

**Williams Township Planning Commission
Regular Meeting
March 4, 2013**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, March 4, 2013 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: S. Villaire, T. Paige, J. Hurt, D. Behmlander. Excused: D. Putt.

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. 2013 Election of Officers

A motion was made by S. Villaire and seconded by T. Paige to elect D. Behmlander as the new chairperson for the Planning Commission for 2013.

4 Ayes 0 Nays. Motion Carried.

A motion was made by T. Paige and seconded by D. Behmlander to elect J. Hurt as the vice chairperson and S. Villaire as the secretary of the Planning Commission for 2013.

4 Ayes 0 Nays. Motion Carried.

C. Adams arrived at 7:34 p.m.

B. Kamlay Site Plan Review, Case No. 13-01-SPR

Chris Kamlay seeks site plan approval for a contractor's yard on 4.9±, IND zoned acres of land formerly used as a junk yard in section 12 of the township located on the west side of South Eight Mile Road, south of Wheeler Road.

D. Behmlander confirmed that C. Kamlay received a copy of the memo from J. Hammond and L. Miller dated February 13, 2013.

C. Kamlay stated that he would like to get approval for a contractor's yard. He is trying to organize items instead of just dumping it in piles and scattering debris about the property. He will be bringing in dumpsters to sort scrap items that he will be bringing on site. He has a garbage truck to use on site. The items usually come from repossessed homes or demolition homes. Several banks hire him to clean the houses out.

C. Adams asked if there are any stock piles of trash/items in piles right now.

C. Kamlay stated there are none at this time; he has cleaned the stock piles up.

J. Hammond recommended that no outside storage of tires be allowed. They will allow some inside storage of tires after they are cut in half.

D. Behmlander questioned what other uses will take place on the property.

C. Kamlay stated that it would be used for a contractor's yard for cleaning out foreclosed homes, to sell fire wood, equipment and vehicle storage and semi/race car storage. Tires will also be stored but only after they are cut in half.

J. Hammond stated that a screening fence must be constructed of a good quality non-combustable material painted a uniform color. It must also be solid, no wire fencing will be allowed.

C. Kamlay asked if he could construct a barn on the property in the future for more storage.

J. Hammond stated yes, but that he would need to get amended site plan approval by the Planning Commission at that time.

S. Villaire asked whether tires are being brought in at this time.

C. Kamlay explained that no tires are being hauled in at this time, he is taking them to the dump.

D. Behmlander asked if there are any motor oils or chemicals stored on site.

C. Kamlay stated they do not have any motor oils or chemicals stored on site.

Planning Commissioners discussed proposed conditions for site plan approval.

D. Behmlander summarized the following conditions planning commissioners agreed must be followed to grant site plan approval:

- The site shall not be operated as a waste disposal area or waste transfer station.
- Storing/accumulating/dumping trash, rubbish, junk, junk motor vehicles and building debris on the site shall be prohibited except in appropriate containers; and except for motor vehicles relating to C. Kamlay's auto racing activities; piling or storing anything above the height of the perimeter screening fence shall be prohibited, except to the extent equipment used in the Kamlays' business might exceed six feet in height.
- Any outside storage areas shall be shown on a revised site plan; what is to be stored in such storage areas shall be stated.
- Dumping or outside storage of tires shall be prohibited.
- Any requirements imposed by the Auburn/Williams Fire Department shall be complied with; and motor oil or fluid storage shall be prohibited on site.
- The site can only be used as a contractor's yard for cleaning out foreclosed homes, to sell fire wood, for equipment storage and semi storage.
- A solid fence must be constructed of good quality material around the perimeter of the outside storage area. The front fence must be done in 90 days and the remainder of the fence must be done in one year.
- Township inspectors may make inspections at reasonable times to assure compliance with site plan approval conditions.
- A revised site plan shall be submitted showing correct setbacks, a six foot high solid fence around the storage area, and all outside storage areas should be shown on the plans.

C. Kamlay agreed to these conditions. He stated he will have the front fence done within 90 days and the remainder of the fence will be constructed in one year.

A motion was made by C. Adams and seconded by J. Hurt to approve Chris Kamlay's request for site plan approval for a contractor's yard on the 4.9± IND zoned acres in section 12 of the township located on the west side of South Eight Mile Road with the above listed conditions and to be effective when a revised site plan is submitted and approved by the Planning Commission Chairperson.

4 Ayes. 0 Nays. Excused: D. Putt. Motion Carried.

VI. Adjournment

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A motion was made by C. Adams and seconded by T. Paige to adjourn the meeting at 8:00 p.m.

4 Ayes. 0 Nays. Excused: D. Putt. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk