

**Williams Township Planning Commission
Regular Meeting
May 5, 2008**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday May 5, 2008 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

Vice Chairperson Paul Wasek called the meeting to order at 7:00 p.m. Present: C. Adams, D. Behmlander, J. Hurt, B. Plant, and D. Putt.
Excused: B. Steward.

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.

IV. New Business

A. Lake Huron Council, Boy Scouts of America, Special Use Permit/Site Plan Review, Case No. 08-02 SpU

The Lake Huron Council of the Boy Scouts of America is requesting special use permit approval in order to enlarge their RE-zoned service center at 5001 S. Eleven Mile Road. The Council intends to construct a 1,586 square foot addition to the existing building.

The addition is intended to be a store operated by the national organization which will sell official Boy Scout items to scouts.

The Public hearing began at 7:02 p.m.

P. Wasek confirmed that the planning commission received a copy of the memo dated

04/09/08 from the office of J. Hammond and L. Miller.

B. Sisco from the Boy Scouts and J. Fitzgibbon from Gerace Construction were present to provide information and answer questions about the Boy Scout addition.

J. Fitzgibbon explained that it will be used as a National Boy Scout Store. The addition will be 1,586 square feet. There will be no signage or lighting changes. Parking spaces have been added as requested. The store will be for the scouts and not for the general public.

B. Sisco stated the hours would be from 9:00 a.m. to 6:00 p.m., Monday thru Friday and from 10:00 a.m. to 2:00 p.m. on Saturday.

P. Wasek provided an aerial photo showing that the closest fire hydrant was 485 feet away from the building. The International Fire Code states that it should be no further than 400 feet from the building.

P. Wasek confirmed that Gerace Construction received the letter from M. Snyder explaining the International Fire Code.

J. Hammond explained that we haven't adopted the International Fire Code in this Township, and, therefore we cannot make it a requirement or a condition of site plan approval.

C. Adams asked if anything else would be done to the building.

J. Fitzgibbon stated that besides doing the addition, they would be doing cosmetic updates.

P. Wasek asked if there were any other questions or comments from those in attendance.

There were no questions or comments.

P. Wasek asked how many additional employees will be on site due to the expansion.

B. Sisco stated that there would be 3 extra employees added to the 7 or 8 employees that are currently there on a daily basis.

P. Wasek asked if anyone thought more screening is necessary.

D. Putt stated that current screening is sufficient.

The Planning Commission members agreed that the present screening is sufficient.

D. Putt asked if there would be an increase in traffic flow.

B. Sisco stated that there would not be much more traffic since it is not a public store.

The public hearing concluded at 7:19 p.m.

A motion was made by J. Hurt and seconded by D. Putt to approve the Special Use Permit and Site Plan as submitted by the Lake Huron Council, Boy Scouts of America.

6 Ayes 0 Nays Excused: B. Steward. Motion carried.

**B. Elmer's Crane & Dozer, Inc. Special Use Permit Amendment Request
Case No. 08-03 SpU**

Elmer's Crane & Dozer is requesting an amendment to its special use permit in order to expand the concrete recycling program (crushing activities) at their IND-zoned, concrete plant located at 2666 Salzburg Road. Elmer's would like to store and crush materials from sources other than its own projects, expand the number of days it can operate its crusher to 30 business days per year and change operating hours for crushing activities to 7:30 a.m. until 6:00 p.m.

The public hearing began at 7:21 p.m.

P. Wasek confirmed that the planning commission received a copy of the memo dated 04/10/08 from the office of J. Hammond and L. Miller.

Scott Jozwiak was present from Elmer's Crane & Dozer, Inc. to provide information and answer questions about the request.

S. Jozwiak explained that currently they are crushing their own material but they have interest from other businesses to crush their concrete. They would also like to extend their

crushing hours from 8:00 a.m. until 5:00 p.m. to 7:30 a.m. until 6:00 p.m. They would like to expand their crushing operation from 10 days per year to 30 days per year.

