

**CITY OF WILLIAMSTON
PLANNING COMMISSION
JUNE 28, 2022
RESCHEDULED 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 Jeff Markstrom and the Pledge of Allegiance was recited.

3. Roll Call:

Chairman Jeff Markstrom, Vice Chair Peter Schall, Commissioners John Magee, and Brandon Lanyon. Absent: Brandon Gilroy.

Also Present: City Manager John Hanifan, Deputy City Clerk Barbara Burke, City Attorney Timothy Perrone, Planner Raphael Kasen, citizens Kati Adams, Scott Adams, Noah Belanger, Keli Elphinstone, and Melissa Glovak.

Motion by **Lanyon**, second by **Schall**, to excuse Gilroy. **Motion passed by voice vote.**

4. Approval of Agenda:

Motion by **Lanyon**, second by **Magee**, to approve the agenda as amended, changing the next meeting date at the bottom of the agenda to Thursday, August 4, 2022. **Motion passed by voice vote.**

5. Audience Participation on Non-Agenda Items:

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

6. Planning Commission Regular Meeting Minutes of December 7, 2021:

Motion by **Magee**, second by **Lanyon**, to approve the regular meeting minutes of December 7, 2021 as presented. **Motion passed by voice vote.**

7. Public Hearing – Requested Conditional Rezoning for 502 East Grand River Avenue:

7a. Open Public Hearing:

Chairman Markstrom opened the public hearing at 7:03 p.m.

7b. Chair States Purpose of Hearing and Rules of Procedure as Deemed Necessary:

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

7c. Presentation by Staff Summarizing the Item:

Planner Kasen reviewed the application, where the applicant has requested a conditional rezoning for 502 East Grand River Avenue from C-3 Mixed Business District, to C-2 General Business District, to construct a used-car sales establishment and lot.

7d. Questions from Board to Staff:

None.

7e. Presentation by Applicant:

Donald Brand briefly reviewed his information and said this is a dream of his.

7f. Questions From Board to Applicant:

None.

7g. Testimony From Public:

- i. Presentation of Written Comments – none.
- ii. Presentation of Oral Comments –
 - a. Scott Adams, 413 E. Middle St., is against this project. He does not want to lose the green space; there would be more traffic and more noise.
 - b. Kati Adams, 413 E. Middle St., is against the project. She asked where customers would park as there are already people at the gas station parking on the street. She wondered if more car dealerships were needed.
 - c. Melissa Glovak, 520 E. Grand River Ave., is against the project. She said property values would go down; she felt there would be added noise and traffic. It is already busy with the gas station. She inquired as to the lighting with the project.

7h. Concluding Comments From Staff:

Planner Kasen said the conditional rezoning is voluntary from the applicant, but it is binding.

7i. Concluding Comments From Applicant:

Mr. Brand said he wants people around the area to be happy. He would be respectful of hours he would be open; there would be no noise at night. He said Grand River Avenue already has a lot of traffic and said he would not be as busy as the gas station.

7j. Concluding Questions or Comments From Board:

None.

7k. Close Public Hearing:

Chairman Markstrom closed the public hearing at 7:20 p.m.

8. Public Hearing – Special Land Use Application for a Boutique Used Car Dealership-502 East Grand River Avenue:

8a. Open Public Hearing:

Chairman Markstrom opened the public hearing at 7:20 p.m.

8b. Chair States Purpose of Hearing and Rules of Procedure as Deemed Necessary:

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

8c. Presentation by Staff Summarizing the Item:

Planner Kasen reviewed.

8d. Questions from Board to Staff:

Commissioners asked what could be there at the present time, zoned C-3. Planner Kasen said it could actually be a more intense use.

8e. Presentation by Applicant:

Mr. Brand said there would be approximately 10-15 vehicles on the lot at one time.

8f. Questions From Board to Applicant:

None.

8g. Testimony From Public:

- i. Presentation of Written Comments – none.
- ii. Presentation of Oral Comments –
 - a. Kati Adams, 413 E. Middle St., asked where customers would park as there are already people at the gas station parking on the street.
 - b. Scott Adams, 413 E. Middle St., vehemently opposes this project.
 - c. Keli Elphinstone, 510 E. Grand River Ave., is right next door to this property and is concerned about her property value.
 - d. Melissa Glovak, 520 E. Grand River Ave., said previous tenants on this property include a dog groomer and an office building, and all activities took place inside the building.

