

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
August 21, 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, Secretary Gerald Eidt, Trustee Martin Wright, Commissioners Dali Giese, Rod Imhoff, Ron Cook, Joscelyn Brown-Timm and Ger Schultink.

ABSENT: none

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

MINUTES APPROVAL

Commissioner Imhoff moved to approve the minutes of June 19, 2012, with the following corrections: Page 2, Chapter 3: asset(s). Change USDS to USDA and correct: David Lusch. Seconded by Commissioner Giese.

Motion Carries

Vice Chair LaMore arrived.

PUBLIC COMMENTS

None

NEW BUSINESS

Shannon-ZBA request for review of proposed lot splits

Chair Fielek reviewed the actions taken at the ZBA hearing held on June 7th and July 31st, which was requested by the applicant for interpretation and administrative review of his applications for splits. The ZBA has requested the Planning Commission review the split applications for Dr. Shannon on a 50 acre parcel on Shoemith Rd and 94 acres on Haslett Rd. that were submitted on 3/15/12. The applicant was denied the splits due to conflicts with the wetland ordinance, the land division ordinance and the zoning ordinance. The application has been sent back to the Planning Commission for several reasons. The site plan submitted in the 3/15/12 showing the shared drive was different than the one reviewed at the November 15th, 2011 meeting. The ZBA is also requesting the planning commission review both applications from the standpoint of compatibility with all sections of the zoning ordinance, as it existed at the time of the application along with compatibility with the wetland ordinance and land division ordinance.

David Pierson with McClelland and Anderson addressed the commission on behalf of his client, Dr. Gregory Shannon.

His understanding of the ordinance was that the planning commission would only look at waiving the requirement of 120' frontage for lots on a shared drive and that the ZBA was charged with the interpretation of the ordinance. The planning commission should have reviewed the revised drive configuration before the determination was made by the Supervisor. He did not realize that the

Planning Commission would be doing a review of both applications.

Discussion:

The planning commission had recommended denial on the November application based on the review of the criteria outlined in the zoning ordinance.

Question of the definition of lot vs. parcel.

A shared driveway is not by right in the zoning ordinance.

Revised application submitted on 3/15/12 did not come to the PC for review of the shared drive prior the determination by the Supervisor.

The PC reviewed the application submitted in November.

Is there a need for a Public Hearing on the splits?

Was there a PH held in November?

Need to review minutes from the November meeting.

ZBA minutes were not available for review.

Important to get a clear picture of the review charge from the ZBA.

All materials necessary for review will be provided to the commissioners prior to the September meeting.

Call for a PH and cancel if not necessary

Commissioner Imhoff called for a Public Hearing at the September meeting for review of the ZBA request on the Shannon application for lot split to be cancelled if not needed.

Seconded by Secretary Eidt.

Discussion: none

Motion Carries

UNFINISHED BUSINESS

Master Plan Review

Chapter 4. Existing Land Use

Chris reviewed the maps presented at the meeting which included the Wetland Inventory, National Wetland Inventory, Water Table Contours, Water Wells, Topography, and Farmland Classification.

Discussion:

- Farmlands narrative gives valuable insight into the map.
- Will work on color and background to better match the legend
- New topography map gives a clearer picture with color variation.
- Well head map stresses the importance of well head protection.
- Suggest the wetland inventory map is the only one used. National map is vague.
- Would still like to see a right of way map for pipelines and major utility corridors.

5. Economic Analysis

Chris Doozan facilitated review of the Economic Data compiled in this chapter of the Master Plan.

Discussion:

- Table 15: Capital Area Michigan Works may have more current data. Correction of Ingham Regional to McLaren. Need to review numbers- General Motors has dropped their labor force in the area approx. 50%.

- Table 16: Consider re-order of the table to reflect largest percentage gain to least. Insurance industry is considered part of Business/Financial Operations.
- Table 17: Would also like to see the trend of in-home offices. Include some data of this on a national scale will give important insight to this trend.
- Table 18: Data should be more current. Suggest contacting Tri-County to obtain more current information.
- Table 20: Update data from 2005 to more current to reflect recession.
- Page 5.10: Retail sales should reflect the impact of internet sales.
- Suggest adding to the chapter recent trends in mixed use development.
- Add information from Tri-county regarding the Urban Service Management Study.
- Add information regarding sense of place/asset based planning and the importance this is playing in business placement.
- Projections are difficult with sudden economic changes such that has been seen with the recent recession.
- Some of the data sets don't align.
- Discussion of the larger population of baby boomers.
- Address economic value added due to the agricultural sector.
- Speak to the value of protecting prime farmland.
- Address the public goals of more recent sustainability strategies compared to continued growth.
- Speak to some of the points addressed in the Planning in America: Perceptions and Priorities.

Survey

Planning Assistant Wanda Bloomquist explained the format of the survey. Questions that were similar show the responses from the 2005 Survey for comparison to the 2012 Survey. It was noted that the answers were worded a bit different which could have had an impact on how questions were responded to. In 2005 development questions only allowed one answer, the trails question were only pertaining to the Township Park, and the millage question pertained to a recreation millage instead of a millage for easements or purchase of lands for trails, etc.

Discussion:

- Would like to see a comparison to the number of responses from 2005 to 2012.
- How the economy has impacted the responses.

Wireless Telecommunications Facilities

Chris Doozan reviewed the recommended revisions to the Zoning Ordinance to comply with state law.

Discussion:

- The requirement for a bond to remove obsolete equipment is a good addition.
- Timelines were mandated by the state.
- 2500 sq. ft. building is large for a communications tower.
- Footprint of building usually covers 2 or 3 service providers.

Secretary Eidt moved the Planning Commission schedule a public hearing for September 18th for recommended revisions for wireless telecommunications facilities.

Seconded by Commissioner Brown-Timm

Motion Carries

**Commission Schultink moved to present the Board with a formal request for access during meetings to wireless internet with an updated password to access information pertinent to the meetings.
Seconded by Vice-Chair LaMore.**

Motion Carries

Planning and Board Reports and Review

Township Board

Trustee Wright discussed the possibility of forming a Joint Building Authority with the City of Williamston. The Township has been approached by both the Library Foundation and Senior Center for support of a building. The committee will be looking at all options.

Clerk Gaffner is in need of election workers.

Vice Chair LaMore informed commissioners of the mini-grants that are available from Tri-County to promote underserved populations to participate in the corridor study that is taking place. Applications are available at the Tri-County website and are due by the end of the month.

Planning Staff

A reminder that the Planning Commission has an education budget and that the MAP Annual Conference is Oct.17-19. This is a great opportunity to get information on topics that impact planning.

Tri-county has begun holding programs on sustainability and the Grand River Corridor Study. Meridian Township will be hosting a workshop to gather input on the Red Cedar River on September 20th.

Review

Information for the review of the Shannon proposed splits will be going out to the commissioners in the next week. It was determined that a Public Hearing was not required.

Reviewed the maps and economic analysis chapter of the Master Plan.

Reviewed the comparables on the recent Survey.

Called for a public hearing for recommended revisions regarding wireless telecommunications facilities.

Request for wireless for commissioners during planning commission meetings.

ADJOURNMENT

**Commissioner Giese moved to adjourn.
Supported by Commissioner Brown-Timm.**

Meeting adjourned at 9:45 pm.

**Wanda Bloomquist
Recording Secretary**

Secretary Gerald Eidt