

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – SEPTEMBER 27, 2017**

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 Weston, second by Davis to approve the minutes of August 30, 2017.

Motion approved 7 – 0.

PUBLIC COMMENT

None. Comment period closed at 7:35pm.

PUBLIC HEARING

Chair Eidt opened the public hearing for the revisions/rezoning of Baan.Gan.Aka, a site condominium project located in the southwest corner of the Township along the east side of Meridian Road north of the railroad tracks.

Chris Doozan summarized his review letter for the project. The developer wishes to amend the Planned Development and Agreement to make the following changes:

-The Developer Chad Walter wishes to donate units 3 and 6 to the “Preserve” thereby increasing the amount of open space to 82 acres;

-Unit 1 to be increased in size by including units 4 and 5 and portions of 3 and 6;

-Units 7, 8 and 9 to be reconfigured and enlarged in the process;

-The owners of unit 27 wish to trade back a portion of their unit 28 to the “Preserve” to compensate for the encroachment into the open space that occurred when a pond was built.

Chair Eidt then asked for comments from those in favor of the project. Chad Walter and Paula Johnson, parties involved in the changes to the project, were both present but offered no further comments.

Chair Eidt then asked for comments from those opposed to the project. No others present, no comments offered.

Motion by Giese, second by Eyster to close the public hearing. Motion approved 7 – 0. Public hearing closed at 7:41pm.

UNFINISHED BUSINESS

-Baan.Gan.Aka revisions/rezoning:

Motion by Giese, second by Davis to recommend approval of the revisions to the Baan.Gan.Aka development to the Township Board. Motion approved 7 – 0.

-Telecom Ordinance Revisions:

Discussion about the changes proposed by the committee and drafted into memo format by Chris Doozan.

Motion by Weston, second by Brown-Timm to set a public hearing for the next Planning Commission meeting. Motion approved 7 – 0.

NEW BUSINESS

-Solar Farms:

Commissioners were provide with two sample ordinances in their packet for review. Discussion ensued about what components to incorporate into an amendment. The point was emphasized that if the use is not listed in the zoning ordinance, it is not permitted. Trustee Eyster conveyed the Township Board’s view that the Planning Commission move forward on the issue.

Motion by Stanford, second by Giese to direct Chris Doozan to draft a solar farm ordinance amendment. Motion approved 7 – 0.

-Election Committee:

After brief discussion Commissioners Giese and Weston volunteered to form a committee and bring forward a recommendation for a slate of officers.

-November Meeting:

After much discussion and calendar searching commissioners agreed to move the next meeting to November 9th to avoid the regular meeting conflict with Thanksgiving.

Motion by Davis, second by Giese to reschedule the November meeting to Thursday, November 9th. Motion approved 7 – 0.

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Eyster reported that the Township Board approved the Tentative Preliminary Plat for Brookstone Subdivision, and that the Board remained “silent’ on the Medical Marijuana issue.

Chair Eidt had nothing to report.

Howard reported that pursuant to the discussion at the last meeting regarding the new Haslett cell tower he had gotten in touch with a contact for the project and was told the tower has been operational since March (?*!). The Citizen Planner Program was discussed since it was being offered in Livingston County (Howell) close by, and that there was money in the budget for it. Secretary Brown-Timm expressed

interest in attending. An article on AG Tourism was provide to commissioners for informational purposes. He also mentioned a Creative Placemaking Summit 3 coming up on October 11. He further mentioned that another revision to the zoning ordinance may be needed to incorporate “distilleries”.

There was discussion of the reappointments of Gerald Eidt and Toby Weston to the Planning Commission (thank you for your continued service) and that Phil Korson felt that his schedule precluded him from continuing on the Planning Commission (thanks for all of your service to the Township).

CITIZEN COMMENT

None. Comment period closed at 8:02pm.

REVIEW

Chair Eidt reviewed the actions of the Planning Commission:

- Recommended approval of the revisions and rezoning for the Baan.Gan.Aka development to the Township Board;
- Set a public hearing for review of the revisions proposed for the Telecom Ordinance at the next meeting;
- Directed Planning Consultant Doozan to draft a solar farm ordinance amendment;
- Formed an election committee of Commissioners Giese and Weston;
- Rescheduled the next meeting for November 9th.

Motion by Davis, second by Weston to adjourn.

Motion approved 7 – 0. Meeting adjourned at 8:05pm.

Jim Howard

Recording Secretary

Secretary Joscelyn Brown-Timm