

**Williams Township Planning Commission
Regular Meeting
February 5, 2007**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, February 5, 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 7:02 p.m. Present: D. Behmlander, J. Hurt, D. Putt, W. Steward, and P. Wasek. Absent: C. Adams and 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

IV. New Business

There was no new business to report.

V. Consideration of Minutes

A. January 8, 2007 Regular Meeting Minutes

A motion was made by J. Hurt and seconded by D. Behmlander to approve the January 8, 2007 regular meeting minutes as presented.

5 Ayes 0 Nays Absent: C. Adams and S. Reed
Motion carried. It is so RESOLVED.

VI. Unfinished Business

**A. Garfield Road/US-10 Service Center, Site Plan Review
Case No. 06-02-SpU**

Chairperson Steward explained to the representatives of the Garfield Road/US-10 Service Center that because the correspondence and revised site plan were not received by the township until February 1, 2007, no decisions could be made at tonight's meeting regarding site plan approval.

Jim Rutkowski, of Waterwoods Development was present to clarify the correspondence and revised site plan drawing that were submitted on February 1, 2007 to the Planning Commission were sufficient to begin the site plan review process. He stated two changes were made to the site plan per the comments of Bay County Road Commission and the Drain Commissioner. The entrance has been revised showing two curb cut entrances and the retention pond is no longer in an easement, but part of the property as requested by the Drain Commissioner.

P. Wasek stated the township knows that M.D.O.T. is going to rebuild the Garfield Road/US-10 overpass and Garfield Road south of US-10, but does not have an exact date.

J. Hammond stated the Bay County Road Commission has plans to reroute Fisher Road or widen Garfield Road also.

Jon Ledy, from Apex Engineers, stated there is more than enough room to widen Garfield Road per the revised site plan.

D. Putt asked where the retention pond will drain to.

J. Ledy stated it would drain north to Fisher Road then to the H & H Drain.

D. Putt asked if this retention pond was just for this parcel.

J. Ledy answered yes.

L. Miller asked J. Rutkowski if he had any of the requested correspondence from M.D.O.T.

J. Rutkowski stated he was concerned with getting the Bay County Road Commission and Drain Commission approvals. He stated the Bay County Road Commission assured him that any future changes would have no impact on their site plan.

L. Miller asked J. Rutkowski about the status of a traffic impact analysis.

J. Rutkowski stated he knew the impact study needed to be done, but did not think it had anything to do with the layout of the buildings and retention pond shown on the revised site plan.

L. Miller stated he still had concerns regarding the site plan and future Garfield Road traffic changes.

Chairperson Steward told J. Rutkowski he needs to submit correspondence stating the approval from M.D.O.T., Bay County Road Commission and the Drain Commissioner to the Planning Commission before they can thoroughly review the revised site plan. Any requested changes by those agencies could have an impact on the site plan review.

L. Miller stated he is concerned about the number of curb cuts. He felt one was better than two, but the traffic impact analysis would affect how many would be required.

J. Rutkowski stated the Bay County Road Commission assured him they would require two entrances and rejected the plan with one entrance.

L. Miller stated the number of entrances would be determined after the traffic impact analysis was completed.

Chairperson Steward stated the Planning Commission needed documentation of a M.D.O.T. traffic study before approval would be considered.

J. Hammond explained the site plan approval process including the township requirements that have to be met when reviewing a development such as the pending service center. He also stated the Planning Commission has to review the impact the development will have on adjacent property.

J. Rutkowski asked if the Planning Commission could review the buildings and setbacks as shown on the revised plan.

J. Hammond stated the proposed development has to comply with to all of the standards of the township including minimizing conflicts of movement on public streets, safety and convenience of adjoining property owners and others. He also stated the Bay County Road Commission would not give approval without the traffic impact study.

Chairperson Steward explained to J. Rutkowski that all necessary approvals from M.D.O.T., Bay County Road Commission and the Drain Commissioner must be received before the Planning Commission can consider site plan approval.

By unanimous consent, the Planning Commission members agreed to postpone consideration of site plan approval for the Garfield Road/US-10 Service Center until the March 5, 2007 meeting or the next meeting after all required documentation has been submitted.

**B. KMA Group Communications Tower, Special Use Permit
Case No. 06-06-SPR**

Cliff Vennix, of KMA Group, was present along with Don Demosthenous, representative of Skyweb Networks regarding the consideration of the approval of a special use permit to construct a 400' high speed internet tower. They stated they are having difficulty

contacting the tower company in regards to getting the documents the Planning Commission required at the December 4, 2006 meeting.

D. Demosthenous stated the tower company reduces their hours of operation during the winter. He is doing his best to contact them, but has not received the required items needed. Therefore, they would like to postpone consideration of the approval for the special use permit to construct the tower until the April 2, 2007 meeting.

By unanimous consent, the Planning Commission members agreed to postpone consideration of a special use permit for KMA Group until the April 2, 2007 meeting or when the following documents are submitted:

- A drawing showing the exact tower that is to be erected.
- A revised site plan showing the location of the tower on site, proposed fencing and location of guy wires, etc.
- Engineering plans for the tower showing its collapsibility.
- Certification from engineer that the design of the tower is safe and that the types of signals to be received or transmitted will not cause interference with common household appliances.

VII. Adjournment

A motion was made by D. Behmlander and seconded by D. Putt to adjourn the meeting at 7:57 p.m.

5 Ayes 0 Nays Absent: C. Adams and S. Reed
Motion carried. IT IS SO RESOLVED.

LeAnne Johansson
Williams Township Clerk