

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
March 20, 2012
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. Chairman Michael Fielek called the meeting to order and reviewed the agenda.

PRESENT: Chairman Mike Fielek, Vice Chair LaMore, Secretary Eidt, Commissioners Dali Giese, Rod Imhoff, Joscelyn Brown-Timm, and Ger Schultink

ABSENT: Trustee Wright and Commissioner Cook

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

MINUTES APPROVAL

Commissioner Imhoff moved to approve the minutes of January 21st, 2012, with the following corrections: Article 25.03(E)4-remove whole paragraph and Article 25.05(B) J. change to: not extend "2ft." into the sidewalk.

Seconded by Commissioner Schultink

Motion Carries

Vice Chair LaMore arrived.

PUBLIC COMMENTS

None

PUBLIC HEARING-MNRTF GRANT APPLICATION

MNRTF Grant Proposal

Wanda Bloomquist, Chair of the Parks and Rec Committee reviewed the priorities set forth by the committee and the items being requested within the MNRTF Grant Application along with the cost estimates of the items within the grant.

Doug Schultz with Rowe Associates was present to review the site plan and details of the improvements, and answered questions of the commissioners.

Discussion items of the commissioners included:

- Cost of Improvements
- Letters of support
- Notification
- Community Interest
- Green construction

Citizen comment was opened at 8:05 pm.

Mr. Sam Hindi, 1825 Maple Shade, Williamston, MI: Question of increased park maintenance and funding.

Commissioner Giese moved to close the Public Hearing at 8:10. Seconded by Commissioner Brown-Timm.

Motion Carries

NEW BUSINESS

Maple Shade Petition

Petition to Ban rental/income ban from residents of Maple Shade. .

Mr. Hindi reviewed the petition and results. 82% of residents signed the petition in favor of restricting rentals to what is current in Maple Shade subdivision.

Mr. Doozan clarified for Mr. Hindi that zoning cannot distinguish between owner occupied and rental in single family residential. The authority of the planning commission does not allow exclusionary zoning.

Discussion included:

- Owner needs to take responsibility of upkeep to their property.
- There is currently not a homeowners association in Maple Shade Subdivision.
- East Lansing has licensing overlay.
- Retroactively set up a homeowners association voluntarily. - would need to be a deed restriction. 38 residences in the subdivision.
- Suggest residents do association.
- Mr. Hindi would like to see the Twp. Move forward with restrictions not the residents.
- Options that could help address residents concern:
 - Enforce blight ordinance to control condition.
 - Rental Licensing
 - Neighborhood association
- Suggest talking with the Greater Lansing Housing Coalition regarding blight
- Housing decline is not a government problem.

UNFINISHED BUSINESS

Resolution to Board

Rental Regulations

Chair Fielek reviewed the resolution with the commissioners.

Discussion included:

- Would like to see someone from EL come and talk to us about the overlay concept.
- More enforcement of the blight ordinance.
- Discussion of economic situations that cause increase of rental activity.
- Issues such as safety should go to Fire, Health, etc.
- Commissioners would like a digital copy of the blight ordinance to review.
- Suggestion to table sending the resolution to the board due to petition received from Maple Shade residents and allows commissioners to review the blight ordinance.
- Would like to see the number of non-homestead residential properties.

Ordinance Review: Article 25 through Article 29

Art 27

27.02(C)3b: add calendar days and change to 3 folded copies and 1 digital copy

27.02(D)4: Same change as above.

27.02(D)5b: Change may to must in second paragraph 3rd sentence

27.02(D)8: add an expiration date for site plan to be completed

27.02(D)7: last sentence change "win" to "will"

27.02(D)8b: 12 month expiration if construction has not commenced. Discussion ensued regarding time frames for completion of site plans. Suggest allowing the board to allow more extensions than one. Take the limit off of number of extensions.

Discussion of asking for a bond on removal of towers, commercial, industrial clean up. Enabling Act addresses this issue. Performance guarantee. Township may require a surety bond of estimated cost of improvements to ensure successful completion of improvements. Section 505 mcl 125.3505 of enabling act allows Township to require a bond. Also can address removal of unused properties.

27.02(D)8f: 1 & 2. Change to one copy of the recorded sub plans and add a #3. Recorded copy of the subdivision plan.

Cross out #2 of the Mylar requirement.

Discussion of Minor modification- no changes

27.02(E)3z: change acreage to location.

27.02(E)5h: change telephone "fines" to "lines". Add: internet

27.02(E)8a2: add the words (see exhibit B) Update all state departments

27.02(F)4a: remove limited common element and remove last sentence.

27.02(B)1f: add (c)

27.02(D)10a: add numbers to bullets

27.03(B)10: add uses and conditions

27.04(F)1: add calendar to days. Change 12 to 3. Same for G1

27.04(K): develop should be development

27.04(M)n: change language to have limits of when a traffic impact study is needed. Add language of walkability and non-motorized

27.04(M)o: update language that simplifies content.

27.04(O)2 take out the word "above"

27.05(B)1 add provision that the ZBA doesn't have authority to overturn decisions of board

Notification: concern over those who don't get the enterprise.

Quit at 27.05

Planning and Board Reports and Review

Township Board

Passed Budget and police assessment role and amount of assessment.

Passed balance of ordinance revisions. Board discussed road improvement funding and the bids for cemetery improvements.

Results of the election were reviewed. Library authority representative was appointed

.

Planning Staff

Surveys are being tabulated and Dr. Shannon resubmitted split applications.

Review

Held the Public Hearing on the parks grant proposal

Accepted petition from Maple shade residents

Will try to get someone from East Lansing to talk about their overlay

Blight Ordinance to be emailed to commissioners.

ADJOURNMENT

Secretary Eidt moved to adjourn.

Supported by Commissioner Brown-Timm

Meeting adjourned at 10:02 pm

Wanda Bloomquist
Recording Secretary

Secretary Gerald Eidt