

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
July 15, 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. Vice Chair LaMore, Commissioner Davis and Trustee Eyster.

ABSENT: none

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

MINUTES APPROVAL

Commissioner Korson moved to approve the minutes of May 20, 2015

Seconded by Commissioner Davis

Discussion: none

Motion approved

PUBLIC COMMENT

None- Closed at 7:35 pm

NEW BUSINESS

Application for Site Plan Review

Applicant: Larry T. Schaefer, Inc.

148 E. Grand River Rd.

Applicant introduced himself and stated that the issues addressed in the review letter will be added to the site plan.

Chris recapped the review letter for the public and planning commission. Items still to be noted on the plan: lighting, 2 handicap parking spots with one a van accessible parking space, parcel acreage, and well and septic location.

Discussion: none

Commissioner Weston moved the PC recommend the Board approve the site plan subject to the conditions 1-4 in the review letter dated July 13th, 2015.

Seconded by Secretary Brown-Timm.

Discussion: none

Motion approved

Application for Special Use Permit- Go Minis

Applicant: Wallace Storage

1099 E. Grand River Rd.

Chair Eidt confirmed with Mr. Doozan that the application was complete and the Planning Commission could call for the Public Hearing.

Commissioner Davis moved to hold the PH on September 16th, 2015 to consider the SUP and Site Plan application for the Go-mini's at 1099 E. Grand River Rd.

Seconded by Commissioner Weston

Motion approved

Application for Preliminary Plat Approval
Brookstone Estates
Rowley Rd.

Chair Eidt explained that the applicant has waived the 60 day review requirement to allow time to address the issues in the review letter dated July 11th, 2015. Applicant will be meeting with the consultant to address unresolved issues.

Vice Chair LaMore moved to table action on the Preliminary Plat Application and place on the Agenda of the September 16, 2015 PC meeting.

Seconded by Commissioner Korson.

Discussion: none

Motion approved

UNFINISHED BUSINESS

Deliberation for Special Use- Harns Williamston Compassionate Care

7-12 bed Adult Foster Care
3800 Vanneter

Chair Eidt reviewed the actions of the ZBA's meeting on July 14th, 2015. The variances were granted with the addition of landscaping and fencing, and the removal of the shed. Concern was raised that this type of variance would not have been allowed in the past and that a precedence may be set as the ZBA likely would have denied the variance had the building permit not been issued. Chair Eidt reaffirmed that the issue before the PC is the SUP application.

Chair Eidt opened the floor for discussion:

- Serious issue of a number of procedural problems with the zoning review and applying for the SUP.
- Plans show there is a basement apt with outside access.
- Remains a commercial use in the future.
- 6 bed facility is appropriate for neighborhood.
- In reviewing comments from neighboring residents, there has been frustration with Compassionate Care that has not been communicated.
- Suggested mending fences with the neighbors before moving forward.
- Applicant can re-apply for the SUP in the future if current request is denied
- Applicant stated they would have still done the addition whether or not they received the SUP.
- Reasons for denial need to be addressed in the motion. Examples: compatibility with surrounding residents, stating purpose of the R-1 District, incompatibility with the use.
- Specific items dealing with the site Plan are zoning and site plan issues.

Tom Reder of Bergmann Associates, representative of the applicant, addressed the commission. He reaffirmed that the issues identified by the consultant and the neighbors will be addressed through procedures and on the site plan. The variances required were granted with conditions. The shed will be removed and a fence and screening will be completed on the east side of the property. All items in the review letter dated April 10, 2015 have been completed. The owners are now composting to reduce waste. The facility will become non-smoking beginning September 1st. Applicant is aware that the construction caused a lot of animosity with neighbors. The last complaint was 5 years ago. An alarm system was installed to give notice of someone leaving. Residents have

a right to leave the building. Shift change was made to address traffic concerns brought up at the Public Hearing. Home has a 24 hour care resident that lives in the basement with her family. The outside entrance was added to accommodate the family living there. The applicant would have changed the design if they would have known the need for the variance.

