

**Williams Township Planning Commission  
Regular Meeting  
April 3, 2006**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, April 3, 2006 at the Township Hall.

The agenda is attached, marked 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, D. Putt, W. Steward and P. Wasek. Absent: S. Reed

Also Present: L. Miller, Township Planner and J. Hammond, Township Attorney. Others present are indicated on the sign in sheet, attached Exhibit B.

**I. Pledge of Allegiance**

The Pledge of Allegiance to the flag was said in unison.

**III. Open to the Public**

There was no public business.

**IV. New Business**

**A. Dow Corning Site Plan Review – Case No. 06-01-SPR**

Chairperson Steward asked if all Planning Commission members had received the memorandum dated March 9, 2006 from J. Hammond and L. Miller.

All indicated they had received the memorandum. Chairperson Steward asked that the memorandum be received as presented into the record as Exhibit C.

Chairperson Steward stated that Dow Corning was requesting approval of an amended site plan to construct a 55' x 40' (2,200 sq. ft.) animal cage storage addition to its DC3 research and development building on its IND-zoned Carter Road site in Section 29 of the Township.

Chairperson Steward stated their request complies with all applicable Williams Township zoning ordinance regulations.

Chairperson Steward asked Planning Commission members if they had any questions or comments.

P. Wasek asked if the cages were going to be empty.

Chairperson Steward answered yes.

C. Adams asked if construction had already begun on this project.

J. Hammond replied no.

Motion by J. Hurt, supported by P. Wasek to approve the amended site plan request of Dow Corning as of April 3, 2006.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. IT IS SO RESOLVED.

**B. Parkview Office Plaza Condominium Site Plan – Case No. 06-02-Spr**  
**C. DeShano Office Condominium Site Plan – Case No. 06-03-Spr**

John Billette was present to request approval of a condominium site plan for Parkview Office Plaza, LLC, 4600 Garfield Road. The site layout was earlier approved as a rental office complex. The 2.38 acres site is C-2 zoned.

Chairperson Steward asked all Planning Commission members and J. Billette if they had received the memorandum dated March 22, 2006 from J. Hammond and L. Miller.

All indicated they had received the memorandum. Chairperson Steward asked that the memorandum be received and presented into the record as Exhibit D.

Chairperson Steward asked J. Billette to explain what his plans were for this project.

J. Billette stated he has received many expressions of interest in the two buildings already built and those awaiting construction from people who want to own them, not rent them. He stated that each building has separate water meters, electrical panels and telephone. The sanitary sewer is shared. He stated that the land to the south owned by Neil Deshano is the site of the proposed DeShano Office Complex and N. DeShano has received similar requests.

Chairperson Steward asked J. Billette how many units would be in each building.

J. Billette answered three. There would be six buildings with three units in each for a total of eighteen units. The remaining four proposed buildings will be built as people are interested.

L. Miller suggested J. Billette do this project in combination with N. DeShano as a common project.

Chairperson Steward asked that the memorandum dated March 22, 2006 from J. Hammond and L. Miller regarding the DeShano Office Condominium site plan be received as presented into the record as Exhibit E.

Chairperson Steward stated N. DeShano has two proposed buildings with three units each for a total of six units. As a combined project there would be a total of eight buildings with twenty-four units.

J. Hammond recommended J. Billette submit a new site plan of all buildings within the common project showing how many units will be in each building.

C. Adams asked if each building would have its own sign.

J. Billette stated he prefers not to have a lot of signs on the property. He stated he would comply with the township sign ordinance.

A unanimous motion was made to recommend that the Township Board approve both condominium site plans as a common project. Approval to become effective once the following requirements are complied with:

- A new site plan is to be submitted showing all buildings including the proposed units of each building as a common project between J. Billette and N. DeShano for Chairperson Steward to review to assure compliance with these conditions on the revised site plan.
- Each separate unit shall be numbered as such.
- Each separate unit shall be served with separate utilities.
- The master deed and by-laws need to be reviewed by the Township Attorney.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. IT IS SO RESOLVED.

#### **D. Subdivision Ordinance Amendments**

J. Hammond explained that most of the changes are intended to make the ordinance conform to last year's changes to the State *Land Division Act*. He stated that none of the changes would affect the way the Planning Commission makes their approvals.

A short discussion followed regarding the amendments.

Motion by J. Hurt, supported by P. Wasek to recommend the William Township Board approve the Subdivision Ordinance amendments as written.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. IT IS SO RESOLVED.

**V. Consideration of Minutes**

**A. January 9, 2006 Regular Meeting Minutes**

Motion by D. Putt, supported by P. Wasek to approve the January 9, 2006 regular meeting minutes as presented.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. It is so RESOLVED.

**VI. Unfinished Business**

**A. Joint Meeting Reminder**

Chairperson Steward reminded all members there will be a joint meeting of the Township Board, Planning Commission and the Zoning Board of Appeals on Wednesday, April 12, 2006 at 6:00 p.m. at the Williams Township Hall.

**VII. Other**

There was no other business.

**VIII. Adjournment**

Motion by C. Adams, supported by P. Wasek to adjourn the meeting at 8:05 p.m.

6 Ayes 0 Nays Absent: S. Reed  
Motion carried. It is so RESOLVED.

LeAnne Johansson  
Williams Township Deputy Clerk