

**Williams Township Planning Commission
Regular Meeting
December 3, 2007**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, December 3, 2007 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, Zoning Text Amendments

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

J. Hammond explained that the standard #5 in proposed Approval Standard 22 which states “The facility will be owned or leased, operated and governed by a hospice program ...” has been taken out of the November 29th draft because the Toni and Trish House is not a hospice program and is not affiliated with one, and it is covered by #3 which states “In-patient care will be provided in compliance with Article 17 of the Michigan Public Health Cod, MCL 333.20101, et seq and 42 CRF 418.100”.

John McKelvey, representing the Toni & Trish House, explained that this facility is a residence to provide assistance for a person with a terminal diagnosis and expressed his concerns about the lengthy time period required for receiving approval.

J. Hammond explained that this type of facility is neither permitted nor allowed in the township's current ordinance. This type of facility has not been provided for in Williams Township. J. McKelvey will need to apply for a special use permit and submit a site plan for review by the Planning Commission if the Township Board approves this proposed text amendment.

The Public Hearing concluded at 7:23 p.m.

A motion was made by D. Behmlander and seconded by B. Plant to recommend that the Township Board of Trustees adopt the proposed zoning text amendments.

7 Ayes 0 Nays Motion Carried.

B. Snow Machines Inc. Final Development Plan

The memo from J. Hammond and L. Miller dated November 29, 2007 was reviewed.

J. Hurt left meeting at 7:26 p.m.

J. Wheeler commented on changes he will make to the Final Development Plan.

- The screening will be moved away from the gas line.
- Sidewall height will be shown in a note.
- Construction type will be of a standard recognized in the state construction code.
- There will be a 12' setback for all buildings from the north property line.
- The contours/elevations for drives, parking areas and buildings will be shown on a site plan for each phase of construction.
- The correct number of parking spaces will be shown on a site plan for each construction phase.
- The 24 ft. access drive will be completed in phase E.

Plans will be submitted to the City of Midland for curbcut approval.

Discussion followed on fire hydrant location. It was suggested that it might work between the proposed new buildings.

J. Wheeler indicated that the Fire Chief had suggested a dry hydrant. He will submit the plan for hydrants to the Fire Chief.

The letter from Civil Engineering dated November 29, 2007 was briefly reviewed.

It was agreed that Snow Machines will meet with the fire chief before commencing each construction phase to establish hydrant locations, sizing and other fire suppression requirements.

Parking spaces need to be shown for each phase.

Approvals need to be received from the Bay County Drain Commissioner, Bay County Department of Water and Sewer and the City of Midland.

More details should be provided on proper drainage.

B. Klemish suggested that the trees to screen the front yard parking area be planted as soon as possible because of public concerns that have been directed to him.

J. VanderKelen agreed to plant the trees prior to the end of December.

It was agreed the zoning administrator will review the site plan for each construction phase prior to the commencement of construction.

A motion was made by D. Putt and seconded by P. Wasek to direct the township attorney to prepare a public notice for PUD rezoning of Snow Machines, Inc. for January 7, 2008.
6 Ayes 0 Nays Absent: Hurt Motion Carried

IV. General Development Plan Amendment

L. Miller provided a copy of Proposed Amendment No. 1 to the 2004 General Development Plan.

All of section 28 and the majority of section 29 is now owned by Dow Corning.

The purpose of the proposed amendment is to change the land use designation of approximately 40 acres located at the southeast corner of Salzburg and Flajole Road from C-2, Commercial to IND, Industrial.

A motion was made by D. Behmlander and seconded by P. Wasek to recommend that the Township Board authorize the Township Attorney to submit a copy of the proposed amendment to the 2004 Township General Development plan to all reviewing jurisdictions.

6 Ayes 0 Nays Absent: Hurt Motion Carried

By unanimous consent, the meeting was adjourned at 8:02 p.m.

Pam Reinhardt
Williams Township Deputy Clerk