

**Williams Township Planning Commission  
Regular Meeting  
January 8, 2007**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, January 8, 2007 at the Township Hall.

The agenda is attached Exhibit A.

**I. Call to Order & Roll Call**

Chairperson Steward called the meeting to order at 7:00 p.m. Present: C. Adams, D. Behmlander, J. Hurt, D. Putt, W. Steward, and P. Wasek. Absent: S. Reed

Also Present: B. Klemish, Williams Township Zoning Administrator, L. Miller, Township Planner and J. Hammond, Township Attorney. Others present are indicated on the sign in sheet, attached Exhibit B.

**II. Pledge of Allegiance**

The Pledge of Allegiance to the flag was said in unison.

**III. Open to the Public**

Ron Balzer, representative of KMA Group was present to state that they were unable to obtain all of the requested information regarding their special use permit approval for a communications tower for this month's meeting. He requested that consideration of the requested approval be postponed until next month's meeting on Monday, February 5, 2007.

By unanimous consent, all Planning Commission members agreed to postpone consideration of the request for approval of the KMA Group communication tower special use permit until the February 5, 2007 meeting.

**IV. New Business**

**A. ADM Edible Bean Specialties, Inc.  
Rezoning Application, Case No. 07-01 Rz**

Chairperson Steward asked representatives from ADM Edible Bean Specialties and Planning Commissioners if they received the memorandum dated December 8, 2006 from J. Hammond and L. Miller.

All indicated they had received the memorandum. The memorandum was received and made part of the record as Exhibit C by unanimous consent.

Chairperson Steward asked the representative of ADM Edible Bean Specialties to explain why they are seeking rezoning.

Dan Hensler, representative of ADM Edible Bean Specialties, explained that they are seeking to rezone the westerly-most portion of their property located at 321 N. Auburn Street in Section 23 of the township from RE, Rural Estate to Light Industrial so they can construct more bean storage silos for dry bean storage.

Chairperson Steward stated that the easterly-most portion of the property owned by ADM Edible Bean Specialties is zoned Industrial. He asked if the request for rezoning was for all of the property or the area behind the Industrial zoned parcel.

D. Hensler answered that their request was only for the area behind the Industrial zoned parcel.

Chairperson Steward stated that there was a discrepancy in the legal description of the property regarding the dimensions of the parcel. He stated there is more than 513' from the point of beginning of the property to the east.

J. Hammond asked D. Hensler to fax him the correct dimensions when he obtained the correct footage information.

Chairperson Steward asked if the total amount of property owned by ADM Edible Bean Specialties was 17.3 acres.

D. Hensler answered yes.

Chairperson Steward asked the Planning Commission members for questions and comments.

P. Wasek asked where the drive going to the silos would be located.

D. Hensler answered that it would be a continuation of the drive that already exists going to their current silos.

D. Behmlander asked if there was going to be more than one driveway to access the silos.

D. Hensler answered no.

Public comment was opened at 7:10 p.m. by unanimous consent.

Ken Charbonneau, 408 Grant Street, asked how far to the west the silos would be constructed.

Chairperson Steward answered approximately 2000' from the center of Auburn Street.

K. Charbonneau asked if just dry beans were going to be stored in the silos.

D. Hensler replied yes.

K. Charbonneau asked if there was going to be dust from the silos. He stated there is a substantial amount of dust from the corn silos located near the property.

D. Hensler stated they would only be storing dry beans and that there is no dust from dry bean storage as compared to the corn silos.

Ed Kulka, 310 Whittemore Court, asked how far back the access road is from the pipeline that runs adjacent to the property.

D. Hensler replied the access road could go the distance of the parcel.

E. Kulka also expressed his concerns about dust.

E. Kulka asked what size the silos would be.

D. Hensler stated they are smaller than the current corn silos located at Auburn Bean and Grain. He stated they are approximately 48' to 50' tall.