8h. Concluding Comments From Staff:

Planner Kasen said landscape screening and lighting would be reviewed in the site plan.

8i. Concluding Comments From Applicant:

Applicant Brand said he does not plan to change the current lighting.

8j. Concluding Questions or Comments From Board:

None.

8k. Close Public Hearing:

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

9. Action Items

9a. Consideration of Conditional Rezoning for 502 East Grand River Ave.

Motion by **Lanyon**, second by **Magee**, to recommend approval of the conditional rezoning from C-3 Mixed Business District to the C-2 General Business District for 502 East Grand River Avenue (parcel ID#: 33-18-03-36-378-001) to City Council with the following conditions:

1. The applicant obtains variance(s) from the City of Williamston Zoning Board of Appeals (ZBA) for lot width requirements to bring the subject site into compliance with the C-2 District and supplemental uses for the retail sales (unrestricted outdoor) facilities.
2. The applicant obtains special land use and site plan approval from the City of Williamston Planning Commission for the proposed use on site.

Yes: Schall, Lanyon, Magee, Markstrom. No: None. **Motion passed.**

9b. Consideration of Special Land Use Permit- 502 East Grand River Avenue:

Motion by **Lanyon**, second by **Magee**, to approve the proposed special land use for “retail sales (unrestricted outdoor)” for 502 E. Grand River Avenue with the following condition:

1. The applicant must comply with any conditions pertaining to the conditional rezoning, special land use, and contingent site plan approval as set forth by the City of Williamston Planning Commission and City Council prior to any improvements taking place on the site.
2. The applicant obtains variance(s) from the City of Williamston Zoning Board of Appeals (ZBA) for lot width requirements to bring the subject site into compliance with the C-2 District and supplemental uses for the retail sales (unrestricted outdoor) facilities.

Yes: Lanyon, Schall, Markstrom, Magee. No: None. **Motion passed.**

9c. Site Plan Review – 502 E. Grand River Ave, Used Car Lot:

Motion by **Lanyon**, second by **Magee**, to indefinitely postpone the site plan review for 502 E. Grand River Avenue pending conditional rezoning variance and after plans are appropriately revised to show the required level of detail as outlined in the planner letter. Yes: Magee, Lanyon, Schall, Markstrom. No: None. **Motion passed.**

9d. Appointment of Chair and Vice Chair:

Motion by **Lanyon**, second by **Schall**, to elect Jeff Markstrom as the Planning Commission Chair and John Magee as the Vice Chair. **Motion passed by voice vote.**

9e. Appointment of Zoning Board of Appeals Representative:

Motion by **Magee**, second by **Lanyon**, to appoint Brandon Gilroy as the Planning Commission's Zoning Board of Appeals Representative. **Motion passed by voice vote.**

9f. Appointment of Parks & Recreation Commission Representative:

Motion by **Schall**, second by **Lanyon**, to appoint John Magee as the Planning Commission's Parks & Recreation Commission Representative. **Motion passed by voice vote.**

12. Staff Reports:

Manager Hanifan reaffirmed the next Planning Commission meeting is Thursday, August 4, 2022, due to the Primary Election being held on Tuesday, August 2.

13. Audience Participation on Non-Agenda Items:

Chairman Markstrom thanked residents in attendance.

14. Planning Commissioner Comments:

Commissioner Magee thanked residents in attendance, and said the Commission appreciates them being here for this step of the process. Active participation by citizens is very important.

Commissioner Schall said he is stepping down in two months as their first baby is due in October. Congratulations were made.

Deputy Burke reminded Commissioners we currently have two vacancies on Planning Commission and with Commissioner Schall leaving soon that would be three openings. If members know of anyone interested in serving, please have them contact City Hall.

15. Adjourn to the Call of the Chair:

Chairman Markstrom adjourned the meeting at 7:55 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, Deputy City Clerk

Date approved: _____