

**Williams Township Planning Commission
Regular Meeting
October 4, 2010**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, October 4, 2010 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, B. Steward, J. Hurt, S. Villaire, D. Putt, D. Behmlander and T. Paige.

Also Present: 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 at this time.

IV. New Business

A. Kloha Properties, PUD Rezoning, Case 10-03-Rz

Chad Kloha has submitted a revised preliminary development plan.

B. Steward confirmed that C. Kloha received a copy of John Billette's letter dated October 4, 2010. The letter was discussed among the Planning Commissioners and C. Kloha.

B. Steward confirmed that C. Kloha received a copy of J. Hammond and L. Miller's memo dated September 23, 2010.

The memo was discussed at length.

After the lengthy discussion the following recommendations were made and agreed upon by all. A revised plan shall be submitted showing these recommendations and changes.

- Units without sidewalks must have no less than 25 feet front yards. Units with sidewalks must have no less than 35 feet front yards.
- Screening and buffering must be shown around the south and west sides of parcel #2 and around the west side of the proposed duplex lot.
- Signage must be shown.
- The five units on the north side of Laura Lane adjacent to Parcel #2 should be removed from the plan to create room for the front yard setbacks. The remaining land should be used for an extra parking lot.
- All of the units from the detention/wetland area need to be removed in order to create room for the front yard setbacks and to make the detention area larger so it can be used as a park and open space. The detention area is intended to be dry. The detention area shall be fenced if it is designed to hold more than two feet of water.
- Sidewalks need to be added on the northern part of Shirley Drive and Lil Drive which are in phase 2 on the drawing.
- Approval letters need to be submitted from the Fire Chief, Drain Commissioner, and the Road Commission.
- A landscaping plan must be submitted showing the locations, types, and planting heights of trees and shrubbery.
- The maximum height limit of any structure shall be 35 feet.
- A copy of the Dell Creek Drain Easement shall be submitted to the Township Attorney to determine whether decks can be constructed within the drain right-of-way.
- The bus stop must be located between Otto Drive and Laura Lane.
- Floor plans must be submitted for the units.
- A wetlands permit must be submitted.

A revised preliminary development plan with all of the requested changes must be submitted by October 12, 2010 in order to be considered as an agenda item on the November 1, 2010 Planning Commission Meeting.

B. Steward had one final comment before adjournment. He asked commissioners to consider changing the land use designation on the Dobson property located in Section 27 on Garfield Road, currently zoned C-3, interchange business district.

VI. Adjournment

A motion was made by D. Behmlander and seconded by J. Hurt to adjourn the meeting at 9:10 p.m.

7 Ayes. 0 Nays. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk