

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 5/24/23**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:10pm 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, Giese, Flore, Poth, Brinker, Tocarchick and Trustee Creagh.

ABSENT: Commissioner Weston. 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

Chair Eidt suggested that the order of the public hearings be changed, taking the project at 645 Haslett first.

Motion by Brinker, second by Creagh to amend and approve the agenda as recommended.

Motion approved 8-0.

APPROVAL OF MINUTES

Motion by Stanford, second by Brinker to approve the minutes of 3/22/23.

Motion approved 7 – 0. Tocarchick abstained, not present.

PUBLIC COMMENT

None. Closed public comment at 7:15pm.

PUBLIC HEARINGS

- 1) 645 Haslett, Accessory Apartment

Motion by Creagh, second by Tocarchick to open the public hearing.

Motion approved 8 – 0.

Chris D. reviewed his memo on the Special Use Permit and Site Plan for this project. He mentioned that variances had already been obtained from the ZBA for the apartment of approximately 1,300 sq ft, to exceed the 800 sq ft allowed in the Z.O., and for a second front door.

The applicant, Mr. Wilbrink explained the project and the special needs involved for a quadriplegic individual. The proposed residential structure has a separate bedroom, bathroom (2), kitchen, laundry, living/social area, garage and physical therapy area, all designed per the physical therapist's recommendations.

The owner, Ms. Weger displayed signatures in support of the project.

Further discussion about the size and the project going to the ZBA first.

No public comment.

Motion by Creagh, second by Brinker to close the public hearing.

Motion approved 8 – 0.

Motion by Brinker, second by Flore to deliberate tonight and make the recommendation to the Township Board to approve both the site plan and special use permit for the accessory apartment at 645 E. Haslett, in conformance with Z.O. requirements.

Motion approved 8 – 0.

- 2) 3416 Corwin Rd., new maintenance building on existing pad

Motion by Tocarchick, second by Flore to open the public hearing.

Motion approved 8 – 0.

Chris D. reviewed his memo.

Extensive discussion ensued about site drainage and the impervious surface that would be created by paving. Other discussion items:

- Prior ownership and use of property
- NCIA is mainly a food business (trucking)
- Much discussion about weight restrictions and frost laws
- In terms of process it needs to go to the ZBA then the Township Board
- No signs needed at this time
- Dumpster will be on a slab, have weekly service
- Letter needed about weight rating for Township Board

No public comment.

Motion by Flore, seconded by Brinker to close the public hearing.

Motion approved 8 – 0.

UNFINISHED BUSINESS

- *Site Plan Review and Special Use Permit for 3416 Corwin Rd. / NCIA Trucking*

Motion by Brinker, second by Giese to deliberate on the project tonight.

Motion approved 8 – 0.

Motion by Brinker, second by Flore to recommend approval of the Special Use Permit for 3416 Corwin Rd./NCIA Trucking to the Township Board.

Motion approved 8 – 0.

Motion by Stanford, second by Tocarchick to recommend approval of the Site plan for 3416 Corwin Rd./NCIA Trucking to the Township Board, conditioned on obtaining variances from the ZBA for the four items listed in the McKenna letter of 4/23/23 (page 4, items a,b,c and d – sideyard setbacks for shop bldg. and trash enclosure, parking in the front setback, and paving of maneuvering lanes/sq ft) along with a letter on the load requirements and a letter from NIESA on their letterhead.

Motion approved 8 – 0.

- *Wind Energy Systems*

Chris D reviewed his letter.

Discussion:

- Does height affect birds
- What about crop dusters
- Mention of “evergreen” ordinances without a height limit
- Some other corrections were suggested

- *Solar energy Systems*

Chris D reviewed his letter. Much discussion about the maps (8 total) for an overlay district straddling the main power line by one mile.

- Township Hall and ballfield identified
- Should there be a lot size requirement

- Discussion about the Powell farmstead, and that the Powells are out of the dairy business
- Use of substations to transport the power
- Technology improvements might reduce the acreage needed
- Why proximity to main power line in township (is 138 kv, relatively small)

Chris to refine maps for overlay district, do two scenarios

Brief discussion about roof-mounted household solar, keeping it off the edge of the roof and more toward peak.

Roz Peacock, resident had comments, very concerned about solar and the maps, concerned about wind and the impacts on wildlife, any conflict with the flight path to Lansing Regional Airport, what is the process going forward, had questions but it is an illogical situation, moving too fast, mentioned global perspective with China gaining and the mining of resources like copper worldwide, that we are abandoning available resources like nuclear and gas, even coal, we are “destroying the Earth in order to save it” and the political agenda at play.

Commissioner Stanford mentioned there is a lot of proposed legislation in Lansing.

Brief discussion about non-disclosure agreements.

NEW BUSINESS (resumed)

- Meeting Dates / 2023-2024 Schedule

Brief discussion, will continue with 4th Wednesday except for November.

Motion by Flore, second by Poth to schedule the November meeting for November 1st.

Motion approved 8 – 0.

- Annual Report

Brief discussion.

Motion by Stanford, second by Giese to approve the Annual Report and forward it to the Township Board.

Motion approved 8 – 0.

PLANNING AND BOARD REPORTS AND REVIEW

Township Board Report: Trustee Creagh reported the board approved an Eagle Scout project, also a conservation easement from Mahoney to the Township, and repair of potholes in the Township Park road; further review of the draft Nuisance Ordinance.

Commissioner Stanford commented on the CIP and that he has been inundated at work with no time to devote to it but he will be contacting the supervisor about it.

Howard mentioned the sand and gravel mining issue is back at the capital, and that the appointments of Eidt, Flore and Weston expire in September.

CORRESPONDENCE

The draft Master Plan for Perry Township, Shiawassee County was discussed. Commissioner Stanford mentioned they are doing it themselves and it looks good. Due to the time constraints involved trustee Creagh suggested that any comments be sent to Jim H. and the Twp Board will send a letter.

CITIZEN COMMENT

None

REVIEW

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

- Approved the minutes of March 22, 2023;
- Held public hearings on an accessory apartment at 645 E. Haslett and a maintenance building at 3416 Corwin Rd.;
- Recommended approval of the accessory apartment at 645 E. Haslett;
- Recommended approval of the maintenance building at 3416 Corwin Rd. with conditions;
- Approved the meeting schedule for 2023-2024;
- Approved the annual Report for 2022-2023, to be forwarded to the Township Board;
- Discussed the draft master plan for Perry Township and how to respond.

ADJOURNMENT

Motion by Commissioner Poth, second by Trustee Creagh to adjourn.

Meeting adjourned at 9:53 pm.

Jim Howard
Recording Secretary

Secretary Giese