

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
December 16, 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, LaMore, Korson and Davis **ABSENT:** Trustee Eyster.

ALSO PRESENT: Planning Consultant Chris Doozan of McKenna Associates and Planning Assistant Rhea Johnson
Supervisor Bloomquist introduced Rhea Johnson as new planning assistant.

MINUTES APPROVAL

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

Seconded by Commissioner LaMore

Discussion: none

Motion approved

CITIZEN COMMENT

None- Closed at 7:33 pm

NEW BUSINESS

Site plan application review for the Red Cedar Renaissance Compensating Cut Site.

Chair Eidt opened the commission meeting and requested the Township Planning Consultant, Chris Doozan, to review his assessment of the application for site plan.

Chris Doozan reviewed letter to the Planning Commission dated December 9, 2015 from LSG Engineers and Surveyors addressing the project description. Site Plan Review and Wetland Buffer Use Permit applications are being submitted to the Township for approval.

The applicant, developer Jason Hockstok, on behalf of Ferguson/Continental Lansing LLC outlined the project.

Discussion:

Clarification of 200 000 cubic yards of soil. DQ requires 100 000cy out 100 000cy in.

Benefit to township was presented as cut site would be a preserved area and cannot be developed in the future.

Concerns for damage to the Red Cedar River was addressed clarifying a 50 foot section separates cut from the river.

FEMA flood plain lines were discussed and was stated cut would improve flood plains.

Discussion of future building in the area was addressed. There is room for more area that could be cut to allow for development if needed.

Cut was explained that if there was a flood, it will fill cut and drain naturally with no need to be dredged as sediment would be minimal.

Comment was made for property owner to put in writing plans to continue to farm after cut and address property rights.
Issue of flexibility for township to develop in the future were expressed.
Uncertainty of climate change with regards to the river were discussed.
It was mentioned that the Montgomery drain will be cleaned and low impact improvements to the environment will be made.
Prior history of this type of compensating cut were discussed. It was stated concept is no different and is done all the time.
Discussion of seeding and planting were discussed. Permit will not be issued without verifying plants have been established.
Concerns for wildlife in the area were addressed and was stated that current area is not a good habitat for wildlife and will be improved to be more habitable.
Clarification was made that all work will be done on site with no damage to local roads.
It was presented that work to area could be used as an educational opportunity for local students.

Mr Hockstok requested a public hearing. Notification to residents and residents adjacent to river will be sent.

Motion was by Commissioner Giese to table discussion until January 20, 2016 and was seconded by Commissioner Davis.

CITIZEN COMMENT

None-Closed at 8:30pm

Board Report was given by Supervisor Bloomquist. Harns was approved as well as the tower. Wallace was tabled for another month.
Trails meeting, subdivision ordinance and senior housing were also discussed.

REVIEW

1. Residents within 500 feet of the cut site and residents along the Red Cedar River will be notified of the Red Cedar Renaissance Compensating Cut Site.
2. Red Cedar Renaissance Site Plan to be reviewed at next Planning Commission regular meeting January 20, 2016.

**Commissioner Korson moved to adjourn the Commission Meeting.
Supported by Commissioner Giese**

Rhea Johnson
Planning Assistant

Secretary Joscelyn Brown-Timm