

**Williams Township Planning Commission  
Regular Meeting  
March 2, 2015**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, March 2, 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 made a request for special use permit approval in order to construct a 10-unit apartment building on 2.03 R-3 zoned acres at the northwest corner of Midland Road at Carter Road.

D. Behmlander confirmed that C. Kloha received the memo by J. Hammond and L. Miller dated February 4, 2015 and the engineers plan review by J. Wheeler dated February 27, 2015.

D. Behmlander gave a copy of the Fire Marshal review to C. Kloha.

J. Hammond stated concerns over the proposed sanitary sewer connection and over the storm sewer outlet located on the northwest corner of the site. There is no legal authority granting approval for C. Kloha to connect to either the Gray Hawk Subdivision public

sanitary or storm sewer system. Planning Commissioners do not want either system to be overburdened.

C. Kloha stated that the letter regarding the storm sewer was approved by the Drain Commissioner.

J. Hammond stated that there is not a legal right to connect to Gray Hawk Subdivision storm sewer since it is in a private easement.

There is also a lack of emergency access to the west side of the center four apartments. Emergency vehicles must have access within 150 feet of any point on the exterior of the building. The fire hydrant should also be relocated adjacent to the driveway entrance to the apartment complex on Carter Road.

J. Billette stated that the sanitary sewer lead planned to be installed along Midland Road will be moved over so that it will be located in the road right-of-way. They will also construct a gravel driveway on the south end of the building so that emergency responders can access the building. These changes will be shown on a revised site plan.

Planning Commissioners had a lengthy discussion regarding the sewer system and drainage of the property. Future maintenance of the storm sewer was also mentioned.

The Planning Commissioners talked about postponing consideration of the special use until next month's meeting.

J. Hammond will talk to C. Kloha and his attorney to see if there is a legal way to hook up to the Gray Hawk subdivision storm water system or whether they may have to re-design what they are currently proposing.

Public comment opened at 7:28 p.m.

Several neighbors had concerns over flooding and whether the current storm sewer system can accommodate the excess water that C. Kloha's apartment complex will produce.

A short discussion took place.

Public comment closed at 7:38 p.m.

J. Hammond explained that we must have approvals from the Drain Commissioner, Road Commissioner and J. Wheeler, Township Engineer before we can consider approval for this project. We also need a legal right to be able to hook up to Gray Hawks storm sewer system or a new design must be submitted on the revised site plan.

Public comment closed at 7:38 p.m.

J. Billette passed around the original plat for the Gray Hawk subdivision that were drawn up in 2001, and he believes that the storm sewer system was designed to handle a high capacity of water run-off, more than what this apartment complex will produce.

The Planning Commissioners would like J. Wheeler, Township Engineer to submit a more detailed revised review of the storm sewer discharge at the northwest corner of the site and of the proposed sanitary sewer connection.

A motion was made by S. Villaire and seconded by R. Tonkavich to postpone consideration to grant special use approval to C. Kloha until the April 6 planning commission meeting. A revised site plan must be submitted for review prior to the meeting.

7 Ayes. 0 Nays. Motion Carried.

J. Hammond gave a review of the legal responsibilities of the Planning Commissioners.

## **VI. Adjournment**

A motion was made by T. Paige and seconded by G. Talaga to adjourn the meeting at 8:35 p.m.

7 Ayes. 0 Nays. Motion Carried.

Pam Reinhardt  
Williams Township Deputy Clerk