

**Williams Township Planning Commission  
Regular Meeting  
December 1, 2008**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday December 1, 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 7:03 p.m. Present: C. Adams, D. Behmlander, D. Putt, P. Wasek, S. Villaire, W. Steward.  
Excused: J. Hurt.

Also Present: B. Klemish, Williams Township Zoning Administrator, 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. Pre-preliminary plat expansion for Eastwood Subdivision South No. 2**

B. Steward confirmed that all planning commission members and Jim Klein of Lapham Associates received a copy of W. Darbee and L. Miller's memo dated November 19, 2008.

J. Hammond stated that in order to change the zoning from RE to R1 an application must be filed. The application has been received and a public hearing will be scheduled for the January 5, 2009 meeting.

B. Steward asked about the unplatted area shown along the western plat line on the drawing.

J. Klein stated that they have, or will, add 10 feet to lots 5, 6 and 7 of contiguous Eastwood Subdivision South. He agreed to provide copies of deeds showing that this area shown as “unplatted” has been added to those lots.

B. Steward was concerned about the 7.5 foot drain easement shown along the eastern and western property lines. This should be increased to 15-20 feet.

J. Klein stated that it would be 7.5 feet on each side of the respective plat boundary for a total of 15 feet.

B. Steward explained that for lots 12, 13 and 14 the 7.5 feet easement along the Dow Right-of-Way needs to be increased to 15 feet.

J. Klein agreed and stated that the lots are big enough to increase the easement.

B. Steward stated that there would have to be a required set back of 40 feet from the north property lines of lots 10 and 11 since they are intended to be corner lots.

J. Klein stated that they will show that.

J. Hammond stated that Gushow Drive should be extended easterly to the East line of lot 16. The Road Commission will require a temporary cul-de-sac, but it may be possible to get a variance.

J. Klein said that the Road Commission has approved a road ending like the one shown for the end of Gushow Drive in the past as long as they don't extend the roadway to the east line of lot 16. He said they'll extend Gushow Drive as suggested if the Road Commission won't approve it as shown.

J. Hammond stated that the lot lines between lots 12/13 and 13/14 should be oriented so that they would pass through the center of the cul-de-sac, if extended.

J. Klein said this wouldn't be a problem.

B. Steward asked the planning commission members if they had any questions and if they were in agreement with the suggestions made.

All members agreed.

C. Adams asked if eventually another subdivision entrance would be constructed off of North Union.

J. Klein stated that in the future they would like another subdivision entrance and exit.

C. Adams hopes that this detention pond will not be like the one in Grayhawk Subdivision.

J. Klein explained that it is a dry pond now. It has not been decided yet whether this will be a wet or dry pond in the future. The detention pond is now on lot 6 but it will be in the area marked detention pond on the drawing. He said that Gushow owns the land and has the right to include it in the new subdivision.

B. Steward stated that on the next set of submitted plans, building envelopes and lot sizes should be included. He also stated that elevations should also be included.

J. Klein agreed to include all of the above suggestions.

**V. Unfinished Business**

**A. Revised Planning Commission Schedule**

B. Steward explained that the September date for the 2009 Planning Commission Meeting Schedule needs to be changed to September 14.

All members were in agreement with the change for the meeting schedule.

**VI. Adjournment**

A Motion was made by D. Behmlander and D. Putt to adjourn the meeting at 7:52 p.m.  
6 Ayes 0 Nays. Excused: J. Hurt. Motion Carried.

Pam Reinhardt  
Williams Township Deputy Clerk