

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
May 20, 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, Commissioners Giese, Weston, DeShon and Korson.

**ABSENT:** Vice Chair LaMore, Commissioner Davis and Trustee Eyster.

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

**MINUTES APPROVAL**

**Commissioner De Shon moved to approve the minutes of March 18, 2015**

**Seconded by Commissioner Korson**

Discussion: none

**Motion approved**

**PUBLIC COMMENT**

None- Closed at 7:33 pm

**PUBLIC HEARING**

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

Chair Eidt opened the public hearing and requested the Township Planning Consultant, Chris Doozan, to review his assessment of the Special Use Permit and Site Plan.

Chris Doozan reviewed his letter to the Planning Commission dated March 9<sup>th</sup> addressing the requirements for approval outlined in the Zoning Ordinance for a Special Land Use and Site Plan.

The applicant, Ed Bonnen, addressed the size revision, protection of the existing trees and fitting the house on the site appropriately.

Public Comment:

John McLaughlin, 4442 Congdon Drive, spoke in favor of the proposal.

Opposition: none

Discussion:

The change in floor plan does not require additional review for SUP or Site Plan approval as long as the apartment meant the regulations

**Commissioner Weston moved to close the Public Hearing.**

**Supported by Secretary Brown-Timm.**

Discussion: none

**Motion Approved.**

**Commissioner DeShon moved the Planning Commission recommend approval by the Board for the Special Use Permit for an accessory apartment.**

**Supported by Commissioner Giese.**

Discussion: none  
**Motion approved.**

**Commissioner Korson moved the Planning Commission recommend approval by the Board of the Site Plan for the Bonnen/Kauffman accessory apartment to the Township Board. Supported by Commissioner Weston.**

Discussion: none  
**Motion approved**

## **PUBLIC HEARING**

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

Chair Eidt opened the public hearing and requested the Township Consultant to review his letter dated April 10th addressing the application for a Special Use Permit and Site Plan approval for the Harns' application for a 7-12 bed Adult Foster Care facility.

Highlights of the review:

Proposed basement living quarters cannot be used as an apartment.

Site Plan:

1. Need for variance for exceeding lot coverage of 20% in the R-1 district.
2. Need for variance regarding set back requirements from Sunrise Dr.
3. Type of parking surface should be addressed on the plan.
4. Landscaping not required. Recommend evergreens.
5. A copy of the State of Michigan adult foster care license shall be submitted to the Township.

Special Use Permit:

Chris reviewed the criteria for approval of the Special Use Permit and the conditions that should be met to grant the applicant's request.

1. Site plan review issues must be properly addressed.
2. The applicant must sign a recordable affidavit acknowledging that the space in the basement cannot be used as an apartment.

Questions from Commissioners for the consultant: none

Petitioner presentation

Tom Reder addressed the Commission on behalf of Bill and Nancy Harns.

Mr. Reder questioned the ability of the Planning Commission to approve without the variance. Mr. Doozan explained that the variance is needed and the ZBA can meet despite the work having been started on the building.

The variance would need to be granted along with all other conditions being met before going to the Board for approval.

Existing home is non-conforming to the setback. Addition needs a variance granted to exceed the existing non-conformity.

Other issues the applicant will be able to address on the site plan.

Public Comment:

In favor: none

Opposition:

Rebecca Eyke 2261 Rowley Rd.: Concern regarding oversight of residents. Police have been called in the past. Feels this is an inappropriate use for the neighborhood. Questioned the applicant's ability to receive a building permit for this use.

Tim Green, 225 Sunrise Dr.: Permits/permission appear to be backwards. Concern that the applicant is minimizing the effect on the neighborhood with regards to parking needs, the amount of trash generated and wandering residents. Understand need for the facility, however location does not seem like a good fit.

Petitioner addressed concerns: 2010-11 septic was hooked into city sewer and water. The tank is a lift station that is needed for the connection to sewer. An alarm system has been installed in the home to alert staff when someone is coming or going. There has not been an issue of residents wandering away since the alarm was installed. Willingness of the applicant to enclose an area on the side of garage for trash bins. Don't feel additional amount of people will create a need for additional trash containers. Once the construction is completed the parking issue should be remedied. Turn around and garage plus additional spaces are available. The home has been part of the community for 17 years. The applicant noted that during warmer weather residents may take advantage of the front porch and may walk the cul-de-sac. Most of the residents are not capable of going for walks.

There is one employee around the clock and an additional employee would be there during the day. There may be additional help during the end of life of a resident. Delivery of supplies/food is done by the owners. Employee shifts currently start at 7:30. This could be adjusted due to school hours however it works well for food prep.

Mr. Reder stated the applicant was aware of the need for a SUP when applying for the building permit. Construction was to be completed by the end of February.

Discussion:

Concern over doubling the size of the business.

The expansion has had an effect on the property.

Owners have moved off site.

Special Land Use can have additional conditions added.

Need for time to further review the concerns and information provided.

**Commissioner Giese moved the Township accept additional Public Comment through Friday May 22<sup>nd</sup>.**

**Seconded by Secretary Brown-Timm.**

Discussion: none

**Motion approved.**

**Commissioner DeShon moved to table the request until the July 15<sup>th</sup> meeting.**

**Seconded by Commissioner Korson.**

Discussion: none

**Motion approved.**

### **NEW BUSINESS**

#### **Annual Report**

Planning Assistant Bloomquist reviewed the Annual Report with the Planning Commissioners.

**Commissioner Giese moved to approve the Annual Report for presentation to the Board.**

**Seconded by Commissioner DeShon.**

Discussion: none

**Motion approved.**

### **UNFINISHED BUSINESS**

**None**

## **Planning and Board Reports and Review**

### **Township Board**

- Planning Assistant Bloomquist reported on the successes of the Art Tour and Spring Clean-up.

### **Planning Staff**

- Will be presenting recommended revisions to the PC By-laws at the July 15<sup>th</sup> meeting for consideration by the Planning Commission due to the change in meeting dates

## **PUBLIC COMMENT**

Rebecca Eyke, 2261 Rowley Rd.: Concern that the Board address the process by which this was allowed to permit construction without the required approvals.

## **Review**

Recommendation to the Board to approve the SUP and Site Plan for the accessory apartment located at 90 Sherwood.

Tabled the request for the 7-12 bed SUP/Site Plan for 3800 Vanneter Rd.

Presentation of the annual report to the Board.

**Commissioner DeShon moved to Adjourn**

**Seconded by Commissioner Korson.**

**Meeting adjourned at 8:42 pm.**

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**Wanda Bloomquist,  
Recording Secretary**

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**Secretary Joscelyn Brown-Timm**