

**Williams Township Planning Commission
Regular Meeting
January 7, 2008**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday January 7, 2008 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. Public Hearing, Final Development Plan Snow Machines, Inc.

The public hearing began at 7:02 p.m.

B. Steward confirmed that K. Brayman received the memo dated December 3, 2007 and the Revised Final Development plan dated December 21, 2007.

K. Brayman indicated that the trees which will be used to screen the front parking area, will now have to be planted in the spring.

B. Steward stated that section 9.01 of the zoning ordinance requires 2 parking spaces per employee for storage buildings. He explained that this is a PUD and Planning Commissioners can either comply with the ordinance or requirements or determine a number that is reasonable. The current drawing shows 75 parking spaces.

L. Miller stated that the since there may be no employees working in the storage building, the number of spaces in the ordinance may not need to be followed.

J. Hammond stated that the minimum number of parking spaces must be specified and shown on the drawing. Under the Construction Sequence table on the print there should be a specified number of parking spaces for each phase.

Planning Commissioners agreed by unanimous consent that the number of parking spaces shown on the submitted drawing and as will be shown for each phase will be sufficient.

J. Hammond further explained that the plan needs to show a minimum 12 foot setback requirement for any structures located adjacent to the north property line.

B. Klemish needs to approve a site plan for each construction phase prior to construction of that phase.

J. Wheeler stated that the fire chief indicated that the dry hydrant was too close to the building and that it should be a minimum of at least 40 feet northeasterly of future storage building A. They will determine the exact placement of the dry hydrant.

The Public Hearing concluded at 7:27 p.m.

A motion was made by J. Hurt and seconded by B. Plant to approve the Final Development Plan as discussed with approval becoming effective following review by B. Klemish to assure that all necessary changes have been made.

6 Ayes 0 Nays Absention: Adams. Motion Carried.

A motion was made by D. Behmlander and seconded by D. Putt to recommend that the township board of trustees rezone the Snow Machines, Inc. parcel to PUD.

7 Ayes 0 Nays Motion Carried.

J. Wheeler agreed to revise the final development plan as discussed.

B. Election of Officers

A motion was made by B. Steward and seconded by D. Behmlander to elect the same officers for 2008. B. Steward will remain chairperson, P. Wasek, vice chairperson and J. Hurt will serve as secretary.

7 Ayes 0 Nays. Motion Carried.

By unanimous consent, the meeting was adjourned at 7:34 p.m.

Pam Reinhardt, Williams Township Deputy Clerk