

**Williams Township Planning Commission  
Regular Meeting  
June 4, 2007**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, June 4, 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, B. Plant, D. Putt, W. Steward, and P. Wasek.

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**

J. Hammond asked Planning Commission members to consider approval of a standing order to approve meeting minutes the same way the Zoning Board of Appeals approves their minutes. The recording secretary will send the unapproved minutes to the members. They have 14 days to object in writing. If no written objections are received, the minutes will stand approved.

Planning Commissioners adopted the following Standing Order by unanimous consent: The recording secretary shall send out copies of unapproved minutes to Planning Commission members; if no written objections are received from members within 14 days of mailing, the minutes shall be deemed approved by unanimous consent.

**A. R2 and R3 Front Yard Subdivision Setbacks**

Chairperson Steward explained to Planning Commission members that at the May 9, 2007 Township Board meeting a request was made for the Planning Commission to discuss the possibility of a zoning ordinance text amendment to change front yard setbacks on internal subdivision roadways of R-2 and R-3 zoned parcels from 40 ft. to 30 ft. with

minimum lot square foot requirements to remain the same as presently required. He asked members for their comments.

C. Adams stated he would approve a zoning text amendment change for front yard setbacks.

J. Hammond asked C. Adams if he would approve the text amendment for R-2 and R-3 zoned lots on internal roads in subdivisions only.

C. Adams answered yes.

D. Behmlander agreed with C. Adams.

Chairperson Steward stated that since the developer knew what the ordinance was when the subdivision was approved he should have to follow the requirements.

L. Miller stated that an effective date could be made part of the text amendment change.

J. Hammond stated that adding an effective date could make subdivision approvals confusing. He suggested keeping the text simple.

B. Plant stated concern about how the homes would look along the subdivision streets if they were setback differently.

D. Putt stated the setbacks should be kept the way they are.

J. Hurt stated she would like the setbacks to remain as they are.

P. Wasek stated his concern about tree growth being reduced in the yards of the subdivisions and safety on the sidewalks and streets. He stated that the developer would be the only person to benefit from the change and wants to keep the ordinance as is.

Chairperson Steward stated safety is a big issue. Due to a smaller front yard setback, vehicles backing out of driveways would not have enough visual area to see children using the sidewalks. Two vehicles parked in the driveway would also block the sidewalks.

He also stated the possibility of a developer building bigger houses if there was a difference in the setback requirement.

B. Klemish stated that no complaints have been received regarding the current front yard setback requirements.

L. Miller agreed about the vehicle parking safety issue. He also related some cost figures which show that potential cost savings to developers from shorter driveways, etc., is scant. He doesn't see any particular advantage to anyone in changing the current setbacks.

C. Adams stated he would not agree to change the setback requirements after discussing the safety issues.

B. Plant questioned whether 10' would really make that big of a difference in a homeowner's yard.

J. Hammond stated that aesthetics and safety reasons outweigh any possible benefit to the developer.

By unanimous consent, all Planning Commission members agreed to make a recommendation to the Township Board to keep the front yard subdivision setback requirements as is for the following reasons:

- Current ordinance has been in effect for many years with no complaints
- Safety issues – vehicle parking both in driveways and streets
- Home size could increase
- Aesthetics of front yards
- No particular benefit to developer

**V. Consideration of Minutes**

**A. February 5, 2007 Regular Meeting Minutes**

A motion was made by P. Wasek and seconded by D. Behmlander to approve the February 5, 2007 regular meeting minutes as presented.

7 Ayes 0 Nays

Motion carried. It is so RESOLVED.

**VI. Unfinished Business**

C. Adams asked about the status of SnowMachines, Inc. preliminary development plan and if there is a time requirement for approval.

J. Hammond stated there is no time requirement between a preliminary development plan and a final development plan.

B. Klemish stated he would follow up with the Supervisor, Tom Paige on the status of their plans.

**VII. Adjournment**

A motion was made by C. Adams and seconded by D. Behmlander to adjourn the meeting at 7:45 p.m.

7 Ayes 0 Nays

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Motion carried. IT IS SO RESOLVED.

LeAnne Johansson  
Williams Township Clerk