

**Williams Township Planning Commission
Regular Meeting
November 2, 2009**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, November 2, 2009 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, S. Villaire, B. Steward, J. Hurt, D. Putt and T. Paige.

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 at this time.

IV. New Business

A. Public Hearing Milfred Williams Special Use Permit, Case No. 09-02-Spu

Milfred Williams has requested a special use permit in order to restore firearms in the basement of his R-1 zoned home at 4795 Nicole Court as a home occupation.

The public hearing began at 7:04 p.m.

B. Steward confirmed that M. Williams received a copy of J. Hammond and L. Miller's memo dated October 12, 2009.

M. Williams explained that his home occupation would include refinishing gunstocks on expensive guns. He needs the home occupation approval to apply for the Federal Firearms License. He will use the existing home layout. There will never be more than 10 guns at one time and they will be locked in a safe. No signs will be posted outside the house and no one will come to the house.

T. Paige asked whether ammunition and gun powder would be used for this business.

M. Williams stated that there would be no ammunition or gun powder used for the business, only possibly for personal use.

T. Paige questioned whether he would just be refinishing wood stock.

M. Williams stated that he would send the other work out to be done.

L. Miller commented that what is being requested seems totally reasonable and that he noticed there were a lot of letters from neighbors supporting this home business.

J. Hammond questioned whether Mr. Williams read and understood the memo dated October 12, 2009.

M. Williams stated that he read the memo and did not have a problem with anything stated in the memo.

J. Hammond asked whether there will be any employees.

M. Williams stated that there will not be any employees.

J. Hammond asked whether any weapons will be sold out of the house.

M. Williams stated that he would be able to sell weapons with this license but he does not plan on selling weapons. He might sell a couple refurbished guns throughout the year.

B Steward reviewed the following conditions:

- No changes shall be made to the exterior of the home.
- No signs shall be permitted.
- No activity shall be conducted outside of the home or garage.
- No noise from the activity shall be perceptible beyond lot boundary lines.
- There shall be no test firing of weapons.
- There shall be no stocking of ammunition for sale.
- Consider a reasonable limit on the number of guns in the home at any one time.
- One employee shall be allowed.
- Only mechanical equipment similar in power and type to that used for household purposes and hobbies shall be used.

- Any material change in the use, location, or layout requires a re-approval of the special use permit.
- Consider any reasonable condition relating to trash removal if Planning Commissioners determine that the use will generate trash of a quantity or a type appreciably different from a normal residential use.
- The use shall be conducted without being evident in any way from the street or any neighboring premises.

M. Williams agreed with all of the conditions and stated he will not be adding on to the existing building and the 500 feet will be sufficient and that he will not have an excess of trash due to the business.

B. Steward and all planning commissioners agreed that they would not put a limit on the amount of guns allowed in the home at one time.

B. Steward stated that the permit approval cannot be transferable. The special use permit will expire with the sale of the home.

D. Putt questioned whether any special chemicals will be used.

M. Williams said he uses a standard paint stripper for refinishing the wood that can be bought at any hardware store.

B. Klemish stated that he had spoken with the ATF a couple of times and sees no problems with M. Williams gun refurbishing business.

B. Steward acknowledged receipt of five letters, all of which recommended approval of the home occupation special use permit.

The Public Hearing concluded at 7:25 p.m.

A motion was made by D. Behmlander and D. Putt to approve the special use permit and site plan case No. 09-02-Spu for Milfred Williams to restore firearms in the basement of his R-1 zoned home at 4795 Nicole Court as a home occupation with the following conditions:

- The special use permit is non-transferable.
- Home occupation is limited to 500 square feet of his home and garage, total.
- Applicant may have one employee.
- No changes shall be made to the exterior of the home.
- No signs shall be permitted.
- No activity shall be conducted outside of the home or garage.
- No noise from the activity shall be perceptible beyond lot boundary lines.
- There shall be no test firing of weapons.
- There shall be no stocking of ammunition for sale.

- Only mechanical equipment similar in power and type to that used for household purposes and hobbies shall be used.
- Any material change in the use, location, or layout requires a re-approval of the special use permit.
- The use shall be conducted without being evident in any way from the street or any neighboring premises.

7 Ayes 0 Nays. Motion Carried.

B. Sign Ordinance Discussion

B. Steward confirmed that all Planning Commissioners received a copy of J. Hammond and L. Miller's letter dated October 28, 2009 regarding the sign provisions of the zoning ordinance.

There was a lengthy discussion regarding the types of signs that should be allowed and banned by the township.

Upon review and discussion of the types of signs it was agreed upon that all Planning Commissioners should review existing sign regulations and the proposed ordinance, and further discuss it at next month's meeting.

C. 2010 Meeting Schedule Approval

All Planning Commissioners received a proposed schedule of the 2010 Planning Commission Meeting schedule.

A motion was made by D. Behmlander and T. Paige to approve the 2010 Planning Commission Meeting schedule.

7 Ayes 0 Nays. Motion Carried.

VI. Adjournment

A motion was made by D. Putt and seconded by C. Adams to adjourn the meeting at 8:28 p.m.

7 Ayes 0 Nays. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk