconded by Secretary Eidt.

Motion carries.

Commissioner Schultink moved to recommend the Board approve the application for Cortis application for Special Use Permit for Used Car Sales.

Seconded by Commissioner Brown-Timm

Discussion: none

Motion approved.

Commissioner DeShon moved to recommend the Board approve the Site Plan provided the conditions addressed in McKenna's review letter of June 24, 2014 on pages 4 and 5 are fulfilled.

Seconded by Commissioner Davis.

Discussion: none

Motion approved.

NEW BUSINESS

Site Plan Review Application

684 E, Grand River

Brian Ruh

Planning Assistant Bloomquist reviewed the past history regarding the expired site plan which necessitated the applicant to submit for site plan approval.

The applicant, Brian Ruh, spoke to the need to get the plan approved, with plans to make changes in the future. One consideration is paving requirements of the west drive as he would like to eliminate that drive in the future. It was suggested that he remove that drive on his plan. The middle drive would be paved to support delivery vehicles.

Vice Chair LaMore moved for notification of site plan review and review at the meeting of August 20th.

Seconded by Secretary Eidt.

UNFINISHED BUSINESS

Agricultural Tourism

Material will be provided at the next meeting for review.

Brewpubs and Microbreweries

Chris reviewed his findings since the last meeting regarding production and definitions. Beer and Ale are considered the same, however hard cider falls under the same guidelines as wineries.

Chris provided a marked up copy of the proposed amendments addressing the State Liquor Control regulations and reviewed the proposed amendments.

Commissioner Schultink moved to recommend the board approve the proposed amendments regarding Microbreweries and Brewpubs.

Seconded by Commissioner Brown-Timm

Discussion: none

Motion Carries

Planning and Board Reports and Review

Township Board

Trustee Eyster noted the Board approved recommended changes with revisions regarding Medical Marijuana as provided in the Planning Commission packet.

The Board also approved requesting 1.5 mils for road maintenance on the November ballot.

Planning Staff

Park updates are making progress. Restroom construction is beginning and work on the pavilion is progressing.

Two ZBA hearings were held. A variance request regarding accessory building without a principal residence and request for a variance for exceeding the allowed square footage for accessory buildings.

Planning Commission Chair

Review

Approved minutes of June 21, 2014

Recommend board approval for Spartan cars.com Special Use Permit and Site Plan with conditions. Called for Review of the Site Plan for 684 E. Grand River. Applicant Brian Ruh.

Recommended Board approval for Zoning Ordinance amendments regarding Microbreweries and Brewpubs.

PUBLIC COMMENT

None: closed at 8:50

Vice Chair LaMore requested topic of discussion at a future meeting regarding the analysis of economic need in the area. Discussion could include: How does the Township define economic need. When is it appropriate to say no to development? What is provided by other municipalities? If it brings economic growth is it good? .

Commissioners addressed the continued request for internet access. Trustee Eyster noted that the Trustee's do not have access at the Board meetings and the Board has not addressed the issue with a policy. The Board has concerns over FOIA request and other access issues.

Commissioner Schultink noted the Supervisor is requesting information from other Supervisors regarding the regulation of target practice on private property. Commissioner Schultink feels it is a clear public safety concern. The Ordinances do not give enough guidance for police to insure safety. Suggested Commissioners share any information they may have to the Board for review/

Commissioner Davis moved to Adjourn at 9:01
Seconded by Vice Chair LaMore

Wanda Bloomquist,
Recording Secretary

Secretary Eidt