

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES – 1/26/22**

**CALL TO ORDER**

The Williamstown Township Planning Commission convened at 7:00pm 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, Weston, Giese and Trustee Creagh.

**ABSENT:** Commissioners Tocarchick, Flore and Davis. Quorum established.

**ALSO PRESENT:** Planning Consultant Chris Doozan of McKenna and Jim Howard, Planning Assistant; Julie Lawton Essa, Ron Poth.

Chair Eidt led the group in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**Motion by Stanford, second by Creagh to approve the agenda.**

**Motion approved 5 – 0.**

**APPROVAL OF MINUTES**

**Motion by Weston, second by Creagh to approve the minutes of November 22, 2021.**

**Motion approved 5– 0.**

**PUBLIC COMMENT**

None.

Closed public comment at 7:17pm.

**PUBLIC HEARING**

None.

**UNFINISHED BUSINESS**

- Williamston/1099 Storage Center: Special Use Permit and Site Plan Review

Chris Doozan reviewed his memo of December 11, 2021 with special attention to the Recommendations on page 6, where items a,b and e have been met, with items c, d and f remaining.

Julie Lawton-Essa, owner stated that the revised plans with 3 new detention basins have verbal approval from the Ingham County Drain Commission's office. She also mentioned that the landscape plan may change due to the ponds, and that Drain Commission approval is expected prior to the Township Board Meeting.

There was discussion about fences and she explained that the fence enclosure is very much needed for security, and that the existing trees along the east will be retained.

**Motion by Giese, second by Stanford to recommend approval of the site plan to the Township Board with the following conditions:**

- **Approval by the Ingham County Drain Commission;**
- **Approval by MDOT (construction plans required for formal approval) ;**
- **An updated landscape plan to be approved administratively;**
- **Special Land Use approval by the Township Board.**

**Motion approved 5 – 0.**

**Motion by Weston, second by Giese to recommend approval of the Special Land Use by the Township Board with the following conditions:**

- **Approval of the stormwater management plan by the Ingham County Drain Commission's office;**
- **Approval of the final site plan.**

**Motion approved 5 – 0.**

- o *Draft language for a proposed text amendment to Section 8.02 of the Zoning Ordinance to allow certain farm animals on non-farm parcels.*

Chris Doozan reviewed his memo on the current draft of the amendment, with particular attention to the introduction on page #1 where the size limit of 3 acres or less has been incorporated, and to the language which continues on page 2 that bolsters the involvement of FFA, 4-H and similar organizations.

There was much discussion by commissioners concerning a permit vs. registration and the involvement of the building inspector and other staff. Question was raised about item 9 a on page 4, non-commercial use and how it would impact individuals who might want to sell products at a farmers market, for example; the intent is that it not take place on the premises.

Question from the public about manure, which is addressed in 5 locations in the proposed draft.

Language suggested by Trustee Creagh indicating that the applicant shall be responsible for complying with the regulations and that enforcement shall be predicated on a nuisance or complaint, to be incorporated into the draft.

**Motion by Stanford, second by Weston to recommend approval of the draft to the township board with the inclusion of the language proposed by Trustee Creagh.**

**Motion approved 5 – 0.**

- *Fence Height in the R-1, R-1-S, MHP and RM-1 Districts*

Chris D. reviewed his memo. The proposed draft language would increase the allowed height from 30 inches to 36 inches “for fences located closer to the road than any portion of the principal dwelling.” Much discussion about going through the process for just six inches, availability of materials, that no permit is required by the township and cases that went to the ZBA.

**Motion by Creagh, second by Weston to schedule a public hearing for the March, 23, 2022 meeting.**

**Motion approved 5 – 0.**

- *Lot Coverage in the OS-1, B-1, B-2 and I-1 Districts*

Chris D. reviewed his memo in which he recommends a 25% open space standard for these districts, and the adoption of stormwater management standards by the township. Question about how existing parcels would be affected.

**Motion by Weston, second by Giese to schedule a public hearing for the March 23, 2022 meeting.**

**Motion approved 5 – 0.**

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

Trustee Creagh reported that the board approved a poverty resolution, is looking at restricting truck use of the roads, is looking into a strategic planning session, also considering permanent recycling and an arts policy. The Joint Committee on Event Barns will have one last meeting on February 15<sup>th</sup> at 6:30pm to finalize the draft..

Commissioner Weston said it was a good idea getting the PC, ZBA and Twp. Bd. together and should continue (he will bring the hot dogs).

Howard mentioned the postcard mass mailing on event barns from [williamstowninfo.com](http://williamstowninfo.com).

### **CORRESPONDENCE**

None.

**CITIZEN COMMENT**

None

**REVIEW**

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

- Approved the minutes of the November 22, 2021 meeting;
- Recommended approval of the site plan and sup for Williamston/1099 Storage Center with conditions;
- Recommended approval of the Farm Animals on Non-Farm Parcels draft Z.O. amendment;
- Scheduled a public hearing for the proposed fence height amendment at the March 23<sup>rd</sup> meeting;
- Scheduled a public hearing for the open space and stormwater management proposed amendment at the March 23<sup>rd</sup> meeting.

**ADJOURNMENT**

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

Meeting adjourned at 9:00 pm.

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Jim Howard, Recording Secretary

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Secretary Giese