

**Williams Township Planning Commission
Regular Meeting
January 9, 2012**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, January 9, 2012 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: B. Steward, C. Adams, J. Hurt, S. Villaire, D. Putt, and T. Paige. Excused: D. Behmlander.

Also Present: 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

Due to the number of people in attendance item number 2 on the agenda was discussed first.

A. Prodo/Williams Twp Public Hearing, Case No. 12-01-Rz

Mike Rapanos has made application to rezone to R-1 from PUD the 19.50 acres Nature Trails PUD site located in the Southeast ¼ of Section 17, west of Flajole Road and south of Kiesel Road. Mr Rapanos split the property into two parcels and sold one parcel to Kevin and Beverlee Wenzel and the other to Michael and Anita Bernelis. The new property owners have no desire to develop the site as a PUD.

The public hearing began at 7:05 p.m.

B. Steward explained why the rezoning from PUD to R-1 needs to take place if a single family unit is constructed on this site.

K. Wenzel explained that it was not revealed to him that this parcel was designated a PUD when he purchased it. He wants to build a single family home which they intend to occupy.

K. Wenzel questioned what the difference is between R-1 and RE zoned property.

J. Hammond explained that the lot size is smaller and there is less road frontage needed for property zoned R-1.

Margie Schmidt, located at 2565 Kiesel Road, is concerned that the parcel will get built up to a much greater grade than what her property is and any excess water will run onto her property.

B. Steward explained that there are regulations against neighbors shedding water onto other neighbor's property. Some of this parcel is also wetlands which certain guidelines must be adhered to which are set by the Michigan DEQ.

K. Wenzel explained that he will be draining his property to the front ditch off Kiesel Road.

C. Klimaszewski, located at 2535 Kiesel Road, questioned the amount of houses that will be built on this parcel.

B. Steward explained that by rezoning to R-1 it will allow only single family housing units to be developed on this site. The density that a PUD allows is not allowed on a R-1 zoned property.

The public hearing concluded at 7:17 p.m.

A motion was made by D. Putt and seconded by S. Villaire to recommend that the Township Board of Trustees rezone the 19.50 acres, located in the Southeast ¼ of Section 17 of the township, west of Flajole Road and south of Kiesel Road, from PUD to R-1.

6 Ayes. 0 Nays. Excused: D. Behmlander. Motion Carried.

A. Public Hearing for Ordinance #33 Text Amendment Changes

The Planning Commissioners were in agreement for amending Williams Township Ordinance #33, in the following particulars: by adding Section 2.03.11 to Chapter II "Definitions" to provide a definition of "Approved Planting List"; by changing Approval Standard 19 in Table 7 to provide regulations for development projects involving more than one building containing multiple family residential units; by changing Section 6.03 to broaden the scope of C-3 Interchange Business District to include other compatible uses; and , by changing Table 8 to increase the number of C-3 permitted and allowed uses.

It was also agreed upon that the Planning Commissioners resolution should not include a recommendation to amend Table 3 by eliminating the RE zoning district.

The public hearing began at 7:25 p.m.

No public comment was given.

The public hearing concluded at 7:25 p.m.

A motion was made by C. Adams and seconded by J. Hurt to recommend that the Township Board of Trustees adopt the changes listed above made to Ordinance #33, excluding any changes to Table 3 pertaining to the RE district.

There was a small discussion regarding the City of Midland Master Plan.

VI. Adjournment

A motion was made by T. Paige and seconded by D. Putt to adjourn the meeting at 7:30 p.m.

6 Ayes 0 Nays. Excused: D. Behmlander. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk