

WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – August 30, 2017 (Rescheduled)

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, Secretary Brown-Timm, Commissioners Giese, Weston, Stanford, Davis and Trustee Eyster.

ABSENT: Vice-Chair LaMore, Commissioner Korson. Quorum established.

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

APPROVAL OF MINUTES

Motion by Davis, second by Eyster to approve the minutes of May 24, 2017.

Motion approved 7-0.

Motion by Stanford, second by Brown-Timm to approve the minutes of July 26, 2017 (meeting cancelled due to lack of a quorum).

Motion approved 7-0.

PUBLIC COMMENT

None. Comment period closed at 7:38pm.

NEW BUSINESS

Set public hearing date: Baan. Gan. Aka. Revisions

Chris Doozan gave his report which is contained in his review letter. Further stated that the change in open space represents a zoning change.

Chad Walter commented about the project and its history. Project was set up for a 25 year span with a 1 year window for any changes/revisions. He stated the intent is to incorporate more of the land along Meridian road into open space. Also stated the project is not platted until the last unit is sold.

Discussion about timing of process since the next Planning Commission meeting is 9/27 and next Twp. Board meeting is October 11.

Motion by Giese, second by Davis to set public hearing date for 9/27.

Motion approved 7-0.

Further discussion revealed that the term “Baan. Gan. Aka.” Is Ojibway for “Gentle Land.” Many artifacts were found on the site including skinning tools.

UNFINISHED BUSINESS

Brookstone Estates: Review of Tentative Preliminary Plat

Chris Doozan provided his report, contained in his review letter. Feels the revised plans are fairly complete with just two outstanding items: the dimensions/frontage of lots 4 and 21 need to be adjusted for compliance, and title work for the Kranz property needs to be provided for verification of full ownership. Also, question whether additional supporting documentation from May of 2016 is still valid.

He suggests that the planning commission recommend approval to the Twp. Board with the two stipulations.

Ron Enger, engineer for the project reiterated that the lot changes are pretty simple, and that he believes he has received the title work in an e-mail.

Commissioner Giese wanted clarification of which lots needed to be corrected – (lots 4 and 21) and what the actual approval date would be – (August 22, the date of the plan revision).

Commissioner Stanford inquired about access to the wetlands between lots 23 and 24.

Enger indicated that the road would be public and provides access to the wetlands via the drain easement south of lot 24.

Commissioner Giese had questions about the flood plain and the lack of jurisdiction by MDEQ. She also referenced the current storm and flooding activity occurring in the Houston area and other parts of Texas. Also questioned when the traffic count was done and had concerns about traffic volume in the area.

Enger stated he was pretty sure it was a 24 hour traffic count.

Commissioners Eidt and Giese expressed concerns about trees to be removed from the site for the road vs. trees to be added.

Landscape Plan indicates 85 street trees to be planted. Discussion about species: Plans show Sugar Maple, White Oak and Honey Locust per Road Department policy.

Motion by Brown-Timm, second by Davis to recommend approval of the Tentative Preliminary Plat for Brookstone Estates to the Township Board with the two conditions: the frontage dimensions of lots 4 and 21 need to be corrected; and the title work for the Kranz property needs to be provided.

Motion approved 6-1 with Giese voting no.

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Eyster reported the following:

- CATA service has been restored;
- The Sign Ordinance was approved/passed by the Twp. Board;
- The Fireworks Ordinance was also approved;
- The roof on the Township Hall is to be replaced;
- The Township Board allocated \$20,000 for improvements to the house at the park, which is now occupied/rented;

- A Murder Mystery Dinner was held at the park as a fundraiser for the Farmers Market and was very successful with 100 people in attendance;
- Also reported that the Verizon service is poor.

Telecom Ordinance Review Committee:

Commissioner Weston explained the time spent, efforts and results of the committee which included Commissioners Stanford and Davis with assistance from Chris Doozan. A revised draft of the revisions prepared by Mr. Doozan is now available and will be on the agenda for the September meeting.

Discussion ensued about the tower on Haslett Road which is finished, but still not functional. Can the Township impose a deadline to get the tower operational? There is a stipulation in the Z.O. for removal of a facility unused for 6 months/180 days. The need for a sign at a project area was also mentioned.

Thanks very much to the committee members for their assistance and hard work.

Planning Staff:

Howard reported that the site plan/proposal for Spartan Cars has been rescinded. He also inquired about a quorum for the September meeting since Commissioner LaMore will be at the MAP conference on Mackinac Island, and Commissioner Stanford is on the Planning Committee. He indicated that the issue of solar farms will probably be coming to the Planning Commission at the September meeting, most likely review of a draft amendment to the Z.O. The Medical Marijuana issue may or may not be on the PC's September agenda, depending on Twp. Board action. There was also discussion of the Short Term Rentals issue as there are bills pending in both the House and Senate (in committee) that would preempt local control and allow STRs in all residential districts as a use by right.

CITIZEN COMMENT

None. Comment period closed at 8:23pm.

REVIEW

Chair Eidt reviewed the actions by the PC:

- Set a public hearing date for the Baan.Gan.Aka revisions for the September 27th meeting;
- Recommended approval of the Brookstone Estates Tentative Preliminary Plat with conditions to the Township Board.

Motion by Davis, second by Stanford to adjourn.

Motion approved 7-0. Meeting adjourned at 8:24pm.

Jim Howard

Recording Secretary

Secretary Joscelyn Brown-Timm

DRAFT