

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 5/26/21
(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 880 5440 6221, Passcode 653803), 4990 Zimmer Road, Williamston, MI. Vice Chair Stanford called the meeting to order and reviewed the agenda.

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

ABSENT: Chair Eidt and Commissioner LaMore. Quorum established.

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

Vice Chair Stanford led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

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

Motion approved 7 – 0 on a roll call vote.

APPROVAL OF MINUTES

Motion by Davis, second by Weston to approve the minutes of March 24, 2021.

Motion approved 7 – 0 on a roll call vote.

PUBLIC COMMENT

None.

PUBLIC HEARING

- *Barkham Creek Farms Site Plan review and special Use Permit*

Motion by Davis, second by Creagh to open the public hearing.

Questions from commissioners about dust control and paving of the driveway within the R-o-W.

Chris Doozan reviewed his memo and clarified that dust control pertained to the 14 parking spaces in the front. He also mentioned that the planning commission could waive the parking lot paving and the lighting requirements in their motion.

Mr. Barkham mentioned that the neighbor to the SE doesn't want the landscape screening, he wants to see the barn. Chris D. stated that the PC does have discretion and that the intent is to maintain the rural character. One possibility is to get a landscape plan from Mr. Barkham to go to the Township Board.

Brian Francis, 64 E. Haslett, stated that he supports Mr. Barkham and what he is doing.

Vice Chair Stanford read a brief letter received from Sharon Weger in support of the project.

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

Motion approved 7 – 0.

UNFINISHED BUSINESS

- *Barkham Creek Farm Site Plan and SUP*

Brief discussion.

Motion by Weston, second by Tocarchick to recommend approval of the Barkham Creek Farm Site Plan dated May 1, 2021 to the Township Board with three conditions:

- 1) That the parking lot paving, dust control and lighting requirements be waived;**
- 2) That the driveway approach in the R-o-W be done in compliance with the Ingham County Road Department requirements;**
- 3) That the North/South screening along the southeast corner of the parcel intended to provide a screen for the adjacent parcel be completed in accordance with a new landscape plan submitted by Mr. Barkham and approved by the Township Board.**

Motion approved 7 – 0.

Motion by Tocarchick, second by Weston to recommend approval of the Special Use Permit for Barkham Creek Farm by the Township Board subject to approval of the site plan with the three conditions listed above.

Motion approved 7 – 0.

NEW BUSINESS

- *Revised draft of Farm Animals on Non-Farm Parcels proposed amendment:*

Chris D. reviewed his letter, much discussion ensued. The Committee met on 3/31/21.

- Is putting down a hurt animal precluded by the "no slaughter" clause?
- What about animals in the front yard on parcels where the house is far off the road?
- Lot size is a factor;

- Needs to allow more flexibility;
- Perhaps doing a registration instead of a permit;
- Concern about coops, need to be 18” off ground which is not typical;
- Compliance with GAAMPs.

Chris D. to revise, also look at the 3 feet space allowance for chickens.

- o *Annual Report:*
Brief discussion.

Motion by Weston, second by Davis to approve the Annual Report and forward it to the Township board.

Motion approved 7 – 0.

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Creagh reported on the discussion about Event Barns, that 121 parcels are eligible, limiting it to the type of road, having them 7 days a week, checking with other townships; On the Cluster Zoning discussion “affordable” housing became an issue, need to change the garage size to 24’ X 24’; Board approved the ARK site plan; will be setting up an Environmental Committee; approved the Red Cedar Assessment District; question raised about burial of WWII and other veterans.

Commissioner Tocarchick mentioned her discussion with Andy from the Rifle Club about gun safety and classes, and that they want a cooperative relationship with the Township. How to proceed? Tocarchick to write a brief memo to Township Board.

Howard mentioned the concern raised about when the Agenda was posted on the website, and confirmed that it was posted on 3/19/21, the Friday before the meeting; also the concern about receiving all packet material in a timely fashion, and that he didn’t like sending it out late any more than commissioners liked receiving it, but it was timely material and felt that was the best choice he had; and mentioned the Sand and Gravel Mining Bills and the Short Term Rentals Bills that have been reintroduced.

CORRESPONDENCE

None.

CITIZEN COMMENT

None.

REVIEW

Vice Chair Stanford reviewed the PC's actions from the meeting:

- Approved the minutes of the March 24, 2021 meeting;
- After holding a Public Hearing approved motions recommending approval of the Site Plan and Special Use Permit for Barkham Creek Farm by the Township Board with three conditions;
- Reviewed the revised draft of the Farm Animals on Non-Farm Parcels proposed Amendment and suggested further changes;
- Approved the Annual Report to be forwarded to the Township Board.

ADJOURNMENT

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

Meeting adjourned at 8:51 pm.

Jim Howard, Recording Secretary

Secretary Giese