

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 1/25/23**

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, Poth, Brinker.

ABSENT: Trustee Creagh. 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 Brinker, second by Flore to approve the agenda.

Motion approved 8 – 0.

APPROVAL OF MINUTES

Motion by Poth, second by Brinker to approve the minutes of November 2, 2022.

Motion approved 8-0.

PUBLIC COMMENT

None. Closed public comment at 7:05pm.

PUBLIC HEARING

Minor revisions to Family and Group Child Care Homes to comply with state law

Motion by Weston, second by Poth to open the public hearing.

Motion approved 8 – 0.

Chris Doozan briefly explained the issue and reviewed his memo. Under state law it could increase the capacity by one or two children.

No public was present.

Motion by Giese, seconded by Weston to close the public hearing.

Motion Approved 8-0.

UNFINISHED BUSINESS

- *Family and Group Child Care Homes*

Since there were no comments against the proposed change, chair Eidt asked if there was a motion.

Motion by Weston, second by Tocarchick to recommend to the Township Board that the amendment addressing Family and Group Child Care Homes be adopted.

Motion approved 8 – 0.

- *Home Occupations: Medical Marijuana*

Chris D reviewed his memo.

Discussion:

- Why put it under home occupation where a 4,000 sq. ft. building is allowed? The person would be limited to the number of plants per patient.
- It is not viable to put it in commercial/industrial and could be construed as exclusionary.
- Minor word change to #19.a on page 5.
- Should law enforcement be notified? Add to #14.
- Is the odor issue covered sufficiently? Make it part of the permit application – what mitigation.
- #10 – what about opaque windows?
- Add wording to #14 – to abide by the rules and regs of the MI Regulatory Agency.

Motion by Weston, second by Brinker to set a public hearing for the March 22,2023 meeting.

Motion approved 8 – 0.

NEW BUSINESS

- *Solar and wind energy systems*

Chris D explained that the current Section 8.02.KK/Wind Energy is very deficient and needs to be updated, and also mentioned some of the main issues involved, with commissioner discussion.

- Using WHO (World Health Organization) standards
- Where to measure sound
- Much discussion on shadow flicker and its impact on neighboring properties
- A height of 500 feet is proposed; lower could be considered exclusionary

- Discussion about transport of machinery due to its length
- Much discussion about public input and getting the public involved early
- What about a referendum
- Suggestion was made about a public forum, possibly with Sarah Mills
- Discussion about a joint committee of PC and Twp. Bd. members, as done with event barns
- What do township residents think

He then began his review of the proposed draft amendment.

There was discussion about using a minimum lot size for on-site systems, perhaps 1 acre.

It was also discussed about having a standard of zero shadow flicker for non-participating parcels.

Under item 4.a, Special Land Use and Site Plan Approval it was stated that Planned Development approval in the Green Zone would be required. It was determined that the setback from any participating property should be 1.1 times the height rather than 100 feet.

Due to the lateness of the hour Solar Energy Systems were not discussed.

PLANNING AND BOARD REPORTS AND REVIEW

Township Board Report: Supervisor Bloomquist supplied a memo to update the PC. The Board adopted a Branch School Use Policy, the poverty guidelines for 2023, and a streaming policy for meetings. Also the township is working with MSU on the Safe routes to School project. Budget amendments and budget review were also done.

Commissioner Stanford reviewed progress on the CIP and the committee’s work. The plan is in draft form and will be coming to the PC soon.

Howard mentioned a wind and solar program being offered by the Ingham County Chapter of MTA on February 23, 2023 and passed around a sign up sheet.

CORRESPONDENCE

None

CITIZEN COMMENT

None

REVIEW

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

- Approved the minutes of November 2, 2022;

- *A public hearing for minor revisions to Family and Group Child Care Homes was held and the amendment was recommended for approval by the township board;*
- *The proposed Medical Marijuana Draft Language was reviewed and a public hearing was scheduled for the March,22, 2023 meeting;*
- *The PC began review of the initial draft language for wind energy systems.*

ADJOURNMENT

Motion by Commissioner Flore, second by Commissioner Weston to adjourn.

Meeting adjourned at 9:55 pm.

Jim Howard
Recording Secretary

Secretary Giese