

**Williams Charter Township Planning Commission
Special Meeting
September 12, 2016**

The Planning Commission of Williams Charter Township held a special meeting on Monday September 12, 2016 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

The meeting was called to order by Doug Behmlander, Chairperson, at 7:00 p.m.

Present: D. Behmlander, L. Lijewski, T. Paige, J. Rosenbrock, and R. Tonkavich.

Absent: J. Hurt and A. Torres.

Also Present: J. Hammond, Williams Township Attorney. No other persons were present.

II. Pledge of Allegiance

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

III. Open to the Public

There was no public comment.

IV. Regular Agenda

A. Detached Residential Accessory Building Discussion

D. Behmlander stated the reason for the special meeting was to discuss a possible zoning text amendment for Table 1 of Williams Township Zoning Ordinance No. 33; regulations pertaining to detached residential accessory buildings.

Two persons submitted applications to the Township Zoning Board of Appeals during the past few years to construct residential accessory buildings with 16 foot sidewall height for the purpose of recreational vehicle storage. The current highest allowable sidewall height is 14 feet with a peak height of 22 feet, with a rear yard and side yard setback of the sidewall height or 10 feet, whichever is greater. Both variances were denied by the ZBA; the most recent on September 8th.

All were in agreement that discussion would be centered on lots larger than 1 acre in size.

A lengthy discussion followed regarding peak height as opposed to sidewall height, the effect of an "unsightly" large accessory building located adjacent to smaller neighboring parcels, and various roof pitches with regards to sidewall height.

A motion was made by T. Paige and seconded by J. Rosenbrock to recommend that Table 1 of Williams Township Ordinance No. 33 be amended to allow a maximum sidewall height of 16 feet with a maximum peak height of 24 feet for lots greater than 1 acre in size. Side yard and rear yard setbacks with 16 foot sidewalls shall be a minimum of 16 feet.

3 Ayes 2 Nays Motion carried.

T. Paige will discuss proposed changes with the Township Board and will then provide all feedback to Planning Commission members in October.

V. Any Other Business

J. Hammond was asked to review a draft update to the city of Midland's Master Plan. He provided a brief memo to Planning Commissioners.

VI. Adjournment

A motion was made by J. Rosenbrock and seconded by T. Paige to adjourn the meeting at 8:35 p.m.

5 Ayes 0 Nays Motion carried.

Amy Charney
Williams Township Clerk