

**Williams Township Planning Commission
Regular Meeting
March 2, 2009**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday March 2, 2009 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, D. Putt, S. Villaire, W. Steward, J. Hurt. Excused: P. Wasek.

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. Public Hearing, Eastwood Subdivision South No. 2 Tentative Preliminary Plat review

Gushow Land Development Company, LLC has made application for tentative preliminary plat approval for Eastwood Subdivision South No. 2. It is a nine-lot residential subdivision addition to Eastwood Subdivision South. It includes a detention pond. It is located on 6.60 R-1 zoned acres on the south side of North Union Road, east of Flajole Road in Section 20 of the Township.

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

B. Steward confirmed that all planning commission members and J. Klein received a copy of J. Hammond and L. Miller's memo dated February 12, 2009. Planning Commissioners made the memorandum a part of this record by unanimous consent.

J. Klein confirmed that he revised the overall area map showing relationship of the subdivision to surrounding areas within one quarter mile having a scale of no greater than 800 feet to one inch.

B. Steward questioned whether or not the pond would have standing water in it at all times.

J. Klein explained that in times of flooding the detention pond will hold water. Otherwise it will be empty. The intent is to have an open grassy area during times of non-flooding.

J. Klein also stated that the detention pond is sized adequately for all the lots.

B. Steward stated that they must adhere to the pond ordinance.

J. Klein agreed.

B. Steward stated that Lot 16 can only have access from Tony Court.

J. Klein agreed.

D. Putt asked whether the sewer and water lines will be aligned to fit the present lines.

J. Klein stated that the lines will extend from the existing water and sewer lines. He confirmed that it was the correct line size.

C. Adams asked what the rear setback was for lot 16.

J. Klein explained that the rear setback for lot 16 is 35 feet.

J. Hammond inquired whether the drainage was going to be a swale.

J. Klein stated that it will be a pipe line.

Robert Tonkavich, 2326 Hickory Court voiced concern on the road condition due to the construction equipment and wanted to know what the time frame would be for installing the water and sewer lines.

B. Steward stated that during the construction phase, a new side road will be used.

J. Klein explained that by the fall of 2009 the sewer and water will be completed. The asphalt will be installed the following spring.

The public hearing concluded at 7:14 p.m.

A motion was made by D. Behmlander and seconded by D. Putt to recommend that the Township Board of Trustees approve the tentative preliminary plat for Eastwood Subdivison South No. 2 subject to the condition that all aspects of the pond ordinance must be adhered to.

6 Ayes 0 Nays. Excused: P. Wasek. Motion Carried.

VI. Adjournment

A motion was made by D. Behmlander and seconded by J. Hurt to adjourn the meeting at 7:20 p.m.

6 Ayes 0 Nays. Excused: P. Wasek. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk