

**Williams Township Planning Commission
Regular Meeting
March 3, 2008**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday March 3, 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 7:00 p.m. Present: C. Adams, D. Behmlander, J. Hurt, B. Plant, D. Putt, B. Steward, and P. Wasek.

Also Present: B. Klemish, Williams Township Zoning Administrator, 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. H&D Site Plan Review, Case No. 08-01 SpR

H&D seeks site plan approval for a portable asphalt plant on an 800' x 340' area of the Ind-zoned Putt, Inc. site on the north side of Salzburg west of Flajole. They need the site in order to bid March 7 on the US-10 resurfacing project between the Midland County line and M-30.

B. Steward confirmed that Mike Skop from H&D received a copy of the memo dated 2/27/08 from the office of Jim Hammond regarding the H&D, Inc. Site Plan Review Case No. 08-01 SpR. M. Skop was present to provide information and answer questions about the temporary asphalt site. A drawing was also submitted that detailed the proposed site layout. All items shown on the drawing were set back in compliance with Ind district side yard requirements.

B. Steward inquired about the time frame for the paving.

M. Skop stated that the paving should be done in 2 years, by November of 2009. The time frame for having all materials removed from the Putt, Inc. site is June of 2010, due to the unexpected.

B. Steward asked how many stock piles will be on the lot and the height of each pile.

M. Skop replied that the number of stock piles is not known at this time but that the piles need to be separated by product and will not be higher than 20 feet. They will be mixing four kinds of asphalt on site.

J. Hammond asked if there was a need for on site crushing.

M. Skop stated that there may be a need to process asphalt removed from US-10 into a smaller particle size for re-use. A crusher will come in for this.

B. Steward inquired about the hours of operation.

M. Skop explained that there will be one shift from 5:30 a.m. to 8:00 p.m.

B. Steward asked if the number of employees was 5 – 6 employees.

M. Skop replied that there will be no more than 5 or 6 employees on site at one time. There will be a foreman, loader operator, two testing people and, possibly, one or two mechanics for equipment repairs, etc.

B Steward asked if H&D plan to pave the Putt, Inc. private roadway.

M. Skop said that the entrance will be paved; approximately 612 feet north of the Salzburg Road entrance to the parcel.

B. Steward inquired about drainage.

M. Skop said there is appropriate drainage that runs from west to east.

B. Steward inquired about adequate parking spaces.

M. Skop pointed out the parking area located on the map.

D. Putt asked how much liquid asphalt will be held in the tanks.

M. Skop explained that tank #2 will hold 25,000 gallons; tank #1 will hold 30,000 gallons; and the burner fuel will hold 20,000 gallons.

J. Hammond inquired about what measures would be taken to prevent a spill.

M. Skop stated that the facility is inspected every day and evening. The DEQ inspects the equipment annually. Before the project starts they will inform the Fire Department of what products they have on site and where they are located, and will also discuss safety measures and measures to be taken to prevent spills with the Fire Chief.

J. Hammond asked if there was an automatic shut off.

M. Skop stated that there are safety shut off features.

B. Steward stated that he does not see a need for additional screening because the proposed use is temporary.

B. Steward asked if there will be a sign out front or on site lighting.

M. Skop replied that they will not put a sign out front. There will be four lights set up on the site, one on the Asphalt Cement (AC) tank, two on the silo, and one on the control house. He said that the lights are not kept on overnight. They are turned off at the end of the working day.

B. Steward asked if there will be any rubbish receptacles.

M. Skop stated that a rubbish receptacle will be located in front of Putt, Inc.

B. Steward stated that H&D needs to submit evidence of a bond to protect Salzburg Road.

M. Skop stated that he already talked to the Bay County Road Commission and it isn't necessary because Salzburg is a Class A road. They will be legally loaded and scaled with each load. D. Putt agreed that the Road Commission can't require a bond for a Class A road.

B. Steward requested that a list of safeguards be submitted to prevent spills from the asphalt tanks.

M. Skop said that before the start of the job he would meet with the Fire Department Chief and go over products and safeguards. They also do a daily check list each morning to ensure everything is in proper working condition.

B. Steward stated the following conditions should be imposed in granting site plan approval, as recommended in the memo prepared by J. Hammond and L. Miller, and as discussed at this meeting:

- The expiration date for site plan approval is November 10, 2010 to allow for the unexpected.
- There will be 7 days of operation each week.
- Hours of operation will be from 5:30 a.m. to 8:00 p.m.
- Pave the driveway from the curb cut North a distance of 612 feet.
- There will be no more than 14 days allowed during a one year period for the crushing of asphalt removed from roadways for reuse.
- The township reserves the right to require steps to muffle the noise from the generator if there are any complaints.
- On-site lights shall not be left on overnight.
- Obtain the Fire Chief's approval of safeguards to prevent spills.
- Township inspectors may inspect the site at any time to assure compliance with the site plan approval requirements.

Obtaining the following variances will be required before site plan approval becomes effective and prior to the conduct of any business activities on the site:

- From the requirement in approval standard 7 of Table 10 that all activities be conducted inside a building.
- From the requirement in approval standard 7 of Table 10 that the stockpiles must be enclosed on all sides by a solid noncombustible fence or wall at least 6' in height.
- From the requirement in approval standard 7 of Table 10 that the materials may not be stacked higher than the fence or wall.

B. Steward asked that H&D submit proof that they talked to the Fire Department about specific products that will be on site and the location of each product. A copy of the DEQ air quality permit must also be submitted each year before commencing operations on site. They must meet with B. Klemish before the set up of the temporary site to show that all requirements have been met.

A motion was made by D. Behmlander and seconded by B. Plant to approve the site plan submitted by H&D, Inc. subject to all conditions suggested by B. Steward , which

approval will become effective upon obtaining the three variances as listed above from the township Zoning Board of Appeals.

7 Ayes 0 Nays Motion carried.

V. Unfinished Business

There was no unfinished business.

VI. Adjournment

A motion was made by D. Behmlander and seconded by D. Putt to adjourn the meeting at 7:52 p.m.

7 Ayes 0 Nays Motion carried.

Pam Reinhardt,
Williams Township Deputy Clerk