

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
March 18, 2015
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 Eidt called the meeting to order and reviewed the agenda.

PRESENT: Chair Eidt, Secretary Brown-Timm, Vice Chair LaMore, Commissioners Giese, Weston, DeShon, Korson , Davis and Trustee Eyster.

ABSENT: none

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

MINUTES APPROVAL

Commissioner Davis moved to approve the minutes of January 21, 2015

Seconded by Commissioner Korson

Discussion: none

Motion approved

PUBLIC COMMENT

None- Closed at 7:33 pm

PUBLIC HEARING

Proposed Regulations for Agritourism

Chris Doozan reviewed the proposed amendments regarding Agritourism. Standards that would apply to Agritourism are outlined in OO. Regulations address classification for minor and major operations. Minor operations would require site plan review, major operations would require a Special Use Permit. Agritourism would be permitted in AG-SF and AG-C. Minor operations would be considered a principle permitted use.

Chair Eidt open the Public Hearing and asked for comments from the public.

In support: none

Against: none

Questions from the PC for Chris:

Would this address historic siting of historic structures and farms? This would only be addressed if part of an Agritourism proposal.

Opinion that this should also be allowed along the Grand River corridor.

Vice-chair LaMore moved to close the public hearing.

Seconded by Commissioner Davis.

Motion approved.

Chair Eidt noted that since there was no opposition to the recommended revisions, the Planning Commission could make their recommendation to the Board this evening.

Vice Chair LaMore moved to recommend the Board approve the recommended revisions as submitted.

Seconded by Secretary Brown-Timm.

Discussion:

- Awareness of any possible applications coming forward.
- Concern that the Planning Commission has addressed the questions of the Board.

Motion approved.

NEW BUSINESS

Application for Special Use- Bonnen-Kaufman Accessory Apartment 90 Sherwood Rd.

Edwin Bonnen addressed the Planning Commission regarding his application for a Special Use Permit for an accessory apartment. The applicants have been looking for property for themselves and mother in order to build a home that would accommodate helping their mother retain her independence. The design is almost complete. The apartment meets the square footage limitation and the design of the home meets the requirements of the zoning ordinance.

Discussion:

- Section 11.02(C) requires a Special Use Permit. Section 8.03(A) are the regulations.
- Cannot be treated as a rental in the future.
- Second garage is an accessory building.

Commissioner Giese arrived.

Commissioner Korson moved the Planning Commission hold a Public Hearing on May 20th to consider the application for a Special Use Permit for an accessory apartment at 90 Sherwood Rd.

Seconded by Commissioner Davis

Discussion: none

Motion approved.

Application for Special Use- Harns Williamston Compassionate Care 7-12 bed Adult Foster Care 3800 Vanneter

Tom Reeder, architect for the applicant, Nancy Harns, addressed the Planning Commissioners regarding the request for a Special Use Permit for a 7-12 bed Adult Foster Care Facility. Williamston Compassionate Care has been operating since 1998 as a 6 bed adult foster care facility. They are currently adding an additional 800 sq. ft. They need to obtain a Special Use Permit before applying to the State for the license.

Nancy Harns addressed the Commission. Williamston Compassionate Care is almost always full, and has a waiting list. They saw a need to serve the Williamston Community. There is always one employee on site and during the busy hours they have employees that overlap.

Discussion:

- Addition is located to the rear of the current residence.
- Additional landscaping: They are adding additional parking to the rear of the site and wanted to accommodate the neighbor as to type of landscaping.
- Construction has been going on since winter.
- If applicant ceases the business, the SUP would allow for continued use as a 12 bed facility or it could be converted back to a single family. Owners do not currently live on site. Permit was pulled before the addition. Currently as right, SUP for up to 12 beds.
- Construction is anticipated to be completed the end of April.
- The live-in employee uses the garage. Circle drive handles visitors up to 4. Residents do not have family visit much and/or do not drive. Two additional parking spaces should cover overflow.
- Age of residents is between 55 and 90. All need help with personal care, meals and meds. Currently residential pick up for refuse.

Commissioner Weston called for Public Hearing May 20th to consider the application by Nancy Harns for a 7-12 bed adult foster care facility at 3800 Vanneter Rd.

Seconded by Secretary Brown-Timm

Discussion: none

Motion approved.

UNFINISHED BUSINESS

Brian Ruh- Site Plan Review

684 E. Grand River Rd.

Chris Doozan reviewed his comments addressed in a letter dated March 2, 2015 to the applicant. It was noted that the current signage was approved previously with a Special Use Permit.

The applicant, Brian Ruh, had questions for the consultant and Planning Commission regarding: Outside storage for landscaping materials: Is storage within bins acceptable. May need to enlarge bins to accommodate storage.

Clarification on the need for landscaping screening along with the fence.

Chair Eidt ask for anyone speaking for or against the plan to address the Commission. There were no comments from the public.

Secretary Brown-Timm moved the PC recommend approval of the site plan with the applicant addressing the issues in the review letter from Chris Doozan dated March 2, 2015.

Seconded by Commissioner Davis.

Discussion:

- Clarification between the applicant and township regarding screening requirements. A landscaped berm, greenbelt, or wall is required. The fencing would be for security only. The applicant indicated he would be installing a landscaped berm. Chris will verify the requirements.
- Parking: The Commission is in agreement to allow the applicant to leave the rear lot unpaved. The applicant is considering using permeable pavers instead of asphalt. Will need to address this on the plan.

Motion approved.

2015-16 Meeting Dates

Commissioner Davis moved to approve the 2015-16 Planning Commission meeting dates.

Seconded by Commissioner Giese.

Discussion: none

Motion approved

MSU practicum River Trail

Planning Assistant Bloomquist distributed the Trail Plan that was developed by the students and presented the video developed to promote trails.

Vice Chair LaMore expanded on the background for funding for the study and video. There was discussion on how this information can be used by the County to address trail planning for our region including the City of Williamston and Township.

Planning and Board Reports and Review

Township Board

- Trustee Eyster reported on the Board recommendation for the makeup for the Joint Committee with the City of Williamston. Supervisor Martin will be making appointments to the committee.

Planning Staff

- Requested Commissioners volunteer to be the representative of the Planning Commission for Board Meetings. Secretary Brown-Timm will represent the PC at the April 8th Board meeting.
- Presented another educational opportunity for Commissioners to take advantage of called "Intro to Planning and Zoning". Workshop is through MTA and there are several dates in April to take advantage of.

Planning Commission Chair

- Lightest year for appeals in 21 years of service for Board of Review and is proud of the job done by the Board of Review Committee.

PUBLIC COMMENT

Question regarding the State Proposal on the May ballot.

Review

Recommendation to the Board to approve recommended regulations.

Called for two PH's for SUP.

Recommended approval of Brian Ruh's site plan for 684 E. Grand River Rd.

Approved meeting dates for 2015-16.

Commissioner Davis moved to Adjourn

Seconded by Commissioner Korson.

Meeting adjourned at 9:00 pm.

**Wanda Bloomquist,
Recording Secretary**

Secretary Joscelyn Brown-Timm