

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 3/24/21
(Meeting held remotely via Zoom)**

CALL TO ORDER

The Williamstown Township Planning Commission convened remotely at 7:00pm hosted at the Township Hall (Meeting ID 859 2436 0866, passcode 691353), 4990 Zimmer Road, Williamston, MI. Chair Eidt called the meeting to order and reviewed the agenda.

PRESENT: Chair Eidt, Commissioners Weston, Giese, , LaMore , Tocarchick , Davis, Flore, Stanford and Trustee Creagh.

ABSENT: None. Quorum established.

ALSO PRESENT: Planning Consultant Chris Doozan of McKenna and Jim Howard, Planning Assistant as well as members of the public.

Chair Eidt led the group in the Pledge of Allegiance.

Chair Eidt also welcomed new member Trustee Keith Creagh.

APPROVAL OF AGENDA

Motion by Tocarchick, second by Davis to approve the agenda.

Motion approved 9 – 0.

APPROVAL OF MINUTES

Motion by Davis, second by Giese to approve the minutes of January 27, 2021 with misspellings corrected.

Motion approved 6 – 0. (Eidt, Creagh and Stanford abstained – not present).

PUBLIC COMMENT

Question was raised by a commissioner about the recent fire south of Grand River and any hazardous chemicals impact. Supervisor Bloomquist indicated nothing major, and the two businesses involved were 100 Acre Woods and Alpha and Omega.

Closed at 7:10pm.

PUBLIC HEARING

- *Public Hearing #1: Draft Cluster Zoning Amendment for Article 25/Planned Development*
Chris Doozan reviewed his memo with the recent changes.

Commissioner Discussion:

- Should there be a definition of “durable pervious pavement”;
- 25.53.G.1.b brick exterior language, could it be a percentage, or other acceptable materials on the market, need clarification. Chris D to work on language.

Motion by Stanford, second by Giese to open the public hearing.

Motion approved 9 – 0.

Chair called for comments from the public.

No comments received.

Motion by Tocarchick, second by Flore to close the public hearing.

Motion approved 9 – 0.

- o *Public Hearing #2: Draft Event Barns Amendment for Article 8/Site Development Standards for Specific Uses*

Chris D. reviewed his memo. E-mail received from NIESA stating language in Section 3, item #5 was acceptable. Under Section 5 a new #18 was added with language referencing the Building code requirements.

Motion by Giese, second by Stanford to open the public hearing.

Motion approved 9 – 0.

Chair called for comments from the public. None received.

Discussion:

- Request for clarification of building code requirements;
- What is Assembly Group A, what building inspections needed;
- Correction of reference to Section 29.02.(C)(8), should be 29.02.(D)(8).

Motion by Flore, second by Stanford to close the Public Hearing.

Motion approved 9 – 0.

UNFINISHED BUSINESS

- o *Planned Development Cluster Zoning Amendment:*

Motion by Giese, second by Davis to recommend approval to the Township Board.

Motion approved 9 – 0.

- *Event Barns:*

Motion by LaMore, second by Davis to recommend approval to the Township Board.

Motion approved 9 – 0.

- *Site Plan Review: ARK / Oddfellows Contracting, 1000 E. Grand River*

Chris D. reviewed his brief memo, all previous concerns now satisfied.

Mark Dixon from Oddfellows said it was just a matter of getting the changes on the plan, and that he was happy with the ZBA outcome (4 variances approved).

Motion by Giese, second by Tocarchick to recommend approval of the ARK/Oddfellows site plan dated 3/24/21 to the Township Board.

Motion approved 9 – 0.

NEW BUSINESS

- *Meeting schedule for 2021-2022*

Discussion about the November meeting ensued.

Motion by Davis, seconded by Creagh to approve the 2021-2022 Meeting Schedule with the November meeting moved to Monday, November 22 (instead of November 24, 2021).

Motion approved 9 – 0.

- *Receive initial draft of Farm Animals on non-farm Parcels proposed amendment – for review only, no action required*

Much discussion ensued.

- Why do we need this?
- What about a badminton net, or rabbits, or horses?
- Why not allow drakes and roosters in residential?
- How to handle complaints by neighbors?
- Concern about coops “need to be completely enclosed” but also “need adequate sunlight”
- Question about not selling eggs
- Form a committee, with Commissioners Tocarchick, Eidt and Weston and try to meet before the next PC meeting
- Compliance with GAAMPs
- What about adjoining communities?

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Creagh has background in AG, former Director of Department of AG. Board approved 2021-2022 Budget, also Red Cedar Manor Road Improvements Special Assessment Resolution, is looking into forming an Environmental Committee tentatively with PC representation due to overlap, and is reviewing ethics and policies.

Commissioner Weston mentioned wind power and is providing a packet from APEX.

Concern was expressed about receiving all packet material in a timely fashion.

Howard mentioned the situation in the office with the staff spread out during the week due to Covid.

CORRESPONDENCE

None.

CITIZEN COMMENT

A commissioner raised the issue of maintaining the Zoom format for public involvement along with in-person meetings.

Monica Schafer, 1691 Osprey, Williamston mentioned the timing of getting the agenda on the website; the problem with more restrictions in regulating farm animals; Event Barns and no one visiting the site on Sherwood; wants a copy of the PC packet; supports continuing Zoom meetings and recording the meetings.

Two other commissioners thought the meetings should be recorded.

REVIEW

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

- Approved the minutes of the January 27, 2021 meeting;
- Approved a motion recommending approval of the Cluster Zoning amendment to the Township Board;
- Approved a motion recommending approval of the Events Barn amendment to the Township Board;
- Approved a motion recommending approval of the ARK/Oddfellows Contracting site plan to the Township Board;

- Approved the meeting schedule for 2021-2022, moving the November 24th meeting to November 22;
- Formed a committee to begin reviewing farm animals on non-farm parcels.

ADJOURNMENT

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

Meeting adjourned at 8:54 pm.

Jim Howard, Recording Secretary

Secretary Giese