

WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 11/16/20
(Meeting held remotely via Zoom)

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:04pm hosted at the Township Hall (Meeting ID 863 0026 8009, passcode 303310), 4990 Zimmer Road, Williamston, MI. Chairman Eidt called the meeting to order and reviewed the agenda.

PRESENT: Chairman Eidt, Commissioners Weston, Giese, Stanford, LaMore , Tocarchick , Davis, Flore and Trustee Eyster (joined at 8:00pm).

ABSENT: None. Quorum established.

ALSO PRESENT: Planning Consultant Chris Doozan of McKenna and Jim Howard, Planning Assistant.

Chair Eidt led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Stanford,, second by Tocarchick to approve the agenda with the change of moving up New Business/Text Amendment for the B-2 District (Williamston Inn-request) after public hearing.

Motion approved 7 – 0.

APPROVAL OF MINUTES

Motion by Flore, second by Stanford to approve the minutes of September 23, 2020 with the correction of Chris Doozan’s name.

Motion approved 8 – 0.

PUBLIC COMMENT

None. Closed at 7:06pm.

PUBLIC HEARING

- *Text Amendment Request: To allow Adult foster Care small Group Homes in the B-2 District*

Chair Eidt opened the public hearing at 7:07pm. There were no comments from the public, but commissioners had comments/questions. Chris Doozan reviewed his report on the issue which

discussed the first decision by the PC whether to allow the use, and then covered 3 zoning options.

Discussion:

- How it fits with the Master Plan and Future Land Use Map;
- Whether RM-1 zoning is an option (B-2 allows owner-occupied residential use);
- If the Mixed Use Overlay District would be appropriate;
- Act 218 (for AFC homes) does not allow local regulation;
- Mixed Use requirements and Conditional Rezoning;
- Question about “homes” and removing the front doors on the motel;
- Other properties zoned B-2 where the use would be allowed;
- Section 33 of PA 218 should be reviewed in concert with the Zoning Enabling Act;
- The Township does have some authority over site considerations;
- Mr .Krauss clarified that the proposed new addition would be a common room, that existing doors stay, motel operations would cease after AFC approved, only half of motel would be used with the rest for storage, there would be 24/7 administration on-site, they currently use 9 of the 10 rooms with the 1992 addition used for owner residence, that 6 units or less come under local fire code and a 9 – 10 unit facility wasn’t feasible, never planned to do a mixed use (storage is to support the AFC);
- Act 218 also has comprehensive state standards to meet.

Chair Eidt called for any public to speak on the issue:

No public comment received.

Motion by Stanford, seconded by Davis to close the public hearing.

Motion approved 9 – 0. Public hearing closed at 8:05pm.

NEW BUSINESS

- *Proposed Text Amendment in B-2: Williamston Inn/Krauss - Adult Foster Care*

Brief discussion ensued.

Motion by Stanford, second by Tocarchick to accept, and recommend for approval by the Township Board, Option 3 of Chris Doozan’s memo which would allow state-licensed Adult Foster Care Small Group Homes in the B-2 District as a Special Use, and add a text amendment to the B-2 Statement of Purpose which would read:

“The intent of the B-2 District is to allow certain state-licensed residential facilities for adults where compatibility with adjacent commercial development can be achieved through site layout, building design, landscaping, and other measures.”

After clarification about complying with state standards, motion carried 9 – 0.

UNFINISHED BUSINESS

- *Slate of Candidates – PC Positions*

Brief report from committee person Giese.

Motion by Davis, second by Giese to approve the current slate of Eidt as chair, Stanford as vice chair and Giese as secretary.

Motion approved 9 – 0.

- *Draft Planned Development/Cluster Zoning Amendment from Chris Doozan*

Chris Doozan went over his review of the proposed draft ordinance.

Discussion:

- Frontage and access – allowing for a courtyard;
- Community building would be an option under permitted uses;
- 1 ½ vs. 2 stories – 2 is more flexible, may be governed by square footage and market;
- Roof pitch and attachment to permanent foundation, compatible building materials;
- Need to maintain flexibility;
- Still must comply with Subdivision Ordinance regulations;
- Road maintenance and establishment of an association;
- Owner-occupied versus rental;
- Approval of By-Laws;
- Maximum parcel size may be needed / 9,600 s.f. minimum vs. open space;
- Universal design separate from lot size;
- Reduction in lot size increases open space.

Chris Doozan to revise draft per discussion.

Motion by Davis, second by Flore to postpone the issue to the January meeting.

Motion approved 9 – 0.

- *Pop Up Businesses*

Discussion about responses received to the letter, which were mostly opposed to the potential competition especially in this Covid environment. Township to send letter to the 35 businesses letting them know that the current situation will be maintained, with committee reviewing letter. Notification should also be made to the person initiating request.

Motion by Davis, second by Tocarchick to send a letter back to the restaurants letting them know that the Planning commission will be making the recommendation to the township Board that the current practice should be continued with no expansion of food trucks.

Motion approved 9 – 0.

- *Noise regulation*

Discussion ensued that there is not much we can do, Tocarchick in touch with the gun club. Research determined that the issue is dealt with adequately under current ordinances.

Motion by Stanford, second by Weston to take no action.

Motion approved 9 – 0.

- *Event Barns*

Chris Doozan reviewed the current draft and revisions from the last meeting including the name change, paved fire access, tear down by 11:00pm, max of 300 attendees.

- discussion about the number of events to allow per week, and the number per day;
- paved access is a health and safety issue;
- there should not be any driveway conflict with subdivisions;
- Chris to revise Access language (#2) on page 2;
- Timeframe – setup before 10:00am and further discussion about hours of operation;
- Chris to clarify attendance table at top of page 4;
- Township will probably need an Event Barn application.

Chris to do revised draft.

Motion by Giese, second by Flore to postpone action on the issue to the January meeting.

Motion approved 8 – 1. (Tocarchick naye.)

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Eyster reported the election results, and relayed that the Township will be closed except by appointment.

Chair Eidt offered congratulations to Trustee Eyster on her re-election, and appreciation for her service to the Township.

Howard mentioned that lame duck is looming at the state so be prepared.

CORRESPONDENCE

None.

CITIZEN COMMENT

None.

REVIEW

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

- Held a public hearing on the Adult Foster Care in B-2/Text Amendment, and recommended approval by the Township Board as a special use with additional language in the Statement of Purpose;
- Approved the current slate of candidates;
- Agreed to move the cluster zoning issue to the January, 2021 meeting with a revised draft ordinance amendment;
- Agreed to continue the events barns issue to the January meeting with a revised draft.

ADJOURNMENT

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

Meeting adjourned at 9:48 pm.

Jim Howard, Recording Secretary

Secretary Giese