

**Williams Township Planning Commission
Regular Meeting
October 1, 2007**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday October 1, 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, J. Hammond, Township Attorney, and L. Miller, Township Planner. 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

There was no public comment.

IV. New Business

A. General Development Plan Amendment Discussion

John Rapanos submitted a rezoning application for a 40 acre parcel of land he owns on the southeast corner of Flajole Road and Salzburg Road in Section 32 of the township to enable construction of a steel fabrication business. The land is currently zoned AG, Agricultural, and the request is for IND, Industrial. Since the land is designated C-2, Commercial, in the Township General Development Plan, the Planning Commission will have to amend the Plan prior to rezoning the property.

J. Hammond provided information on the process for amending the General Development Plan and rezoning. The Planning Act, amended by the State Legislature in 2001, altered the way General Development Plans are amended.

A Plan amendment now takes about three months because all municipalities contiguous to the township, as well as the Bay County Commission must be notified, and then be given

an opportunity to review and comment on the proposed changes. There are also publication requirements. J. Hammond further indicated that he and L. Miller do not want to initiate the amendment process or the rezoning process unless Commissioners express a definite interest in amending the township General Development Plan.

After listening to the numerous State Zoning Enabling Act requirements and the amount of time needed to amend the General Development Plan and rezone the parcel, J. Rapanos said that if it took three months, there was no point in rezoning the property. He, then abruptly left the meeting.

L. Miller stated that for many years it was thought that the southwest corner of the township (south of US-10 and west of M-47) was perfect for business development due to the close proximity of M-47.

This is one of the primary reasons why sanitary sewer was extended under US-10 to accommodate possible future commercial/industrial growth along the Flajole Road corridor. Water was also extended south on Flajole Road, ending at Salzburg Road. Since the east side IND zoned parcel was sold to Dow Corning, there really isn't much IND zoned property available for development.

At some point, it should be discussed as to whether the township wants to be proactive in providing an IND area for future development.

The difference between LI and IND was then explained by J. Hammond. No outside storage is allowed in the LI zoned district whereas outside storage is allowed in the IND district.

It was agreed by all to further discuss possible areas within the township that can be changed to IND. Review of the General Development Plan map will be placed on the November 2007 agenda.

B. 2008 Planning Commission Meeting Schedule

A motion was made by J. Hurt and seconded by D. Behmlander to approve the 2008 Planning Commission meeting schedule as proposed and authorize the Clerk to post the schedule in accordance with the Michigan Open Meetings Act.

7 Ayes 0 Nays Motion carried.

C. St. Anthony Church Rectory

St Anthony Catholic Church would like to lease the currently unoccupied rectory to an organization that provides care for the terminally ill.

Caregivers are trained volunteers that assist with activities of daily living and family like personal care 24 hours a day. Guests do not pay for any services.

A hospice type house is neither allowed nor permitted in residentially zoned areas of the township. They are licensed and defined differently than adult foster care homes under state law.

J. Hammond and L. Miller will provide additional information in November as to whether a zoning text amendment will be necessary and how they should be permitted or allowed.

V. Unfinished Business

There was no unfinished business.

VI. Adjournment

A motion was made by D. Putt and seconded by C. Adams to adjourn the meeting at 7:55 p.m.

7 Ayes 0 Nays Motion carried.

Amy Charney
Williams Township Clerk