

**Williams Township Planning Commission
Regular Meeting
January 5, 2015**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, January 5, 2015 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

D. Behmlander called the meeting to order at 7:00 p.m. Present: D. Behmlander, J. Hurt, T. Paige, S. Villaire, A. Torres, R. Tonkavich, and G. Talaga.

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

No public comment.

IV. New Business

A. Kloha Rezoning, Case 15-01-Rz

Chad Kloha has requested to rezone 2.03 acres from C-1 to R-3 located at the northwest corner of Midland Road at Carter Road. He intends to construct a 10-unit apartment complex.

C. Kloha explained that the apartment complex will contain 10 units which will be two-bedroom/one car garage units. There will be an entrance to/from Carter Road. The front of the units will face Carter Road and back of the units will be along the west side of the property which is adjacent to Gray Hawk Subdivision. The rear yards will be approximately 100 feet in depth.

C. Kloha also showed a drawing of the layout for the units.

Public comment opened at 7:10 p.m.

Several residents expressed concern about site issues. J. Hammond explained that layout, landscaping, and building requirements, etc. will be discussed at a future Planning Commission Meeting for special use permit and site plan approval. He told residents that they would receive written notice of the special use permit hearing.

Diane Dodt, who lives at 4740 Greyhawk, questioned whether any of these units will be for governmental housing.

C. Kloha stated that at this time it is not his intention.

Public comment closed at 7:25 p.m.

J. Hammond explained that in this case amending the General Development Plan is not a problem since the proposed use is a lesser intensity type of use than many commercial uses which would be permitted if the land were C zoned.

J. Hammond confirmed that there were no surrounding municipalities which contacted Williams Township requesting further notices relating to amendment of the General Development Plan.

A motion was made by T. Paige and seconded by J. Hurt to recommend that the Township Board give approval to amend the General Development Plan to change the land use designation for Kloha's property located at the northwest corner of Midland and Carter Roads from Commercial to Medium Density Residential.

7 Ayes. 0 Nays. Motion Carried.

A motion was made by J. Hurt and seconded by S. Villaire to recommend that the Township Board give approval to Rezone the property from C-1 to R-3.

7 Ayes. 0 Nays. Motion Carried.

V. Any Other Business

A. Election of Officers

A motion was made by G. Talaga and seconded by T. Paige to elect the current officers.

7 Ayes. 0 Nays. Motion Carried.

VI. Adjournment

A motion was made by T. Paige and seconded by G. Talaga to adjourn the meeting at 7:32 p.m.

7 Ayes. 0 Nays. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk