

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES – 7/28/21**

**CALL TO ORDER**

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

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

**ABSENT:** Commissioners Giese and Davis. 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 Flore to approve the agenda as amended ( moving up New Business/BJB site plan after first public hearing).**

**Motion approved 7 – 0.**

**APPROVAL OF MINUTES**

**Motion by Weston, second by Stanford to approve the minutes of May 26, 2021.**

**Motion approved 5 – 0 (LaMore and Eidt abstaining – not at meeting).**

**PUBLIC COMMENT**

None

**PUBLIC HEARING**

- *Site Plan and special Use Permit for JBJ Products and Machinery*  
Chair Eidt opened the public hearing.  
Chris Doozan reviewed his memo and also indicated that some paving may be needed. Mr. Palazzolo from JBJ addressed the commission and also handed out a couple copies of a newly revised site plan which addressed two of the remaining issues. He clarified that the “pile of debris” is recycling which is removed approximately every two months.

He indicated that they generated very little trash, and that as far as traffic they get approximately one truck per week.

Questions from commissioners about:

- . Is existing sign grandfathered in?
- What about mailboxes?
- What about adjacent property (AG-SF) if it develops?
- Chris D. mentioned sign issues.

Mr. Palazzolo indicated that JBJ doesn't use the outbuildings, that they brought gravel in because it was mud, that the long term plan is to pave.

Comment was made that the Township appreciates the environmental work.

Also, if no vehicle access is allowed then no paving would be required?

Chris D. indicated they would need variances from Sections 4.01.E.4 (paving of off-street parking) and 4.02.B.3 (paving of loading areas) of the Township's Zoning Ordinance.

Chair Eidt called for public comment on the project.

None received.

**Motion by Creagh , second by LaMore to close the public hearing.**

**Motion approved 7 – 0.**

**NEW BUSINESS**

- o Site plan / SUP for JBJ Products and Machinery

Brief discussion.

**Motion by Stanford, second by Creagh to recommend approval of the JBJ Site Plan to the Township Board with conditions:**

- **Approval of variances from Sections 4.01.E4 and 4.02.B.3 of the Zoning Ordinance by the ZBA;**
- **Township Board approval of the Special Use Permit.**

**Motion approved 5 – 2 (nays were Tocarchick,Weston).**

**Motion by Lamore, second by Stanford to recommend approval of the Special Use Permit for JBJ Products to the Township Board.**

**Motion approved 5 – 2 (nays were Tocarchick, Weston).**

**PUBLIC HEARING**

- o *Draft Language of an amendment for NIESA review of site plans*

Chair Eidt opened the public hearing.

Chris D. reviewed his brief memo with proposed language to clarify that site plans will be submitted to appropriate agencies for review, including Northeast Ingham Emergency Services Authority (NIESA).

Much discussion ensued about review by other agencies. Suggestion was made to have NIESA come in and discuss their requirements.

Chair Eidt called for comment from the public. None received.

**Motion by Creagh, second by LaMore to close the public hearing.**

**Motion approved 7 – 0.**

### **NEW BUSINESS**

- Draft language for a text amendment to Section 29.02 of the Zoning Ordinance clarifying review by NIESA

Brief discussion.

**Motion by LaMore, second by Stanford to recommend approval of the draft language for Section 29.02 of the Zoning Ordinance by the Township Board, to clarify review of site plans by NIESA.**

**Motion approved 7 – 0.**

### **UNFINISHED BUSINESS**

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

Much discussion ensued.

- Current draft too complicated;
- coop height too high off ground;
- too restrictive, more than what we need;
- they are currently not allowed, intent of this amendment is to allow;
- Compliance with GAAMPs.;
- People with chickens selling eggs.

**Motion by Weston, second by LaMore to set public hearing at the September 22 meeting.**

**Motion approved 7 – 0.**

## **PLANNING AND BOARD REPORTS AND REVIEW**

Trustee Creagh reported on the discussion about Event Barns, kudos to Commissioner Stanford, how to get public comment at PC meetings rather than Township Board meetings, that a joint committee has been set up. Mentioned that Zoom participation is not as easy as it might sound, that a “hybrid” setup is inconsistent with the Open Meetings Act, and that there is cost involved such as equipment investment and other items.

Chair Eidt mentioned a personal issue with a sick dog; also kudos to Rob for his attendance at the Township Board meeting.

Howard mentioned the three appointments that are up this year – Commissioners Stanford, Giese and Davis. Also mentioned that the Board has been working on an Ethics Policy that will be coming to the PC soon.

## **CORRESPONDENCE**

None.

## **CITIZEN COMMENT**

None.

## **REVIEW**

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

- Approved the minutes of the May 26, 2021 meeting;
- After holding a Public Hearing approved motions recommending approval of the Site Plan and Special Use Permit for JBJ Products and Machinery by the Township Board with two conditions;
- Held a public hearing on draft language for a text amendment to Section 29.02 of the Zoning Ordinance to clarify review of site plans by NIESA, and approved a motion recommending approval by the Township Board;
- Reviewed the revised draft of the Farm Animals on Non-Farm Parcels proposed Amendment and set a public hearing for the September 22 meeting.

## **ADJOURNMENT**

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

Meeting adjourned at 9:15 pm.

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Jim Howard, Recording Secretary

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Secretary Giese