

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
December 16, 2008**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:30 pm at the Williamstown Township Hall located at 4990 Zimmer Road, Williamston, Michigan. Chairman Michael Fielek called the meeting to order and reviewed the agenda.

PRESENT BY ROLL CALL:

Chairman Michael Fielek, Vice Chairman Rex LaMore, Commissioners Gerald Eidt, Wanda Bloomquist, Ronald Cook, Rutgar Hoag, Ger Schultink, Rod Imhoff, and Board Representative Martin Wright.

ABSENT:

None

ALSO PRESENT:

Building Inspector Mark Miller, Planning Consultants Chris Doozan & Zeb Acuff of McKenna.

MINUTES APPROVAL:

Motion by R Hoag to approve the minutes of the November 18, 2008 meeting.

Seconded by R Imhoff.

Carried unanimously.

CITIZEN COMMENT (NON- AGENDA ITEMS):

None

NEW BUSINESS

2009-2010 Calendar

- Please note and keep dates, 1 change of 2008 typo on December 15 meeting date.
- Directory was also distributed, changes noted, Wanda will distribute updated PC directory.

UNFINISHED BUSINESS

Wetland Buffer

- C. Doozan noted recommended changes from previous meeting.
- Buffer zone changed to 40' as recommended
- Section 2.24, subsection C 14 & 15 deleted as recommended
- G. Schultink recommendation to move subsections a, b, c of Section 2.24B to Section 2.24C, permissible activities w/o a permit. Planning Commission concurred.
- Section 2.24B, subsections a, b, and c would be changed to require a permit for activity involving more than five (5) cubic yards of soil.
- Decision to deliberate in January after review of final changes.

Additional Discussion:

- Township has asked Drain Commission to notify us when any pond permits are issued for our Township – there have been problems in the past.
- M. Fielek suggested that we alert area pond contractors to our pond ordinance.
- R. Imhoff thinks our burn ordinance needs changes when PC does “housekeeping”

Home Occupation / Home Based Business

- Z. Acuff reviewed questions brought up at the previous meeting and reviewed the first draft dated 12/11/08 of recommended revisions to the zoning ordinance regulating home occupations and home based businesses.
- Home occupation – highly restricted, incidental to the use of the dwelling as a residence, delivery/pick-up at a “normal” rate for a residence.
- Home-based business– would require a permit, would be restricted to the resident occupants, would allow equivalent of 1 full time employee, allow some vehicular traffic.
- Suggestion made to remove “vehicle sign” from the sign language of ordinance.
- Reference state law to D-6
- G. Schultink had several questions regarding the permit process, responsibility, etc. Would like to see draft permit.
- Further discussion at January 20th 09 meeting.

Additional discussion:

- Wrecked car on display at Graff Chevrolet – M. Miller will contact and notify them that they are in violation of their site plan.
- Letters to be sent to others along Grand River in violation of site plans or ordinance.

Joint Planning Meeting with City of Williamston

- Scheduled for Jan 27th at 7:30pm
- Agenda will be distributed in January packets.
- Suggested agenda topics: Master Plan, Trails & Greenways, Overlay Corridor, Senior housing, development

REPORTS AND REVIEWS:

Township Board:

- Budget – Details in January, Public Hearing in February, projector has been discussed.
- Recount – outcome stands same as original election for trustee seat.
- Support of Trails and Greenways – anxious to move forward

Planning Staff:

- DNR has responded to our letter – R. LaMore requests date, time, and invitation to meeting that DNR will hold
- Capitol City Rifle Club withdrew original site plan review and reapplied for building permit for storage barn

Planning Chair:

- Nothing

Extras:

- Aquifer meeting with TB 6:45 pm, Jan 20th before regularly scheduled meeting
- The township submitted projects to the state and tri-county that could be part of a stimulus package
- Need to move forward with Energy Audit
- R. Imhoff brought to our attention possible on-site training options.

Review:

- 2009/10 calendar & roster
- Buffer deliberation in January
- Home occupation/Home based business discussion
- Joint meeting with City Planning scheduled

Motion by R Imhoff to adjourn. Seconded by W Bloomquist.

The meeting adjourned at 9:15 p.m.

Gerald A. Eidt, Secretary

Michelle Morse, Recording Secretary