

**CITY OF WILLIAMSTON
PLANNING COMMISSION
APRIL 4, 2017
REGULAR MEETING MINUTES**

1. Call to Order:

The meeting was called to order at 7:00 p.m. in the Williamston City Hall Council Chambers by Vice Chair Matthew McHale and the Pledge of Allegiance was recited.

3. Roll Call:

Vice Chair Matthew McHale, Commissioners John Bisard, Jeffrey Roland, Brandon Gilroy, and Chad Munce. Absent: Peter Schall.

Also present: City Deputy Clerk Barbara Burke, City Manager Alan Dolley, City Attorney Timothy Perrone, citizens Noah Belanger, Tammy Gilroy, Sky Cheney, Dennis Conrad, Matthew Zaremski, Heather Eisthen, Dan and Chris Genter, Frank Marxer, and other members of the public.

4. Approval of Agenda:

Motion by **Bisard**, second by **Roland**, to approve the agenda as presented. **Motion passed by voice vote.**

5. Audience Participation:

Vice Chair McHale called for public comments at this time and there were none.

6. Planning Commission Minutes of March 7, 2017:

Motion by **Bisard**, second by **Roland**, to approve the March 7, 2017 regular meeting minutes with a change to page 5, number 13, second paragraph, Roland's second sentence, change to: "There was a lot of good information and he would challenge commissioners to come to the next meeting with their reasons why they feel the zoning change may have a detrimental impact on surrounding assessments", and approve the minutes as amended. **Motion passed by voice vote.**

7. Action Items

7a. Election of Planning Commission Chair:

Peter Schall commented at the last meeting that he is stepping down as Chair due to scheduling conflicts.

Motion by **Gilroy**, second by **Bisard**, to elect Jeffrey Roland as Chair of the Planning Commission. Yes: Roland, Gilroy, Bisard, Munce, McHale. No: None. **Motion passed.**

7b. Zoning Map Amendment- Parcel 33-18-03-35-376-029:

This item is a request to rezone the property from R-1C to C-3. The two parcels have already been combined. A Special Use Permit would need to be obtained to build the second car wash bay.

Attorney Perrone commented that the public hearing was held last month and is now closed. It is the Commission's option if they wish to allow letters, appraisals, etc., on this topic tonight during the meeting.

The Commission will allow letters, etc., tonight.

Chris Jenter read aloud a letter from Tom and Pam Wing, who were not able to attend.

Frank Marxer got a new appraisal on his property and reviewed appraisal amounts with the Commissioners. It may not affect assessments, but it will affect appraisals. He wants the Commission to realize the financial impact on residents.

Dennis Conrad commented that it will affect his property value.

Mr. Cheney stated that he completed forms on the recommendation of Administrator Ortega. He would still need to submit a Special Use Permit for the car wash addition. The car wash bay would be added to the current car wash.

Motion by **Roland**, second by **Bisard**, to approve the zoning request for parcel 33-18-03-35-376-029 from R-1C to C-3 and send to Council for final action. Yes: McHale, Bisard, Roland. No: Munce, Gilroy. **Motion failed.**

Motion by **Bisard**, second by **Roland**, to send the Planning Commission's results regarding the zoning request for parcel 33-18-03-35-376-029 from R-1C to C-3 to Council for action. Yes: Gilroy, Bisard, McHale, Roland, Munce. No: None. **Motion passed.**

8. Discussion Items

8a. Garage Setback for R-1C Single Family Homes:

The Commissioners liked the progress that Administrator Ortega has made on a Zoning Ordinance Amendment to change setback requirements of garages in the R-1C district.

Attorney Perrone questioned whether Mr. Ortega meant "no more than" instead of "at least" in Section 74-5.302, item E, number 2. As Administrator Ortega was not present at this meeting, the Commissioners will discuss this at the next meeting so Mr. Ortega can address their questions.

8b. Development Policy at I-96 and Williamston Road:

As Administrator Ortega was not present at this meeting, the Commissioners will discuss this at the next meeting so Mr. Ortega can address their questions and intent for the area.

10. Staff Reports

10a. Community Development & Planning:

No report.

11. Audience Participation:

Vice Chair McHale called for public comments at this time and there were none.

12. Planning Commissioner Comments:

Commissioner Munce commented this is a tricky issue with zoning and appreciated the good discussion. Having no public support swayed him.

Commissioner Bisard commented he would like more information on how the merger of these two lots happened. How did a house get built without a non-conforming garage. Will AGS be held liable.

Commissioner Roland commented that he also would like more information on the merger of the two lots. He wants to make sure that there is transparency and review ahead of time.

Commissioner Gilroy inquired how we police AGS on permits/plans so the garage issue does not happen again. Will AGS be held liable.

13. Adjourn to the Call of the Chair:

Vice Chair McHale adjourned the meeting at 8:05 p.m.

THE PRECEDING MINUTES ARE A SYNOPSIS OF A PLANNING COMMISSION MEETING AND DO NOT REPRESENT A VERBATIM RECORD.

Respectfully Submitted: _____
Barbara J. Burke, City Deputy Clerk

Date approved: _____