

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 10/3/2018**

CALL TO ORDER

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

PRESENT: Chair Eidt, Commissioners Brown-Timm, Giese, Weston, Flore, LaMore, Davis, and Trustee Eyster.

ABSENT: Commissioner Stanford. Quorum established.

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

APPROVAL OF MINUTES

Motion by Davis, second by Brown-Timm, to approve the minutes of July 25, 2018.

Motion approved 8 – 0.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

- *Solar Energy Systems Proposed Amendment Language:*

Mike Deem reviewed the revised draft language that incorporates the changes suggested by Planning Commissioners, and additional language regarding Decommissioning, Abandonment and Surety, and correction of one typo.

Motion by Giese, second by Brown-Timm to recommend adoption of the amendment by the Township Board.

Motion approved 8 – 0.

- *Review of Special Uses in the I-1/Light Industrial District:*

At the direction of the Township Board the PC formed a committee to review the uses in the I-1 district. Chair Eidt reviewed the committee's report and recommendations. Further discussion by Eidt and Weston about the problematic nature of the area, the small parcels and the juxtaposition of Residential and B-2 with the I-1, as well as the diversity of uses.

Motion by Weston, second by LaMore to make the recommendation to the township board for review and feedback that:

- 1) The data processing and computer center use, listed as #13 under Special Land Uses, be moved to Permitted Principal Uses under Section 22.02.A;**
- 2) And language be added to allow “similar, compatible uses.”**

LaMore affirmed his second of the motion as restated.

Motion approved 8 – 0.

- *Brookstone Estates Final Preliminary Plat:*

Mike Deem reviewed the project and his report, stating that this Final Preliminary Plat is consistent with the Tentative Preliminary Plat previously approved.

Issues discussed:

- formal approval by the City of Williamston for extension of sewer needed;
- maintenance of roads w/in the sub via the homeowners association and a special assessment district;
- truck traffic route for construction activity and suggestion of an alternate route;
- sidewalk installation, by whom and when.

Brian Ballard, Developer, expressed concern about the suggested longer, alternate route and how it would affect the quality of the concrete. He also discussed tree removal and that it would be about a one-week process, and that they had been allocated a total of 27 REUs.

Motion by Davis, second by Weston to recommend approval of the Brookstone Estates Final Preliminary Plat to the Township Board, with three conditions:

- 1) Verification of sewer extension from the City of Williamston;**
- 2) Incorporation of language stating the homeowners association via a special assessment district will be responsible for road maintenance beyond the scope of activities normally provided by the Ingham County Road Department;**
- 3) And that an alternate traffic route be established for non-concrete hauling trucks.**

Motion approved 7 – 1 (Giese voting no).

- *Recap of Recent Training Opportunities:*

- Weston and LaMore discussed the “Innovate MI” program offered by MSU at the Kellogg Center;
- Commissioner Davis attended the “Autonomous Vehicles” program held at the Henry Center;

-Several commissioners and ZBA members attended the “Current Planning Issues” program offered through the Ingham/MTA Chapter at Delhi Township, and that it was a very good, informative session.

NEW BUSINESS

○ *Reappointments:*

Chair Eidt reported that Commissioners Davis, Giese and Stanford had been reappointed to 3-year terms by the township Board.

○ *Slate of Candidates:*

Commissioners Giese and Weston volunteered to form a committee to provide a slate.

○ *Rec Plan:*

The Rec Plan was removed from the agenda for any action, but was briefly discussed as to its status.

Discussion ensued regarding medical marijuana and the potential for recreational marijuana in light of the upcoming election, and implications from the RTF act.

PLANNING AND BOARD REPORTS

Trustee Eyster discussed the recent submission of the grant application for the Trails and Parks Program, and that the request was for \$50,000 for logjam removal in the Red Cedar River, with the Rotary committing \$3,000 and the Ingham County Drain Commission also a partner.

She also mentioned the recent audit was completed, with a favorable outcome.

The Eagle Scout project was also mentioned with new benches installed and others repaired at Community Park, and some additional play equipment has been purchased.

The History tour is this weekend (Sunday).

Chair Eidt mentioned what a jewel the Community Park is, and also referenced the time schedule on the Agenda to complete Unfinished Business (?!).

Howard talked briefly about the November meeting, which falls on the Wednesday after Thanksgiving so hopefully there won't be a lot of conflicts.

April 25, 2019 is the date for MAP's Spring Institute, and October is “Community Planning” month.

Also, will be working on an “Events Facility” amendment to the ZO.

Commissioner LaMore recapped the MAP Annual Conference held in conjunction with the MML Conference, with over 1,000 in attendance, and mentioned that he is no longer officially on the MAP Board of Directors.

CITIZEN COMMENT

Commissioner Giese edified the group with readings from “The Hidden Life of Trees” which postulates that plants/trees that are loved grow much better.

REVIEW

Chair Eidt reviewed the PC’s actions of the night:

- Approved the language for the Solar Systems Amendment and forwarded it to the Township Board with a recommendation for approval
- Reviewed the special uses in the I-1 District and approved the recommendation of the I-1 Committee, forwarding it to the Township Board for their review and feedback
- Reviewed the Brookstone Estates Final Preliminary Plat and recommended approval to the Township Board with three conditions
- Established a committee to bring forward a slate of candidates for PC offices

ADJOURNMENT

Motion by Giese, second by Davis to adjourn.

Meeting adjourned at 8:37pm.

Jim Howard
Recording Secretary

Secretary Brown-Timm