

**Williams Township Planning Commission
Regular Meeting
March 7, 2011**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, March 7, 2011 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, J. Hurt, D. Putt, D. Behmlander, S. Villaire and T. Paige. Absent: C. Adams

C. Adams arrived during the motion to adjourn.

Also Present: B. Klemish, Williams Township Zoning Administrator, J. Hammond, Township Attorney, and L. Miller, Township Planner. 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 at this time.

IV. New Business

A. Gano Special Use, Case NO. 11-01-Spu

Brian Gano has submitted an application for a special use permit to install a 55' tall free-standing internet service antenna at his home on 2.9± Ag-zoned acres of land at 1538 Wheeler Road. The purpose of the antenna is to provide fast internet service at his home.

The Public Hearing began at 7:09

B. Steward confirmed that B. Gano received a copy of J. Hammond and L. Miller's memo dated February 3, 2011.

B. Gano explained the purpose for the antenna. Skyweb is the only provider for high speed internet in his area of the township.

J. Hammond explained that a fencing requirement could be imposed or waived.

After discussion among the planning commissioners, it was decided to waive the fencing requirement.

Demo Demosthenous, Senior RF Engineer, from Skyweb explained the internet service setup and the advantage of attaching a repeater to the antenna so that surrounding neighbors would also have access to this internet service. With installation of a repeater, service can be reached within a 3-5 mile radius of a 55' tall antenna.

By unanimous consent the Planning Commission decided to allow an internet antenna of up to 75 feet tall.

The Public Hearing concluded at 7:30 p.m.

A motion was made by D. Behmlander and seconded by J. Hurt to approve the Special Use Permit for B. Gano to install up to a 75 feet tall free-standing internet service antenna at his home located at 1538 Wheeler Road. There will be no fencing requirements around the perimeter of the tower/antenna.

6 Ayes 0 Nays. Absent: C. Adams. Motion Carried.

B. Kloha Properties, PUD rezoning, Case 10-03-Rz

Chad Kloha has submitted a final Development Plan for PUD rezoning of 11.98± acres of R-2 zoned land on the west side of Garfield Road south of North Union Road in Section 22 of the Township. The Final Development Plan includes: a site plan; landscaping schedule; and drawings of the various units to be constructed.

B. Steward confirmed that C. Kloha received a copy of J. Hammond and L. Miller's memo dated February 14, 2011.

M. Rybicki explained that the final development plan shows all the detailed changes that were suggested by the Planning Commission.

T. Paige questioned whether drainage retention was adequate for phase I.

M. Rybicki assured that the drainage would work.

L. Miller stated that there would be approval by the Township Engineer at the start of each phase.

J. Hammond questioned when the construction will begin and how long it might take to complete each phase.

C. Kloha stated that the construction might start by the middle of summer. It should take about 6 months to complete construction of the first phase.

The Public Hearing began at 7:40.

No public comments were made at this time.

J. Hammond advised that approval of the rezoning should include requirements found in the memo dated February 14, 2010, to include the following:

- Submit a site plan with a legal description revised as suggested in this memo
- All public utilities should be in easements;
- Each unit should have an individual water service lead and meter;
- Each building should have at least one sanitary sewer lead;
- Require Township Engineer approval of construction plans for water main, sanitary sewer layout, streets and storm drainage for the entire development and phase one before issuance of any building permit to commence construction;
- Require construction/installation of all streets, water distribution system, sanitary sewer system, storm drainage system, street lights, street signs and sidewalks in any construction phase to be completed, or bonded, before issuance of any occupancy permit;
- Require Township Attorney approval of all easements before issuance of any building permit to commence construction;
- Require closure of the ditch along Garfield Road;
- Require construction to be in accordance with applicable construction codes, ordinances and statutes;
- Specify that all setbacks, gross density and open space to be in conformity with the "Development Notes; on the site plan;
- Limit the height of site structures to 35';
- Authorize the Zoning Administrator to approve minor departures from the Final Development Plan where necessary;
- Specify that fire hydrants, or other fire suppression structures as required by the Auburn-Williams Fire Department be installed on the site so that adequate fire protection can be assured;
- Require appropriate steps to be taken throughout the site to assure motor vehicle and pedestrian safety and convenience, traffic flow and control as well as access in case of emergencies; and,
- Any temporary construction sign and any project identification sign shall be in accordance with ordinance requirements and approved by the Zoning Administrator.

These stipulations shall be included as part of the ordinance that will rezone the parcel.

The Public Hearing concluded at 7:43 p.m.

A motion was made by D. Putt and seconded by D. Behmlander to approve an amendment to the Williams Township General Development Plan to change the land use designation of the subject site from medium density residential to high density residential.

6 Ayes 0 Nays. Absent: C. Adams. Motion Carried.

A motion was made by D. Behmlander and seconded by J. Hurt to approve the Final Development Plan of Kloha Properties for the subject site upon receipt of a revised site plan showing the corrected legal description.

6 Ayes 0 Nays. Absent: C. Adams. Motion Carried.

A motion was made by S. Villaire and seconded by D. Putt to recommend that the Township Board of Trustees introduce the ordinance to rezone the 11.98± acre parcel from R-2 medium density single family district to PUD, Planned Unit Development, as prepared by J. Hammond, Township Attorney.

6 Ayes 0 Nays. Absent: C. Adams. Motion Carried.

VI. Adjournment

A motion was made by D. Putt and seconded by S. Villaire to adjourn the meeting at 8:12 p.m.

6 Ayes 0 Nays. Absent: C. Adams. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk