

**Williams Township Planning Commission
Regular Meeting
April 6, 2015**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, April 6, 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, and R. Tonkavich. Absent: G. Talaga.

Also Present: B. Darbee, 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. EZ Storage Site Amendment, Case 15-01-Spr

Chad Adams seeks amended site plan approval in order to add three more buildings to his rental self storage facility situated on 3.82 C-2 zoned acres on the west side of Garfield Road north of Midland Road in Section 22 of the township. The proposed amended site plan adds three storage buildings. Two of them are 160' x 30' (4,800 sq. ft.) The other one in the southeast corner of the site is 80' x 50' (4,000 sq. ft.). An outside storage area is added on the proposed amended site plan along the northern one-half of the west fence line.

D. Behmlander confirmed that C. Adams received the memo by J. Hammond and L. Miller dated March 12, 2015.

C. Adams explained that he will start the plantings in the next 6 weeks. He will plant Pine trees and ivy's along the white fence line. The buildings will be started in the first part of May. All drainage will go into the existing detention area. High shielded down sided

lights will be installed onto buildings. He will keep the remaining sign but will move it out of the road easement. The Township already granted approval for the moving of the sign.

C. Adams must submit a copy of the Williams Township Fire Chief and Bay County Drain Commission approvals.

C. Adams also explained that he will shorten the future building on the south side of the property by 10 feet to provide for a wider turnaround area. He stated construction materials will be delivered in a couple of weeks.

A new amended site plan showing the changes shall be submitted.

A motion was made by T. Paige and seconded by J. Hurt for site plan approval in order to add three more buildings to C. Adams rental self storage facility situated on 3.82 C-2 zoned acres on the west side of Garfield Road north of Midland Road in Section 22 of the township, effective with submission of a revised site plan showing changes and submission of approvals from the Fire Chief and Drain Commissioner.

6 Ayes. 0 Nays. Absent: G. Talaga. Motion Carried.

B. Kloha Rezoning, Special Use Permit Case 15-01-Spu

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 April 1, 2015.

C. Kloha explained that the new site plan now shows the changes which include a rear lot retention pond, sanitary sewer line has been changed as suggested by Planning Commissioners in the March meeting, to run along Midland Road. The fire hydrant has been moved and he extended the length of the emergency turnaround. Engineering approvals for sewer capacity must be submitted and confirmed.

D. Behmlander stated that there must be a 10 foot wide green belt area between the rear and side property line and the retention pond and a row of 5 feet high deciduous or evergreen trees for screening.

Written approvals from the Bay County Drain Commission, Bay County Road Commission, Bay County Department of Water and Sewer, Fire Marshal and the Williams Township Engineer approval of the project storm drainage and project lighting plan must be submitted.

C. Kloha should consider paving the emergency access area with cross-hatched concrete pavers that allow grass to grow through them instead of a gravel surface.

C. Kloha must install a locking chain or break-bars at southern end of drive and at roadway to prevent access to emergency access area by non-emergency vehicles and also display "no parking" signs.

An agreement specifying that the applicant is responsible for repairs/maintenance of the sanitary sewer lead within the Midland Road and Gray Hawk Lane right-of-way, this agreement to be recorded at the Bay County Register of Deeds office and kept with the Bay County Department of Water and Sewer "As Built" drawings for the sewer connection.

C. Kloha stated that blue rubbish receptacles will be supplied for the tenants use.

There are currently 2 parking spaces per unit with an additional 11 extra parking spaces.

If a sign is to be used for this site it must be shown on the site plan.

The planning commissioners suggested that C. Kloha review J. Hammond's memos dated February 4, 2015 and April 1, 2015 when updating the site plan. A new site plan with the recommendation from this meeting and from the memo's shall be submitted at least 2 weeks prior to the May meeting.

A motion was made by T. Paige and seconded by J. Hurt to postpone the consideration of special use permit approval until the May 4, 2015 Planning Commission meeting.

6 Ayes. 0 Nays. Absent: G. Talaga. Motion Carried.

A motion was made to approve March 2, 2015 Planning Commission Meeting minutes.

6 Ayes. 0 Nays. Absent: G. Talaga. Motion Carried.

VI. Adjournment

A motion was made by J. Hurt and seconded by A. Torres to adjourn the meeting at 8:35 p.m.

6 Ayes. 0 Nays. Absent: G. Talaga. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk