

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
March 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. Vice Chair Dali Giese called the meeting to order and reviewed the agenda.

PRESENT: Vice Chair Dali Giese, Secretary Eidt, Commissioners Rick DeShon, Annette Davis, Ger Schultink, and Trustee Williams.

ABSENT: Chair Rex LaMore and Commissioner Joscelyn Brown-Timm

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

MINUTES APPROVAL

Secretary Eidt moved to approve the minutes of February 19, 2013

Seconded by Commissioner DeShon.

Motion Carries

PUBLIC COMMENTS

None

NEW BUSINESS

None

UNFINISHED BUSINESS

Master Plan Review

Chris reviewed the changes that were made to the two chapters to include the recommendations from Tri County Regional Planning regarding the Urban Services Boundary.

Goals, Visions

Page 1.1 number 2 was added from the Tri County Regional Planning recommendations.

Future Land Use

Added to page 9.4 the Urban Services District.

Added the Urban Services District Amendment Policies on page 9.5

Implementation

This is the last chapter to review prior to beginning the review process for adoption.

The sections outlined include Planning and Development, Regulations and Ordinances, Farmland and Open Space, and Economic Development.

Suggestions included:

Planning and Development:

- Updating the Parks and Rec Plan as it has expired.
- Implementing the Trails and Greenways Plan with grant monies

- Preparation of a capital improvements program
- Open space conservation. Encourage residents to do this.

Regulations and Ordinances:

- Prepare and adopt a tree protection ordinance- a delicate issue. Suggested an emphasis on road right of ways. A tree ordinance would have to show balance. Valuable to have a good policy. Cannot be over zealous in your ordinance. Example of an unreasonable regulation: mitigation. Will add the emphasis on ROW preservation.
- Groundwater protection regulations- Should begin building a database.
- Updates to Ordinance as the state enacts new land use laws.
- Farmland and Open Space preservation-
 1. Maintain 40 acre zoning for AG-C.
 2. Michigan Ag Preservation Fund.
 3. Add: Ingham County Preservation.
 4. Transfer of Development rights
 5. PA 116
 6. Economic Development
 7. Promote the Green Zone
 8. Add: Density in the Urban Service District
- Economic Development Committee- Promote the Green Zone and set up a Corridor Improvement Fund.
- Information and Education- Website to promote master plan.
- Regional planning- Cooperation between units of government, Regional Planning and ICDTR. Discussion of how the Township works with the ICDTR and discussion and methods that are used to prioritize. Funds have been an issue.
- Land Acquisition-Reviewed the methods of Land Acquisition:
 1. Direct action by the Township.
 2. PA 116 and Conservation Act
 3. Voluntarily by land owners
 4. Private land trust.
 5. Include farm preservation
- Private tools:
 1. Land Conservancy Activities
 2. Private donations of land
 3. Private donations of conservation easements
 4. Donation with a life lease
 5. Purchase of a conservation easements
 6. Leasing of land.
 7. Tax benefits of conservation.
- Zoning Plan- Explanation of land use categories as outlined in the Planning Enabling Act. 10.7 shows a table of future land use classification and the corresponding zoning district
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Discussion:

- Adding utility corridor map.

Bring back compiled document to the next meeting to call for the public hearing and begin the review process.

Health Impact Assessment

Planning Assistant Bloomquist shared the guidance document requested by the Commissioners for review. Tri- County Planning has just received a grant to begin work on assessing HIA and possible development of a document that could be used. Concern over the value of a guidance document and how it would be used by applicants since it would not be a requirement. Consensus was to see what Tri County develops. Wanda will report to the Commission next month more details on the goals and timeline of Tri County on this project.

Planning and Board Reports and Review

Township Board

Trustee Williams Informed the Planning Commission of the Hudson Farm

Budget passed. Expressed his disappointment to the budget cut to the Senior Center. Included raises to the board officers.

Bridge funding and design will not change- Improvements will begin by July 1st. Pedestrian access and paved shoulder.

Police assessment at \$120.00 per residence.

Forming a joint building authority. Several options being looked at for the Library and Senior Center.

Rationale regarding urban farming. Can this be done safely.

Planning Staff

March 20th: 1-2 Charrette meeting Meridian Township

May1-7 Vision Charrette

May 23- MAP Spring Institute

Review of the Ordinance is progressing to send updates to American Legal for the website. Website should be up soon.

Annual report will be presented for review at the next meeting.

Planning Commission Chair

none.

Review

Reviewed a draft guidance document. Will wait to see what the results of TCRP's grant are.

Reviewed additional elements of the Master Plan. Chris will have the final draft for review at the next meeting to begin the adoption process.

Commissioner Schultink moved to adjourn.

Seconded by Secretary Eidt.

Meeting adjourned at 8:35 pm.

Wanda Bloomquist
Recording Secretary

Secretary Eidt