



CITY OF WILLIAMSTON
161 East Grand River Avenue, Williamston, MI; 517-655-2774
REGULAR PLANNING COMMISSION MEETING AGENDA
Tuesday, February 4, 2025, at 6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Audience Participation – maximum 5 minutes per presentation. Subject matter on non-agenda items only.
6. Planning Commission Regular Meeting Minutes of January 7, 2025
7. Action Items
 - a.
 - b.
 - c.
8. Discussion Items
 - a. Master Plan
 - b. Text Amendment (s) C-2 and Williamston Road Overlay (WRO)
 - c.
9. Correspondence Received/Information Only
 - a.
10. Staff Reports
11. Audience Participation - Maximum 5 minutes per presentation. Subject matter on non-agenda items only.
12. Planning Commissioner Comments
13. Adjourn to the Call of the Chair

In Accordance with Public Act 267 (Open Meetings Act), individuals with disabilities requiring special assistance planning to attend the meeting should contact the City Clerk at 517-655-2774 for accommodations. This request must be made two (2) business days in advance of the meeting.
The next regular meeting of the Williamston Planning Commission will be held on Tuesday, March 4, 2025 in the City Council Chambers at 6:00 p.m.

**CITY OF WILLIAMSTON
PLANNING COMMISSION
JANUARY 7, 2025
REGULAR MEETING MINUTES**

1. Call to Order:

The meeting was called to order at 6:00 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, Commissioners Noah Belanger, Steve Panganis, Brandon Lanyon, and Tim Ludwig. Absent: None.

Also Present: City Manager John Hanifan, Deputy Clerk Barbara Burke, City Attorney Timothy Perrone, McKenna representative Ashley Cepeda, Tailgaters representatives Jeff Haddad and Chris Haddad, citizens Steve Jenkins, Dan Rhines, Terry Hansen, Jen Bennett, Ken Szymusiak, Reynold Houle, Eric Rasche, and other members of the public.

4. Approval of Agenda:

Motion by **Lanyon**, second by **Belanger**, to approve the agenda as presented. **Motion passed by voice vote.**

5. Audience Participation on Non-Agenda Items:

Ken Szymusiak said he thought the Dollar General landscaping was supposed to have trees planted on the homeowner's side of the fence. Trees are planted on the Dollar General side of the fence, and he does not feel this is what was presented. Jen Bennett agreed with Mr. Szymusiak's comment and felt the homeowners would suffer.

6. Planning Commission Regular Meeting Minutes of December 3, 2024:

Motion by **Ludwig**, second by **Belanger**, to approve the regular meeting minutes of December 3, 2024 as presented. **Motion passed by voice vote.**

7. Action Items

7. Public Hearing – Special Land Use for 2810 N. Williamston Road (parcel ID: 33-18-07-12-100-005 and 33-18-07-12-100-008) – Automobile Service (Commercial)

7a. Open Public Hearing:

Chairman Markstrom opened the public hearing at 6:05 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:

Manager Hanifan stated this is a gas station/retail development and is consistent with the C-4 zoning district.

7d. Questions from Board to Staff:

None.

7e. Presentation by Applicant:

Owner Jeff Haddad said they have Tailgater locations in DeWitt, Holt, and Okemos. This proposed Williamston location would be identical to those, but a bit larger. There will be a double drive through and eight two-sided fueling dispensers.

7f. Questions From Board to Applicant:

None.

7g. Testimony From Public:

- i. Presentation of Written Comments – none.
- ii. Presentation of Oral Comments –
 - a. Jen Bennett said there is already a Sunoco gas station near the highway. Jeff Haddad stated Sunoco is not yet confirmed, but there will be a fueling center.

7h. Concluding Comments From Staff:

None.

7i. Concluding Comments From Applicant:

None.

7j. Concluding Questions or Comments From Board:

None.

7k. Close Public Hearing:

Chairman Markstrom closed the public hearing at 6:10 p.m.