Craig Violette, 309 Whittemore Court, asked if a railroad spur would be added to accomodate the silos.

D. Hensler stated that a spur would be added to the north side of the railroad.

C. Violette asked for an explanation of Light Industrial and Industrial zoned property.

Larry Miller, Township Planner gave a description of each district.

C. Violette asked if the hours of operation were going to be extended.

Aaron Hart, 304 Whittemore Court, expressed his concern about dust and noise also.

Chairperson Steward stated that the purpose for tonight's meeting was for rezoning only. He explained the rezoning process to the public. He stated that the legitimate concerns of the local residents like dust, hours of operation, etc. will be discussed after ADM Edible Bean Specialties receives approval for their rezoning by the Township Board. They must

then come back to the Planning Commission for site plan approval prior to construction of the storage silos.

Todd Eckerd, 310 Francis Court, asked if a privacy fence would be installed on the property.

D. Hensler answered not at this time.

Ron Balzer, 307 Tianna, stated the Industrial zoned portion of the property owned by ADM Edible Beans can have more extensive operations than what is allowed in the proposed Light Industrial zoned portion.

Rich Putt, 4650 Eight Mile asked if the parcel could be split in the future.

J. Hammond answered yes.

K. Charbonneau asked if the railroad spur was going to go over the pipeline.

D. Hensler replied yes; and he has been in contact with the Beaver Creek Pipeline Company for the necessary requirements.

E. Kulka asked if the railroad noise in the middle of the night was coming from ADM Edible Beans.

D. Hensler stated they do not have hours of operation at that time.

Public comment was closed at 7:27 p.m. by unanimous consent.

Chairperson Steward asked Planning Commission members for comments.

P. Wasek reiterated to the public what Chairperson Steward stated about this meeting being for rezoning only. He stated their concerns would be addressed at the time of site plan approval.

D. Putt asked if outside storage would be allowed.

J. Hammond answered that outside storage is not allowed in a Light Industrial zoned district.

C. Adams asked for confirmation that the Planning Commission cannot deny rezoning.

Chairperson Steward stated the Township Board grants final approval of rezoning requests.

J. Hammond stated the law requires you to grant rezoning if the use is consistent with the Township General Development Plan and the Planning Commission has limited discretion.

Motion by D. Putt, supported by J. Hurt to recommend that the Township Board of Trustees rezone the subject parcel owned by ADM Edible Bean Specialties located in the Northeast ¼ of Section 23, south of North Union Road, west of Auburn Street and north of the Beaver Creek Pipeline and railroad tracks from RE, Rural Estate to LI, Light Industrial designation.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. IT IS SO RESOLVED.

**B. ITC Transmission Special Use Permit  
Case No. 07-01-SpU**

Chairperson Steward asked representatives from ITC Transmission and Planning Commissioners if they received the memorandum dated December 13, 2006 from J. Hammond and L. Miller.

All indicated they had received the memorandum. The memorandum was received and made part of the record as Exhibit D by unanimous consent.

Chairperson Steward asked the representative of ITC Transmission to explain their request for a Special Use Permit.

Jamie Kryscynski, representative of ITC Transmission, explained that their company is a high voltage transmission public utility business. Their headquarters are in Novi, Michigan and because of their expanding business, they are looking for property for three regional service centers. The company wants to lease the 6.4 acres, C-3 zoned Dobson site at the northwest corner of Garfield Road at US-10 for use as a regional service center. They are seeking special use permit approval in order to enlarge a lawful nonconforming use. They intend to use the existing buildings (modular will be removed) and grounds for both indoor and outdoor storage of electrical transmission and telecommunications equipment and spare parts as well as service vehicles. Because of their business being a warehouse operation, there will be 10 to 15 daily employees along with 20 to 45 additional field employees that will report out of the warehouse, but will not always report to the facility.

