

**Annual Report
Williamstown Township Planning Commission
April 2009- March 2010**

Commissioners: Michael Fielek(chair), Rex LaMore(vice chair), Gerald Eidt(secretary) Wanda Bloomquist(assistant), Ronald Cook, Dali Giese, Ger Schultink, Rod Imhoff
Martin Wright (board representative).
Staff members: Planning Consultants: Christopher Doozan and Zeb Acuff of McKenna Associates, Inc;

REZONING

Conditional Rezoning 45 E. Grand River Parcel # 33-03-03-29-151-001 PH 3/16/2010

SPECIAL LAND USE PERMITS AND SITE PLAN REVIEW

Foerch –Special Land Use/Accessory Apartment PH 12/15/09

Recommended approval with conditions:

- (1) Occupancy limit of 3.
 - (2) Subject to obtaining variance if sq. footage verification comes in over 800 Sq. ft.
- Board Approved: 01/12/10 without need for a variance.

SITE PLAN REVIEW

None

ORDINANCE AMENDMENTS

Article 2. Public Hearing 5/19/09 for recommended revisions.

Article 2: General provisions

- 2.03-Accessory Bldgs and Structures
- 2.06-Home Occupations & Home-Based businesses
- 2.09-Yard and Bulk Regulations
- 2.13-Sand, Gravel, and Mineral Extraction
- 2.16-Exceptions(to incorporate wind energy specifications)
- 2.22-Reception Antenna Facilities

Board Approval: Article 1 & 2: 1/12/2010

Articles 3-7 PH 2/16/10 for recommended revisions. Recommendations sent to Board on 3/16/10

Article 3 - Nonconformities

3.02B – ‘structure’ added alongside ‘building’

Article 4 – Parking and Loading

- 4.01A.4 – provision added for maximum parking allowance
- 4.01B.1b – parking exclusion within 10 feet of road right of way removed
- 4.01B.3 – off-site parking requires written permission of landowner; user need not own parking area
- 4.01B.5 – new calculations for collective use of off-street parking
- 4.01B.6 – new provisions for cross-access easements in parking areas
- 4.01C.1 – determination of parking based on floor area more clearly defined, employee parking requirements relaxed for rideshare programs, and standards added for determining seating in places of assembly

- 4.01C.4 – new provisions for banked future parking
- 4.01C.5 – new provisions for bicycle parking
- 4.01C.6 – barrier-free parking requirements updated to match Federal guidelines
- 4.01D – Schedule of Required Parking completely revised and reorganized
- 4.01E.2b – additional parking stall width required adjacent to landscaped areas
- 4.01E.3 – new provisions added for parking lot layout to encourage parking lot landscaping and safe pedestrian circulation
- 4.01E.4 – provisions added to allow porous paving materials and stormwater management techniques in off-street parking lots
- 4.01E.11 – new provision added for electric vehicle charging stations

Article 5 – Landscaping

- 5.02A – New provision requiring a ten-foot setback from road edges for trees and shrubs
- 5.02B – New requirement for ornamental trees along road frontages
- 5.02D.2b – Shrubs may be substituted for 50% of required trees in a greenbelt
- 5.02D.2c – Minimum width of 20 feet established for greenbelts
- 5.02D.4 – Provision added to encourage linking of greenbelts
- 5.02F – More robust requirements for parking lot landscaping added, including larger landscape islands, plant material setbacks, and minimum tree planting requirements
- 5.02I – Tree height/utility conflict table updated
- 5.02J – New plant material setbacks for landscaped medians
- 5.04C.9 – Undesirable Plant Material table updated
- 5.05D – allowance for stormwater management features in parking lots

Article 6 – Fences and Walls

- 6.01E – heading changed to list B-1, B-2, OS-1, and I-1 districts; text revised to clarify fence location
- 6.02A.3b – text revised to clarify fence locations and height of fences between the house and road for a corner lot
- 6.02B.1 – added provision for animal fences in agricultural areas to be 10 feet in height after special use review and approval
- 6.02C.2 – recreational fences excluded from regulations

Article 7 – Signs

- 7.03 – revised definition of Changeable Copy Sign, Community Special Event Sign, and added definition for Underhanging Sign
- 7.05A.10 – increased allowance for vending machine signs from 4 square feet to 15 square feet
- 7.05B.8 – exempted historic signs from prohibition against obsolete signs
- 7.05B.15 – text revised to clarify that signs not maintained properly are prohibited
- Table 7.1 – restricted duration for Community Special Event Signs to 14 days before through 7 days after
- 7.07E – ‘farms’ are added to list of example non-residential uses
- 7.07E.1 – allowance for an additional sign on corner parcels
- 7.07F – new provision for signs on non-conforming non-residential uses
- 7.08D – provisions added for sign area on multi-tenant structures
- 7.08H.4 – The provisions for electronic changeable copy apply only to the prices on a gas station sign. The text has been revised in an attempt to clarify this. For examples, think of the Admiral or Speedway gas stations in town.
- 7.08L.2 – new provision for setbacks of underhanging signs

Board Approval: pending

SUBDIVISION PLAT

None

MISCELLANEOUS

EECBG Grant: 2/01/2010 Township has received funds to develop Grand River Green Zone and a Trails and Greenway Amendment to the Master Plan as part of the grant.

MDOT Grant: Grant awarded for 8' paved shoulders along M-43 between Meridian and Zimmer Rd. Work scheduled to begin in June.

Wetland Resolution – 8/18/09 Opposing the repeal of Michigan's Wetland Protection Act

Brick Industry Presentation- 8/18/09 Scott Miller provided information as to benefits of brick. Brought forward suggested language for Mixed Use, Commercial, PUD and Green Zone. Planning Commission will look at suggested revisions during review of the appropriate articles.

Tri-County Regional Planning- 9/15/09 Harmony Gmazel with Tri-County presented information regarding the Urban Service Boundaries grant application with LIAA and the progress of the Conservation Assessment for the Tri-County region. PC recommended the board adopt a resolution of support for the Committee and the Pursuit of the grant through LIAA.

Purchase of Equipment- 9/15/09 PC recommended the Board the purchase of a projector and document camera. Board approval:

Election of PC Officers- 11/17/2009- Mike Fielek as Chair, Rex LaMore as Vice Chair and Gerald Eidt as Secretary

Re-appointment of PC members: 10/20/09 Appoint Michael Fielek, Ron Cook and Dali Giese (replacing Rutgar Hoag) to three year terms.

CATA Presentation-Jim Froehlich, Aaron Borton and Joe Manzella from CATA presented an overview of CATA operations and goals that affect the residents of the Township.

Resolution of Support for Grand River Green Zone Competition 12/15/09

Sustainable Development: Presentation by Chris Doozan 3/16/2010