

WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 1/22/20

CALL TO ORDER

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

PRESENT: Chairman Eidt, Commissioners Flore, Weston, LaMore, Davis, Giese, Stanford and Tocarchick.

ABSENT: Trustee Eyster. Quorum established.

ALSO PRESENT: Planning Consultant Susan Cronander of McKenna and Jim Howard, Planning Assistant.

INTRODUCTION OF NEW MEMBER

Supervisor Bloomquist introduced new member Donna Tocarchick.

APPROVAL OF MINUTES

Motion by Davis, second by Flore to approve the minutes of November 20, 2019 with a grammatical correction.

Motion approved 5 – 0. (3 abstentions: Stanford, Giese, Tocarchick – not present at November meeting)

PUBLIC COMMENT

Public Comment opened at 7:05 p.m.

Benli Chai, 479 E. Sherwood commented on the status of progress at his site and thanked the PC for moving forward with the Events Barns language.

Supervisor Bloomquist discussed the road funding proposal that will be on the March 10, 2020 ballot and the upcoming public forums; also the five log jam removal events held, and that the contractor will begin soon on large jam removal; and the township calendars that are for sale.

Commissioner LaMore thanked Supervisor Bloomquist for pursuing the project and grant.

Commissioner Stanford mentioned the use of drones being used for flights over the river/water trail.

Commissioner Giese discussed the loss of mature trees and habitat at the compensating cut site.

Closed Public Comment at 7:20 p.m.

ELECTION OF OFFICERS

Brief discussion ensued.

Motion by Eidt, second by Davis to nominate Commissioner Giese to be the secretary.

Motion approved 8 – 0.

PUBLIC HEARING

Chair Eidt opened the public hearing for a Zoning Ordinance Amendment regarding Events Barns/Centers language.

Consultant Cronander gave an overview of the three components involved: the additions/references to be in the Definitions section; the specific site development standards to be included in Article 8; and inclusion of the activity as a special use in the various zoning districts.

Much discussion ensued concerning:

- The setbacks as currently delineated;
- The flexibility/discretion afforded to the PC;
- The table for the number of attendees;
- The use of food trucks;
- The start time (8:00am vs. 10:00am);
- Distance from the road;
- The use of lot lines/parcel boundaries rather than distances to residential structures;
- Parcel size (10 acres vs. the 40 acre current minimum);
- The use of road classifications to help control the number of vehicles/attendees;
- The height of structures;
- Use of tent structures.

Mr. Chai discussed his situation where the barn is 50 feet from the property line.

Item 14.2 was discussed as giving the PC good discretion in reviewing various proposals that may come forward.

Chair Eidt asked for any further public comment in support of the revision – none.

Chair Eidt then asked for public comment opposed to the proposal – none.

Motion by LaMore, second by Stanford to close the public hearing.

Motion approved 8 – 0.

UNFINISHED BUSINESS

- *Recommendation to Township Board on Events Barns/Centers language:*

Motion by Giese, second by Davis to engage in deliberations tonight on the amendment.

Motion approved 8 – 0.

Recommendation was made to change the language in the table at 14.1/Separation Distance to reference “lot line” rather than “dwelling.”

Additional recommendation was made to include “and other structures, permanent or temporary” after “buildings” in 15.a.

Motion by LaMore, second by Stanford to recommend approval of the language for Events Barns/Centers by the Township Board with the two amendments stated above.

Motion approved 8 – 0.

NEW BUSINESS

None

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Eyster absent – no report.

Planning Commission Chair had no report.

Planning Commissioners had no reports.

Howard mentioned that the Rec Plan may be coming to the PC at the next meeting. He is also working on a climate change workshop/presentation hopefully for April 22 (Earth Day). The Higher Density Committee is scheduled to meet next Wednesday, 1/29 at 6:30pm.

CORRESPONDENCE

None

CITIZEN COMMENT

None

REVIEW

Chairman Eidt reviewed the PC’s actions from the meeting:

- That the PC welcomed new member Donna Tocarchick;
- That the PC appointed Giese as secretary;
- That the PC held a public hearing for the Events Barns/Centers amendment language, and recommended approval by the Township Board.

ADJOURNMENT

Motion by Commissioner Giese, second by Commissioner Weston to adjourn.

Meeting adjourned at 8:30 pm.

Jim Howard, Recording Secretary

Secretary Giese