

**Williams Township Planning Commission  
Regular Meeting  
October 3, 2011**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday October 3, 2011 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: B. Steward, D. Behmlander, J. Hurt, S. Villaire, D. Putt, T. Paige and C. Adams.

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**

B. Steward stated that Public Comment would be moved to the zoning ordinance amendments portion of the meeting.

**IV. New Business**

**A. State Police Update by Joel Gordon, Dawn Davis, and Lt. Card**

Joel Gordon, Dawn Davis and Lt. Card were present. Joel Gordon gave a presentation that showed the layout of the property and details of the property were discussed for the Michigan State Police Post on Salzburg Road in Williams Township.

**B. Doyle Special Use Permit Application, Case No. 11-03-Spu**

John and Cheryl Doyle request a special use permit approval to dig a pond on 8.24 RE-zoned acres of land they own at 2764 Kiesel Road in the Township. They plan to use the material excavated for the pond for fill around the house they intend to build on the same site.

The public hearing began at 7:40 p.m.

B. Steward confirmed that the Doyle's received the memo dated September 9, 2011 from J. Hammond and L. Miller.

C. Doyle explained that the dirt from the pond will be used for fill for the house. The water level will be close to the top of the pond. The house will be constructed 6 feet above the pond level. There are also wet lands surrounding the property.

There will be no fencing requirements around the pond.

D. Behmlander suggested a dry hydrant may be beneficial, since the house will be located deep into the property.

The slopes of the pond were discussed among planning commissioners. It was agreed upon that the builder must submit site elevations that will show water drainage.

Kelly Wall, the builder from Graystone Builders, introduced himself and stated that he would submit site elevations showing drainage to the building department at the time the permit application is submitted.

By unanimous consent the Planning Commission decided to allow the 1/3 acre pond requested by the Doyle's.

The Public Hearing concluded at 8:15 p.m.

A motion was made by D. Behmlander and seconded by D. Putt to approve the special use permit and site plans with the stipulation that elevations showing drainage must be submitted during building permit application submittal, for John and Cheryl Doyle to dig a pond on their property of 8.24 RE-zoned acres at 2764 Kiesel Road.

7 Ayes. 0 Nays. Motion Carried.

### **Open to the Public**

Sue Konsdorf, located at 1132 Stanley Street, explained that she would like to raise chickens on her R-1 property located in Garfield Subdivision. She attended the September 12 meeting and requested that the township Planning Commission review and possibly make a change to the ordinance to allow the raising of chickens on residentially zoned property in Williams Township.

B. Steward explained that she is currently violating the zoning ordinance. It will take several months to make any changes to the zoning ordinance.

S. Konsdorf stated that she currently has 5 chickens and they are fenced in at all times.

J. Hammond stated that this is an R-1 subdivision and at this time chickens are neither permitted nor allowed there under the provisions of the zoning ordinance.

B. Klemish explained that S. Konsdorf must remove the chickens until the zoning ordinance is amended.

**C. Discussion of Proposed Zoning Ordinance Changes**

The planning commissioners reviewed and discussed the proposed text amendments to the Williams Township Zoning Ordinance given in the letter from J. Hammond dated August 22, 2011.

Proposed changes will be discussed in more detail at the November 7 meeting.

**VI. Adjournment**

A motion was made by D. Putt and seconded by D. Behmlander to adjourn the meeting at 8:46 p.m.

7 Ayes 0 Nays. Motion Carried.

Pam Reinhardt  
Williams Township Deputy Clerk