Commission questions of the applicant:

- Concern over the number of residents with a caregiver, 4 family members, 2 additional staff and 12 residents.
- Most residents have physical limitations.
- License: is for 7-12 beds. A 0-6 bed facility is by right. 7-12 bed is a Special Use per ordinance in residential areas. State rules change with licensing.
- End of life support may call for additional parking needs.
- Applicant has been there for 16 years. Added the additional 2 spaces to accommodate parking of additional space besides the garage and drive. If the applicant has addressed all the concerns and done all that has been asked by the PC, they will continue to pursue the SUP.
- Construction has alienated residents and the process was being bypassed.
- Applicant has not lived on the site since last July.
- Issue of quality of life with the number of people living at this location on this size lot within the neighborhood.
- Consensus of the commissioners regarding building trust between the neighbors and concern over the size of the facility for the neighborhood. Letters of support from neighbors would show the Planning Commission that issues have been resolved.
- Applicant questioned if deliberation could be tabled to show intent.
- The state agency, Health and Human Services, would monitor the facility and that neighboring residents could file complaints with the state.
- The Township would monitor the zoning and footprint but operation is subject to the regulations and review of the licensing of this facility. New addition to the downstairs will have access to exterior from separate door and also inside the house. Residents are not allowed downstairs as this is private caregiver home for her and her family.

Chair Eidt opened the floor to the Public:

Dick Cobb, 2280 Sunrise Dr.: 23 years a resident of the neighborhood and has never met the owner. Approving a larger facility will have an impact on the neighbors.

Catherine Ellsworth, 2265 Sunrise Dr.: Current amount of activity at the facility affects the neighborhood. This is a business. There are visitors and additional staff. Concern over composting, Can see trash cans, not contained, and parking issue at corner and along cul-de-sac. Parking has consistently been a problem of staff parking in front of other residences and mailboxes. 4-6 hours a couple of times of week. Drain of sump pump is being pushed to the street. Should be going into the storm drain. Feels applicant thought it was easier to go for forgiveness instead of permission. Feeling of deception.

Tim Green 2275 Sunrise Dr.: Important that the affidavit be recorded and state that no one would live in the basement and it would only be used as store room. All the wrongs don't make a right. Urge a no vote of Commissioners.

David Harns 1810 Carol Lane Dansville: Involved in helping run the adult foster care home.

Concern of perception and characterization of the Williamston Compassion Care business.

Residents are considered family. Licensing for 12 does not mean there will always be 12 residents. The owners recognize the need to be better neighbors.

PC Discussion:

- A move to deny does not affect the building.
- Motion to approve does not pass need to stipulate why.
- ZBA has approved the variance request with conditions.
- If denied, there is not a set timeframe before they can submit a new application.
- If it was tabled or denied, the use as a 6 bed facility can continue by right.
- Difficult and challenging issue.

Commissioner DeShon moved the Planning Commission recommend the Board deny the application for a special use permit and site plan approval on the grounds of incompatible use for the neighborhood, adequate parking, apartment, the size of the facility and number of residents compared to the size of the lot.

Seconded by Commissioner Weston

Discussion:

None

Roll Call Vote:

Yes: Commissioners DeShon, Weston, Korson, Davis, Giese, Vice Chair LaMore, Secretary Brown-Timm, Chair Eidt.

Abstained: Eyster

No: none

Motion Approved

Planning Commission By-laws review

Reviewed the recommendations and agreed they are appropriate.

Commissioner Weston moved to approve the proposed revisions to the Planning Commission By-laws.

Seconded by Commissioner Davis

Discussion:

- Verification of procedures

Motion approved

Planning and Board Reports and Review

Township Board

- Passed the Landscape Ordinance and reviewed the procedure. All complaints are dealt with administratively. Gives definite criteria for enforcement.
- Tire recycling collected approx. 500 tires. Second year collections tend to be more than the first year.

Planning Staff

- Educational Opportunities are available and will be sent to the Commissioners for consideration.

Chair

Procedural question for the Brookstone Estates Preliminary Plat Approval:

What criteria can this be approved or denied.

Items that should be addressed:

- Trees
- Old design
- More consideration of walkability
- Green design
- Isolated design
- Flood mapped on Plat
- Impact on Township
- Special Assessment District
- Street lighting

- Drain- financing neighbors or township
- Criteria of how to deliberate
- Design issues.

Planning Consultant, Chris Doozan, will be meeting with the applicant to review the submitted plan prior to the next Planning Commission meeting.

PUBLIC COMMENT

None: Closed at 9:20

Review

- Recommendation to the Board denial of the SUP and Site Plan for the 7-12 bed Adult Foster Care home at 3800 Vanneter Rd.
- Recommendation to the Board approval of the Site Plan for the Accessory addition at 148 E. Grand River.
- Called for a Public Hearing to be held September 16th for Go-Mini Storage at 1099 E. Grand River Rd.
- Tabled the request for Preliminary Site Plan Review-Brookstone Estates
- Adoption of the revisions to the Planning Commission Bylaws.

**Commissioner Davis moved to Adjourn
Seconded by Commissioner DeShon.
Meeting adjourned at 9:22 pm.**

**Wanda Bloomquist,
Recording Secretary**

Secretary Joscelyn Brown-Timm