

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – MAY 23, 2018**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:00pm at the Township Hall, 4990 Zimmer road, Williamston, MI. Chair Eidt called the meeting to order and reviewed the Agenda.

PRESENT: Chair Eidt, Commissioners Weston, Giese, Brown-Timm, Stanford and Trustee Eyster.

ABSENT: Commissioners LaMore, Flore and Davis. Quorum established.

ALSO PRESENT: Planning consultant Mike Deem of McKenna and Jim Howard, Planning Assistant.

APPROVAL OF MINUTES

Motion by Weston, second by Eyster to approve the minutes of March 28, 2018.

Motion approved 6 – 0.

PUBLIC COMMENT

John Kane, Realtor, expressed his concerns with the Zoning Ordinance, Article 22/Light Industrial and how it relates to the Sawdon property, 2295 E. Grand River. (He indicated that even though he is on the Township Board he was not present as a trustee, and has no conflict of interest.) He feels the fee for Site Plan Review / SUP is excessive since it is an existing building and would be going from use as a fence company to an auto repair facility, and that the process would have to be repeated with a new use. The existing building is not given consideration and there is no industrial park property to utilize, so it is creating tremendous hardship and is not fair treatment.

He was taking exception with the limited number of Principal Uses (8) allowed compared to the large number (32) of Special Land Uses which require SPR/SUP.

Chair Eidt stated that the Planning Commission needs direction from the Township Board as a whole to make a recommendation to review.

Consultant Mike Deem mentioned that the particular section of the ZO appears to be fairly old and maybe it needs to be reviewed. Another part of the issue is the very limited industrial use / zoning in the Township, and this being next to residential, the SUP helps to protect the residential use.

Mr. Kane reiterated that there should be more permitted uses in the I-1, and that the person wanting to do the auto repair is from Shiawassee County.

There being no further comments, chair Eidt closed the Public Comment period.

UNFINISHED BUSINESS

-SOLAR ENERGY SYSTEMS: PROPOSED ORDINANCE LANGUAGE

Motion by Weston, second by Eyster to table the issue until the July meeting.

Motion approved 6 – 0.

-MASTER PLAN / COMMITTEE:

Commissioner Stanford gave a report on the discussion at the recent MP Committee Meeting. There was consensus to keep the committee ongoing (such as a standing committee) and that the current focus was on the Rec Plan update and related activity such as trails. The Township and Planning commission are in full compliance with the state act, having reviewed the plan extensively at the 5 year interval.

Motion by Stanford, second by Giese to acknowledge and establish that due diligence has been taken by the Williamstown Township Planning Commission, with regard to compliance with the 5 year Master Plan review requirement, as per the MI Planning Enabling Act (PA 33 of 2008), of the Williamstown Township Master Plan, and to continue the informal review process of the Williamstown Township Master Plan by means of the Township Planning Commission Master Plan Review Committee until such time that a final Township Park and Recreation Plan, Township Bluewater Trail Plan and up-to-date US Census data can be formally implemented into the current Township Master Plan.

Motion approved 6 – 0.

NEW BUSINESS

-SUNNYSIDE SOLAR EXERCISE:

After discussion and review of calendars, commissioners agreed on 3 dates for the exercise- -
Wednesday, June 27th, Tuesday, June 19th, and Thursday, June 14th.

(Howard to check with facilitator.)

-ANNUAL REPORT

Brief discussion of Report.

Motion by Giese, second by Stanford to forward the report to the Township Board.

Motion approved 6 – 0.

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Eyster discussed the roads and working with the county.

She discussed the road projects planned for the current year:

- Chip Seal Turner, from Burkley to Meridian;
- Chip Seal Corwin, from Twp. Line/RR Tracks to Grand River;
- Pave/prep Burkley, from Twp. Line to Grand River;
- Pave/prep Barton, from Sherwood to Haslett;
- Pave/prep Epley, from Zimmer to Shaftsburg (additional work required);
- Pave/prep Milton, from Williamston to Twp Line.

The County Road Department's share has increased slightly to \$45,000, while the Township will be spending approximately \$300,000 this year and next. Also, the county will be doing Shaftsburg Road.

Chair had no report.

Howard mentioned attendance at MAP's Spring Institute, which focused on Climate Change Mitigation, and that most of the presentations/good information can be found at www.planningmi.org, go to Events & Education and click on Spring Institute.

He also mentioned some draft legislation in the state legislature regarding Fireworks, good and bad – reduces the number of days allowed, but also limits local authority to establish bans due to weather. In addition he mentioned the flyer distributed to PC members regarding an upcoming MTA workshop, "Hot Topics in Planning and Zoning" to be held at four locations.

CITIZEN COMMENT

None.

REVIEW

Chair Eidt reviewed the PC's actions:

- Approved a motion to table the Solar Energy Systems proposed language to the July meeting
- Approved a motion regarding the Master Plan, to keep the review committee's work ongoing and to focus on the Rec Plan and related activity
- Decided on 3 dates to try and hold the "Sunnyside" Solar Exercise
- Accepted the Annual Report and forwarded it to the Township Board

ADJOURNMENT

Motion by Giese, second by Eyster to adjourn.

Meeting adjourned at 8:03pm.

Jim Howard

Recording Secretary

Secretary Brown-Timm