D. Putt asked if water was used in the crushing process.

S. Jozwiak stated that water was used to wash/rinse off dust and debris from the concrete.

J. Hurt asked if there were complaints on noise.

S. Jozwiak stated that there were no noise complaints as far as he was aware of.

B. Plant if they just wanted the crushing to be extended to only 30 days.

S. Jozwiak stated that he would like it longer, if possible, but the requested 30 days will be adequate.

P. Wasek explained that since the request was for 30 days, discussion will continue with the original request.

B. Plant asked if other companies were bringing in cement would generate a lot more traffic.

S. Jozwiak stated that not much more traffic will be added.

C. Adams asked if the height of the piles will be over the limit when receiving extra cement.

S. Jozwiak explained that the base of the pile will only hold so much crushed concrete. The base will get wider so the height will not go over height restrictions.

J. Hammond asked if asphalt will be crushed there.

S. Jozwiak stated that it will go to an asphalt plant. It will not be crushed on site. He said that Elmer's is agreeable to a condition of special use permit approval prohibiting crushing anything other than concrete on this site.

J. Hammond asked if other building debris will be kept on site.

S. Jozwiak explained that only concrete would be kept on site.

J. Hammond questioned how many times out of the year will be set for crushing.

S. Jozwiak stated that they will crush twice a year for about a 2 week period.

L. Miller asked if off-site material will be brought in during business hours.

S. Jozwiak said that most of the time it will be during business hours, but there may be an exception.

P. Wasek asked what the normal business hours are outside of the crushing.

S. Jozwiak explained that normal hours may vary depending on the type of work being done. It is not the same set hours every day.

P. Wasek asked B. Klemish if there were any concerns from the public about noise or crushing of the concrete.

B. Klemish stated that there have been no complaints about noise.

S. Jozwiak stated that the crusher is located at least 1000 feet away from Salzburg Road and the buildings and trucks block noise.

J. Hammond explained that Elmer's will be attending the ZBA meeting on May 8, 2008 to request smaller side yard setbacks. The side yard was reduced by 12 feet in a property line dispute so they are not in compliance at this time.

P. Wasek asked for any other public comment.

Derek LeCronier expressed his concerns about the debris and stones on the farm property next to Elmer's. He requested that a fence be put up to separate the property before the extension to 30 days of crushing is granted.

S. Jozwiak stated this issue has already been discussed and he agreed that they would put a 6 foot wall along the back by the crushing area.

D. Putt asked when the wall will be put in place.

S. Jozwiak stated that he wasn't sure, but hopefully this spring when weather permits to put in footings.

P. Wasek confirmed that the hours of 7:30 a.m. to 6:00 p.m. applies only to the concrete crushing on the site. All other conditions stay the same.

L. Miller confirmed that recycling be limited to concrete only.

J. Hammond confirmed that the re-rod must be removed from the site periodically.

B. Klemish stated that Elmer's must remove crushed concrete from LeCronier's farm field before the ZBA meeting on May 8, 2008.

S. Jozwiak agreed that he will remove the debris immediately.

P. Wasek stated the following conditions should be imposed in granting site plan approval, as discussed at this meeting:

- The recycling shall be limited to concrete only; no other material such as asphalt, brick, or stone may be crushed on the site.
- Granting of amended special use permit approval will be based on the outcome of the ZBA meeting on May 8, 2008 and upon construction of any barrier required in the grant of a variance.

- Complying with barrier restrictions by constructing a wall between the properties along the west property line of Elmers.
- A swale will be trenched on the east side of the property to reduce water build up from the crushing.

The public hearing concluded at 8:08 p.m.

A motion was made by C. Adams and seconded by D. Putt to approve the special use permit amendment submitted by Elmers Crane & Dozer, Inc. subject to all conditions as discussed and stated above. Crushing of concrete, only, shall be limited to 30 business days per year from 7:30 a.m. until 6:00 p.m. each day. Elmer's shall keep a log of daily crushing activities, which shall be made available to the Township upon request. All other conditions found in the minutes of the January 5, 2006 ZBA meeting, or in the minutes of the January 9, 2006 Planning Commission meeting not specifically addressed in this hearing remain in effect. This approval shall become effective upon obtaining a variance for sideyard setback requirements from the township Zoning Board of Appeals on May 8, 2008 and completing construction of any barrier required in the grant of a variance.

6 Ayes 0 Nays B. Steward excused. Motion carried.

V. Unfinished Business

There was no unfinished business.

VI. Adjournment

A motion was made by D. Behmlander and seconded by D. Putt to adjourn the meeting at 8:23 p.m.

6 Ayes 0 Nays Excused: B. Steward. Motion carried.

Pam Reinhardt,
Williams Township Deputy Clerk