8. Public Hearing – Special Land Use for 2810 N. Williamston Road (parcel ID: 33-18-07-12-100-005 and 33-18-07-12-100-008) – Drive Through Facility (Accessory to a Principal Use)

8a. Open Public Hearing:

Chairman Markstrom opened the public hearing at 6:10 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 referencing standards for approval of special land uses.

8c. Presentation by Staff Summarizing the Item:

Manager Hanifan said this is consistent with the C-4 zoning district.

8d. Questions from Board to Staff:

None.

8e. Presentation by Applicant:

None.

8f. Questions From Board to Applicant:

None.

8g. Testimony From Public:

- i. Presentation of Written Comments – none.
- ii. Presentation of Oral Comments –
 - a. Steve Jenkins said there are citizens concerned about developments moving into historic Williamston.

8h. Concluding Comments From Staff:

None.

8i. Concluding Comments From Applicant:

None.

8j. Concluding Questions or Comments From Board:

None.

8k. Close Public Hearing:

Chairman Markstrom closed the public hearing at 6:13 p.m.

9. Action Items

9a. Special Land Use for 2810 N. Williamston Road – Automobile Service (Commercial):

Motion by **Lanyon**, second by **Panganis**, to grant approval of the special land use permit for 2810 N. Williamston Road (parcel ID: 33-18-07-12-100-005 and 33-18-07-12-100-008) – Automobile Service (Commercial) with the following conditions:

- 1. The use must be established within one (1) year from this date (start project).
- 2. The proposed building area shall be of the design and shall be located on the property as shown on an approved site plan.

Yes: Ludwig, Lanyon, Panganis, Belanger, Markstrom. No: None. **Motion passed.**

9b. Special Land Use for 2810 N. Williamston Road – Drive Through Facility (Accessory to a Principal Use):

Motion by **Lanyon**, second by **Belanger**, to grant approval of the special land use permit for 2810 N. Williamston Road (parcel ID: 33-18-07-12-100-005 and 33-18-07-12-100-008) – Drive Through Facility (Accessory to a Principal Use) with the following conditions:

- 1. The use must be established within one (1) year from this date (start project).
- 2. The proposed building area shall be of the design and shall be located on the property as shown on an approved site plan.

Yes: Lanyon, Ludwig, Markstrom, Panganis, Belanger. No: None. **Motion passed.**

9c. Tailgaters Preliminary Site Plan:

Manager Hanifan and Planner Cepeda reviewed the items which need to be addressed by the applicant to be in compliance with the City's ordinance – landscaping, parking, and outdoor storage. These are referenced in Planner Cepeda's memo dated November 25, 2024. Mr. Haddad stated some of these items have already been corrected.

Motion by **Panganis**, second by **Lanyon**, to approve the preliminary site plan for 2810 N. Williamston Road, parcel ID: 33-18-07-12-100-005 and 33-18-07-12-100-008 with a final site plan to be presented to the Planning Commission for approval. Yes: Belanger, Panganis, Lanyon, Ludwig, Markstrom. No: None. **Motion passed.**

10. Discussion Items

10a. Master Plan Joint Work Session, Tuesday, January 14, 2025, 6:00 p.m.:

Manager Hanifan stated the master plan joint work session with City Council, the Downtown Development Authority, and the Planning Commission will take place on Tuesday, January 14, 2025, at 6:00 p.m. This will be held at the Williamston Middle School, located at 3845 Vanneter Road and all members of the public are welcome to attend.

12. Staff Reports:

Manager Hanifan reported there are potential residential developments, but no plans have been received. He will ask Council about video recording Planning Commission meetings.

Chairman Markstrom asked if the Planning Commission does an annual report. This will be looked into by staff.

13. Audience Participation on Non-Agenda Items:

None.

14. Planning Commissioner Comments:

None.

15. Adjourn to the Call of the Chair:

Chairman Markstrom adjourned the meeting at 6:31 p.m.

Meeting adjourned at 6:31 p.m.

Respectfully Submitted: _____

Barbara J. Burke, Deputy Clerk

Date approved: _____