

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING**

**Minutes**

**November 16, 2016**

**CALL TO ORDER**

The Williamstown Township Planning Commission convened at 7:30pm at the Township Hall, 4990 Zimmer Road, Williamston, MI. Chair Eidt called the meeting to order and reviewed the agenda.

**PRESENT:** Chair Eidt, Vice Chair LaMore, Commissioners Brown-Timm, Giese, Weston, Korson, Davis, Eyster.

**ABSENT:** Commissioner DeShon. Quorum established.

**ALSO PRESENT:** Planning consultant Chris Doozan of McKenna Associates and Planning Assistant Jim Howard.

**MINUTES APPROVAL**

Discussion ensued regarding the motion near the bottom of page 2 (minutes of 9/21/16) to recommend denial of the SUP for the cell tower proposed near Burkley and Turner Roads. Amended to read that reasons for denial based on:

- Incompatibility with the Master Plan and lack of information provided by the applicant regarding other options such as ability to co-locate on existing towers and other viable locations
- Lack of information shown on propagation maps with regard to location of existing towers (not all towers were listed on the propagation maps)
- Also denied based on lack of information for economic benefit to the community

(Davis)

Also, motion by Weston to close the public hearing #1 was seconded by LaMore.

Commissioner Weston mentioned the taxation status of the tower on Township property.

**Motion by Davis, second by Korson to approve the minutes of 9/21/16 as amended:**

**Motion approved 7-0, 1-abstention (Brown-Timm).**

**PUBLIC COMMENT**

Supervisor Bloomquist congratulated Vice Chair LaMore on his election as President of MAP (MI Association of Planning) and his service to the Township.

Chair Eidt adjusted the agenda to take New Business ahead of Unfinished Business.

**NEW BUSINESS**

**Application for Modification of a Site Plan: APC Tower, 1690 Haslett Rd.**

Representative Bob Przybylo explained the reasons why Verizon was moving to an open canopy configuration: that it was an environmental/green decision that uses less power/conserves energy, and also a financial decision that saves money. The canopy also provides safety and protection from the elements to its employees. He mentioned that Verizon is one of the last carriers to go to a canopy arrangement.

Discussion ensued regarding the height of the fence (6 ft.), any noise issues, any concerns from nearby landowners (none present), the length of the lease (5 years w/6 automatic renewals), insurance and safety issues.

Mr. Przybylo also reiterated the potential for co-location by 4 carriers (3 + Verizon).

Chris Doozan confirmed that if approved the revised site plan would go to the Township Board.

**Motion by Weston, second by Brown-Timm, to recommend approval of the modification to the APC Tower site plan to allow the overhead canopy due to:**

The distance from the road, the limited visibility of the project, the landscaping, fencing, and the lack of objections from property owners.

DISCUSSION: Review of minutes of motion language for accuracy.

**Motion approved 8-0.**

### **Revised Subdivision Ordinance/Zoning Ordinance**

Chris Doozan reviewed the companion amendment to the Zoning Ordinance dealing with open space preservation, which was triggered by the recent revisions to the Subdivision Ordinance. Commissioner Eyster noted a couple of deletions that would be required.

**Motion by Brown-Timm, second by Davis, to recommend approval to the Township Board of the amendments to Section 8.03(C) of the Zoning Ordinance.**

DISCUSSION: Review of minutes of motion language for accuracy.

**Motion approved 8-0.**

### **UNFINISHED BUSINESS**

#### **Election Committee**

Commissioner Weston discussed the process and results.

**Motion by Weston, second by Davis, to maintain the current slate: Gerald Eidt--Chair, Rex LaMore--Vice Chair, Joscelyn Brown-Timm -- Secretary.**

DISCUSSION: None.

**Motion approved 8-0.**

## **BOARD REPORTS**

Trustee Eyster reported that the proposed tower for Burkley and Turner Roads was approved by the Township Board on a 4-3 vote. Board has requested McKenna Associates consider revisions to the ordinance requiring further information be provided with the application.

The Board passed a resolution to purchase the property at 507 E. Grand River. Hope to close by year's end. House is a 5-bedroom, 2-bath. (The Career Center was mentioned as a source of labor.)

Chris Doozan passed out and discussed an information sheet on the medical marijuana laws recently passed in MI.

Jim Howard mentioned recently attending the MAP (MI Association of Planning) conference where Commissioner LaMore was installed as president, and that Chair Eidt's name was listed in the program as a 20 year member.

Trustee Eyster also mentioned that the Township Board was reviewing the Sign ordinance.

## **PUBLIC COMMENT**

None. Closed at 8:27pm.

## **REVIEW**

Chair Eidt reviewed the commission's actions:

Recommended approval of the revised site plan for the Haslett Rd. Tower

Recommended approval of the revisions to the Zoning Ordinance regarding open space

Approved reelection of the current slate of officers: Gerald Eidt as Chair, Rex LaMore as Vice Chair, and Joscelyn Brown-Timm as Secretary.

Motion by Davis, second by Korson, to adjourn.

**Meeting adjourned at 8:30pm.**

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Jim Howard

Recording Secretary

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Secretary Joscelyn Brown-Timm