

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES – 3/23/22**

**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, Tocarchick, Flore, Davis, Poth and Trustee Creagh.

**ABSENT:** None. 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.

New member Ronald Poth was introduced.

**APPROVAL OF AGENDA**

**Motion by Weston, second by Flore to approve the agenda.**

**Motion approved 9 – 0.**

**APPROVAL OF MINUTES**

**Motion by Creagh, second by Weston to approve the minutes of January 26, 2022.**

**Motion approved 6– 0 (3 abstentions: Tocarchick, Davis, Flore – not present).**

**PUBLIC COMMENT**

None.

Closed public comment at 7:10pm.

**PUBLIC HEARING**

**#1. Front yard fence height in the R-1, R-1S, RM-1 and MHP Districts**

**Motion by Tocarchick, second by Davis to open the public hearing.**

**Motion approved 9 – 0.**

Chris Doozan reviewed his memo on the issue, with the recommendation to increase the height from 30” to 36”.

Planning commissioners had no questions.

There were no public comments.

Question was raised as to how the 6 feet in the side and rear yards came about.

**Motion by Weston, second by Davis to close the public hearing and deliberate on the issue at tonight’s meeting.**

**Motion approved 9 – 0.**

**Motion by Davis, second by Tocarchick to recommend approval to the township board.**

**Motion approved 9 – 0.**

***#2. Lot coverage in the OS-1, B-1, B-2 and I-1 Districts and stormwater management***

**Motion by Creagh, second by Weston to open the public hearing.**

**Motion approved 9 – 0.**

Chris D. reviewed his memo of 10/20/21 and highlighted 4 variables involved: Maximum lot coverage regulations; minimum open space requirements; minimum setbacks; and stormwater management regulations. The recommendation is to establish a 25% open space requirement in the 4 districts, and to adopt the Ingham County Drain Commission’s standards. A cross reference in Article 29 (29.02.E.5.j) would also be appropriate.

Much discussion ensued.

- Questions about lot coverage and previous project (1099 Storage) and green zone (33%)
- Concern about current properties and future development, and potential need for variances
- How it will affect smaller parcels in those districts
- Impact on aesthetics and property values
- Adding new/additional requirements
- What about just adopting the ICDC stormwater standards
- Is there a way to incentivize the process

Public comment: Jennifer Tubbs complimented Toby on his good work, and the PC functioning well, for considering the impact on all parcels.

What about different percentages for the districts.

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

**Motion approved 9 – 0.**

Further discussion about the impact, particularly on small parcels.

**Motion by Creagh, second by Flore to table the issue to the May meeting.**

**Motion approved 8 – 1 (Giese no).**

### **UNFINISHED BUSINESS**

- *Event Barns*

Chair Eidt reviewed the process the PC has gone through the last 3+ years, including the joint committee work.

**Motion by Weston, second by Davis to set a public hearing for the May 25, 2022 meeting.**

**Motion approved 9 – 0.**

### **NEW BUSINESS**

- *2022 – 2023 Meeting Schedule*

Brief discussion that the November meeting may be rescheduled.

**Motion by Davis, second by Tocarchick to adopt the 2022-2023 Meeting Schedule.**

**Motion approved 9 – 0.**

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

Trustee Creagh reported that the board approved the 1099 Storage project; approved the Farm Animals amendment; approved the Meadowdale Assessment Roll; approved the police assessment, mentioning the good relationship we have with Meridian PD. The Board also adopted the meeting schedule and a revised Covid policy, is working on a new website, and will have a strategic planning session.

Question was raised about asking people who are in favor to speak and people who are opposed during a public hearing, rather than just asking for public comment (Roberts Rules, bylaws).

Howard mentioned the new logo, redoing the website and improvements to the meeting room, and that yesterday was World Water Day.

### **CORRESPONDENCE**

None.

**CITIZEN COMMENT**

Jennifer Tubbs, 5915 Shoeman remarked on the due diligence she did when buying her property and that there is a cash offer for the large property next to her, the problems with event barns in Watertown Township such as court battles and decrease in property values, and that the current draft is not ready for a public hearing.

Todd Granger, 542 Haslett stated that event barns are not good for the community, citing the noise and that “weed weddings” (marijuana) are the thing.

Trustee Creagh and Chair Eidt both conveyed their appreciation for the input these individuals have provided, and Commissioner Stanford cited the due diligence that was done.

Trustee Creagh further reviewed the process and the work of the joint committee.

Jennifer Tubbs felt that there is still more to tidy up.

**REVIEW**

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

- Approved the minutes of the January 26, 2022 meeting;
- Held a public hearing for the proposed fence height amendment;
- Held a public hearing for the open space and stormwater management proposed amendment;
- Approved a motion to recommend approval of the 6” increase in front fence height in the R-1, R-1S, RM-1 and MHP Districts to the township board;
- Tabled action on lot coverage in the OS-1, B-1,B-2 and I-1 Districts;
- Set a public hearing for the event barns amendment at the May 25 meeting;
- Approved the meeting schedule for 2022-2023.

**ADJOURNMENT**

**Motion by Commissioner Davis, second by Commissioner Stanford to adjourn.**

Meeting adjourned at 8:28 pm.

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Jim Howard, Recording Secretary

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Secretary Giese