

WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 4/24/19

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, Secretary Brown-Timm, Vice Chair Stanford, commissioners Giese, Weston, Flore, LaMore and Davis, and Trustee Eyster.

ABSENT: None. Quorum established.

ALSO PRESENT: Planning Consultant Susan Cronander of Mckenna and Jim Howard.

APPROVAL OF MINUTES

Motion by Davis, second by Brown-Timm to approve the minutes of March 27, 2019.

Commissioner Weston recommended a correction under the Jackson Metal Cleaning motions.

Motion approved 8 – 0 (LaMore abstaining due to absense).

PUBLIC COMMENT

None.

DISCUSSION: Cottage Zoning

Carl McIntosh, township resident and engineer, presented a concept for the development of two parcels / 11 acres along Vanneter Rd at a much higher density than currently allowed under the Township's Zoning Ordinance. He explained that he felt it would not work under the current PD section. These would be smaller units, requiring a change to the required UFA of 900 s.f., with all having front porches facing each other, and with the road acting like an alley. It would be a condo-type development, possibly utilizing modular housing.

It was mentioned that this would not be a walkable development, and the concept would not work on this site. It was suggested that perhaps this could be done in the overlay district on the east end. There was discussion of available REU's and their allocation.

Mr. McIntosh stated that it was being directed toward seniors, and that it would be barrier-free with no steps.

Consensus was that this concept would work where appropriately sited.

UNFINISHED BUSINESS

- *Use of Automatic Pool Covers*

Revised language was provided to the Commissioners as requested. Brief discussion ensued.

Motion by Davis, second by Flore to set a public hearing for May 22 for the revised language to be added at the end of Section 8.02.W.1.e.(3):

“However, an automatic pool cover may be utilized in place of a fence in residential areas, per Michigan building Code, except in the R-1 and R-1-S Districts, high density developments, or where the pool cover would be within 100 feet of another property line. The automatic pool cover would need to be UL listed/approved and meet ASTM F 1346-91 standards.”

Motion approved 9 – 0.

- *Events Centers/Barns*

Cronander reviewed her most current revised draft language dated April 24 incorporating the changes requested by the PC at the March meeting.

Further discussion ensued.

Motion by Giese, second by Davis to table (postpone) the issue for further review.

Motion approved 9 – 0.

- *Continuing Education*

Further discussion ensued about what requirement would be appropriate for planning commissioners. One suggestion was 3 hours / year; another was 1 seminar / year. It was suggested that it should be mentioned in the annual report. Chair Eidt will draft some language for insertion in the bylaws.

NEW BUSINESS

- *Annual Report*

Brief discussion.

Motion by Davis, second by LaMore to approve the Annual Report as presented and forward it to the Township Board.

Motion approved 9 – 0.

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Eyster reported that the Twp. Bd. had approved Jackson Metal Cleaning's site plan and SUP. She also mentioned the problems with roads in the Township, and they were waiting for the consulting engineer's report. Also the Twp. Bd. is revising the Fireworks Ordinance per state law.

Chair Eidt had no report.

Howard reported that the Township had received the review letter from NIESA regarding Jackson Metal Cleaning. He also highlighted two additions to the list of Educational Opportunities: the MI Recycling coalition conference in AA from 5/14 – 16; and the Planning and Zoning Retreat, part of MTA's Professional Development Series, new this year, on 7/ 9 to 7/10 at Shanty Creek. He also mentioned the two flyers on the table, one for the Art Fair May 4 -5, and the other for the Springtime Recycling Event on May 11. He also mentioned the current issue of Planning and Zoning News which is focused on Training Opportunities for PC and ZBA members.

CORRESPONDENCE

None.

CITIZEN COMMENT

Carl McIntosh commented on burning permits and stated that the Township should get out of the burning permit business. He also mentioned the poor condition of the soccer field parking lot, and that it should be graded and paved.

REVIEW

Chair Eidt reviewed the PC's actions from the night:

- They listened to a presentation on "cottage zoning;"
- They set a public hearing for revised draft language for automatic pool covers;
- They declined to take action on draft language for events centers/barns to allow more time for further review;
- Had further discussion on Continuing Education opportunities, with Chair Eidt to provide some draft language;
- Approved the Annual Report to be forwarded to the Twp. Bd.

ADJOURNMENT

Motion by Davis, second by Giese to adjourn.

Meeting adjourned at 9:00pm.

James Howard, Recording Secretary

Joscelyn Brown-Timm, Secretary

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