Chairperson Steward stated that at the current meeting, a public hearing will be conducted for consideration of the Special Use Permit. Site Plan Approval will then be considered.

Chairperson Steward asked Planning Commission members for questions or comments.

D. Putt asked what items would be stored outside.

J. Kryscynski submitted the following list of items to be stored outdoors and indoors:

Outdoor Storage:

- Steel & Wood Poles – up to 105’ Lengths
- Tower Steel
- Circuit Breakers
- Circuit Switchers & Steel Stands
- Glass & Polymer Insulators (Stored in wood crates)
- Wave Traps
- Aluminum Buss Pipe – up to 50’ Lengths
- Anchor Bolt Cages
- Wire/Cable on Steel & Wood Reels
- PVC Tubing

Indoor Storage:

- Bolts – All Sizes up to 4’
- Wire – Small Reels & Coils
- Electronic Components
- Small Power Line Constructing Components
- Small Sub Station Constructing Components
- Misc. Tools/Packing Supplies

D. Putt asked if gates were going to be installed at both entrances.

J. Kryscynski stated that both gates and an 8’ security fence would be installed on the property.

D. Behmlander asked if transformers containing oil were going to be stored at the facility.

J. Kryscynski stated that no transformers were going to be stored at the site.

P. Wasek asked if the trucks hauling the 105’ poles would be able to make the turn into the existing entrance.

J. Kryscynski stated the drivers are experienced enough to make the turn.

Chairperson Steward stated he would like to see the security fence moved at least 40’ back from the road.

A short discussion followed regarding the fence location and type of fence used.

Planning Commission members and J. Kryscynski came to an agreement regarding the 8’ security fence location on the perimeter of the site. Trees will be planted as a screening

barrier along the north property line outside the fence. The fence along the west property line will be located behind the existing trees. The fence along the Garfield Road right-of-way will run southerly from the northeast terminus of the North fence line to the northeast corner of the northern-most building, then southerly from the southeast corner of the northern-most building, then around the front of the southern-most building at a distance of 10', more or less from it, then continuing South to the southeast terminus of the perimeter fence. Plantings along the East line fence and at the gates will be shown on the revised site plan to make the Garfield Road frontage more attractive. ITC Transmission can have a sign of the same size as and the same location as the existing sign.

P. Wasek asked if any additional lighting would be added to the site.

J. Kryscynski stated no extra lighting was planned at this time.

Public comment was opened at 7:58 p.m. by unanimous consent.

Fred Hollister, President and CEO of Bay Future, Inc., was present to encourage the Planning Commission to approve the special use permit that would allow ITC Transmission to use this parcel as a regional service center. He stated that ITC Transmission would be an asset to the business community while offering employment opportunities for local residents.

Public comment was closed at 8:00 p.m. by unanimous consent.

Planning Commission members agreed that the entire gravel area shown on the site plan should be allowed for outside storage.

Chairperson Steward explained to J. Kryscynski that a revised site plan needs to be submitted showing all required changes.

Motion by D. Behmlander, supported by J. Hurt to approve ITC Transmission application for a special use permit for their high voltage transmission business with the conditions noted. Approval shall become effective after Chairperson Steward confirms that the revised site plan shows all required changes.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. IT IS SO RESOLVED.

Motion by D. Putt, supported by P. Wasek to approve the revised site plan submitted by ITC Transmission when received and signed by Chairperson Steward.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. IT IS SO RESOLVED.

**V. Consideration of Minutes**

**A. December 4, 2006 Regular Meeting Minutes**

A motion was made by P. Wasek and seconded by D. Putt to approve the December 4, 2006 regular meeting minutes as presented.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. It is so RESOLVED.

**VI. Unfinished Business**

There was no unfinished business.

**VII. Adjournment**

A motion was made by C. Adams and seconded by P. Wasek to adjourn the meeting at 8:25 p.m.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. IT IS SO RESOLVED.

LeAnne Johansson  
Williams Township Clerk