

**CITY OF WILLIAMSTON
PLANNING COMMISSION
MAY 1, 2018
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 Chairman Jeffrey Roland and the Pledge of Allegiance was recited.

3. Roll Call:

Chairman Jeffrey Roland, Vice Chair Jeff Markstrom, Commissioners Matthew McHale, Brandon Gilroy, and John Bisard. Absent: Peter Schall

Motion by **Bisard**, second by **Markstrom**, to excuse Peter Schall. **Motion passed by voice vote.**

Also present: Interim City Manager Rachel Piner, City Deputy Clerk Barbara Burke, Community Planners Mario Ortega and Erin Schlutow, City Attorney Timothy Perrone, citizens Toby Weston, Kristin McFetters, Noah Belanger, Dan Rhines, Tom and Pam Wing, Frank Marxer, Sky Cheney, Chris Bergstrom, Terri Campbell, Jason Janus, Courtney Gabbara, and other members of the public.

4. Approval of Agenda:

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

5. Audience Participation:

Kristin McFetters asked the commissioners to revisit the City's zoning ordinance on recreational vehicle storage. The ordinance is complaint-driven, and a neighbor complained about their recreational vehicle, but she was within the ordinance requirements. She feels the current ordinance is too restrictive, and needs to be clearer.

Terri Campbell asked to whom correspondence should be addressed regarding the recreational vehicle ordinance.

6. Planning Commission Minutes of April 3, 2018:

Motion by **Bisard**, second by **Markstrom**, to approve the April 3, 2018 regular meeting minutes as presented. **Motion passed by voice vote.**

7. Public Hearing- Special Use Permit for 1110 W. Grand River Ave.

7a. Open Public Hearing:

Chairman Roland opened the public hearing at 7:09 p.m.

7b. Chair states purpose of hearing and rules of procedure as deemed necessary:

Chairman Roland stated the purpose of the public hearing and rules of procedure.

7c. Presentation by staff summarizing the item:

Community Planner Ortega reviewed the special land use permit and the standards for approval. In the zoning ordinance, section 74-2.406: Automobile Service (commercial) it states a six-foot high masonry wall shall be erected. He said it is within the Commission's authority to keep the current fence.

7d. Questions from Board to staff:

Chairman Roland asked about the current special land use permit for the gas station. Planner Ortega stated it was granted at that time, under those specific conditions, and this expansion requires another site review.

Commissioner Bisard commented as to screening and noise pollution.

Commissioner McHale inquired about the implication of a masonry wall. Planner Ortega stated the current wall, and probably the trees, would have to be removed. The current fence is an eight-foot fence.

Commissioner Gilroy said at the time the fence was built, there was an eight-foot requirement.

7e. Presentation by Applicant:

Sky Cheney spoke about his process a year ago. Since receiving feedback from residents through that process he has discontinued the buzzer, and shut dryers off between washes. This addition would be added on to the south side of the current car wash, no trees would have to be removed, no additional landscaping, no new lights, a little more concrete for the drive-up. He wants to take care of his customers, so they do not have to wait in line. He likes his current fence, with the trees and landscaping. As gas usage is going down, he wants to continue to provide a good service.

7f. Questions from Board to Applicant:

Commissioner Bisard asked if utilities need to be relocated. Mr. Cheney checked into it, and the answer is no.

7g. Testimony from public:

- i. Presentation of written comments – None.
- ii. Presentation of oral comments
 - Dan Rhines – lives on Williams Street, likes the trees and the current fence, it is a good-looking gas station
 - Pam Wing – lives on Williams Street. She thanked Mr. Cheney for working with the residents. She also likes the current fence and the trees. She supports this addition.

Frank Marxer – lives on Williams Street. He represents nine other neighbors – they all like the current fence and trees, they appreciate the buzzer being eliminated. He mentioned dust coming off the vacant lot.

Jason Janus – business owner across the street. He is representing the other business owners in his section. There is a need for this additional car wash, and they feel Mr. Cheney is always supportive of Williamston and its residents. He offered the support of the business owners.

7h. Concluding comments from staff:

Community Planner Ortega recommends conditional special land use approval be granted.

7i. Concluding comments from applicant:

Mr. Cheney stated he will get all site plans in that are needed.

7j. Concluding questions or comments From Board:

None.

7k. Close Public Hearing:

Chairman Roland closed the public hearing at 7:39 p.m.

8. Action Items

8a. Consideration of Special Use Permit- 1110 W. Grand River Ave.:

Motion by **Markstrom**, second by **Gilroy**, to approve the conditional special land use permit for 1110 W. Grand River Avenue. Yes: Markstrom, McHale, Bisard, Roland, Gilroy. No: None. **Motion passed.**

8b. Car Wash Addition, 1110 W. Grand River Ave., Preliminary Site Plan Review:

Community Planner Ortega reviewed the preliminary site plan for 1110 West Grand River Avenue. Mr. Ortega stated the Planning Commission can review a combined preliminary and final site plan at the same meeting.

Motion by **Bisard**, second by **Gilroy**, to table this until the June Planning Commission meeting. **Motion passed by voice vote.**

9. Discussion Items

9a. Proposed Mixed Use District Revisions:

Community Planner Ortega gave a brief review of his proposed revisions to the City zoning ordinance regarding the creation of a mixed use zoning district. He proposed changes to certain sections he feels will achieve the City's goals related to future development at the I-96 interchange.

Commissioner McHale asked if there could be business design standards guidelines.

The Commissioners thanked Planner Ortega for the proposed revisions.

11. Staff Reports:

11a. Community Development & Planning:

Planner Ortega introduced Erin Schlutow as the McKenna staff person that comes to City Hall. McKenna comes to City Hall one day per week instead of two, currently on Wednesday.

12. Audience Participation:

Chairman Roland called for public comments at this time and there were none.

13. Planning Commissioner Comments:

Commissioner Bisard stated the recreational vehicle ordinance should be added to a future Planning Commission meeting agenda.

Commissioner McHale agrees – the recreational vehicle ordinance should be revisited.

Chairman Roland appreciated the positive comments during the public hearing.

14. Adjourn to the Call of the Chair:

Chairman Roland adjourned the meeting at 8:08 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: _____