

**Williams Township Planning Commission
Regular Meeting
November 13, 2006**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, November 13, 2006 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, D. Putt, S. Reed, W. Steward. Absent: D. Putt and P. Wasek
D. Putt arrived at 7:12 p.m.

Also Present: B. Klemish, Williams Township Zoning Administrator, L. Miller, Township Planner and J. Hammond, Township Attorney. 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. Dow Corning Site Plan Review, Case No. 06-05-SPR

Chairperson Steward stated that Dow Corning was seeking approval of an amended site plan in order to add a storage building.

Chairperson Steward asked John Coppens, representative from Dow Corning and Planning Commissioners if they received the memorandum dated October 18, 2006 from J. Hammond and L. Miller.

All indicated they had received the memorandum. Chairperson Steward asked that the memorandum be received and made part of the record as Exhibit C.

J. Coppens explained the amended site plan is requested in order to add a storage building on its site at 5300 Eleven Mile Road. The building will be used to store raw materials that are in plastic totes.

Chairperson Steward stated that only the storage building could be approved at this time and any other future additions shown on the site plan, as relates to the proposed storage building, would have to be approved separately later.

Planning Commissioners agreed that the amended site plan complies with all applicable Williams Township zoning ordinance regulations.

Motion by S. Reed, supported by J. Hurt to approve the amended site plan submitted by Dow Corning limited to the addition of the raw materials storage building.

5 Ayes 0 Naves Absent: D. Putt and P. Wasek
Motion carried. IT IS SO RESOLVED.

B. Garfield Road/US-10 Service Center Site Plan Review
Case No. 06-06-SPR

Chairperson Steward asked representatives of Joe Grant and Planning Commission members if they received the memorandum dated October 19, 2006 from J. Hammond and L. Miller.

All indicated they had received the memorandum. Chairperson Steward asked that the memorandum be received and made part of the record as Exhibit D.

Chairperson Steward asked Jim Rutkowski, representative of Joe Grant to explain why they are seeking site plan approval.

J. Rutkowski explained that they are seeking site plan approval for a convenience store, gas station and fast food restaurant on the east side of Garfield Road, south of US-10. He stated they would like to receive preliminary approval for the present site plan even though changes may need to be made regarding requirements from M.D.O.T., Bay County Road Commission and the Bay County Drain Commissioner. They would then come back to the Planning Commission for final site plan approval when all required changes were made. He stated this approval would allow the property to be marketable as soon as possible.

J. Hammond asked if there is a buyer for the property, or developer for the proposed use.

J. Rutkowski said no.

L. Miller explained that M.D.O.T. may make some major changes to the US-10/Garfield Road interchange, including rerouting Fisher Road to intersect Garfield Road

approximately where the curbcut is shown on the site plan. He stated this could have a major impact on the proposed property.

D. Putt arrived at 7:12 p.m.

J. Hammond explained to J. Rutkowski that he should receive approval from the M.D.O.T., the Bay County Road Commission and the Bay County Drain Commissioner before the Planning Commission takes the time to make a thorough review of the site plan. Requested changes by those agencies could greatly change the layout shown on the site plan. Any required changes that need to be made should be shown on a revised site plan.

By unanimous consent, the Planning Commission members agreed to postpone consideration of site plan approval for the Garfield Road/US-10 Service Center until the meeting after all requested documents are received. They will then be placed on a regular meeting agenda.

C. 2007 Planning Commission Meeting Schedule Approval

By unanimous consent, the Planning Commission members approved the 2007 meeting schedule with the July 2, 2007 meeting moved to July 9, 2007.

V. Consideration of Minutes

A. August 14, 2006 Regular Meeting Minutes

A motion was made by J. Hurt and seconded by D. Behmlander to approve the August 14, 2006 regular meeting minutes as presented.

6 Ayes 0 Nays Absent: P. Wasek
Motion carried. It is so RESOLVED.

VI. Unfinished Business

A short discussion about Snow Machines, Inc. followed regarding their preliminary P.U.D. development plan approval.

B. Klemish stated he has talked to K. Brayman and since their busiest manufacturing time of the year should be slowing down starting this month, they hoped to have their engineer work on an updated plan for the January 2007 meeting.

By unanimous consent, the Planning Commission members agreed to postpone consideration of Snow Machines, Inc. preliminary P.U.D. development plan approval until the January 8, 2007 meeting.

VII. Adjournment

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A motion was made by C. Adams and seconded by D. Behmlander to adjourn the meeting at 7:52 p.m.

6 Ayes 0 Nays Absent: P. Wasek
Motion carried. IT IS SO RESOLVED.

LeAnne Johansson
Williams Township Clerk