

**Williams Township Planning Commission  
Regular Meeting  
May 3, 2010**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday May 3, 2010 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: C. Adams, S. Villaire, B. Steward, J. Hurt, D. Putt, and T. Paige. Excused: D. Behmlander.

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**

There was no public comment at this time.

**IV. New Business**

**A. Discussion/Questions on proposed multiple family development by Chad Kloha**

A discussion was held on the proposed multiple family development complex by Chad Kloha. The property is located at 4548 S. Garfield Road and is currently zoned R2.

Chad Kloha explained that he would like to construct multi family units consisting of 2, 3, and 4 bedroom housing. He would like to have 100-120 rental units which would cover an area of 11.6 acres. There will be no single units, all units will be attached. He would like to know what needs to be done to move forward with this project.

J. Hammond explained that the land could be rezoned to R-3 or a PUD.

J. Hammond stated C. Kloha should consider constructing condominium units because it would give him the option to sell individual units in the future. He explained the guidelines that would need to be followed for condominiums, which would include obtaining a private street permit which is necessary for condominiums. He explained that if Mr. Kloha just constructs an apartment complex without a private street permit, he won't be able to sell individual units in the future. He'd have to sell the whole complex. Doing a condominium would give him more flexibility.

C. Kloha rejected the suggestion. He would like to construct an apartment type complex with just rental units and with internal roadways that do not comply with the Bay County Road Commission minimum roadway right-of-way width standards.

J. Hammond stated that if C. Kloha wanted to rezone to R-3 then the General Development Plan would need to be amended and it is a lengthy process.

J. Hammond also stated that if private roadways are constructed then a private street permit would be needed.

Discussion was held among the Planning Commissioners, Township Attorney and Zoning Administrator regarding Chad Kloha's proposed apartment development.

J. Hammond suggested that approval standard 19 of table 7 in the Zoning Ordinance No. 33 be followed by C. Kloha's engineer when drafting the next site plan. A copy of approval standard 19 was given to C. Kloha.

At this time C. Kloha had no other questions or concerns.

C. Kloha was informed that he could contact B. Steward or B. Klemish if he had any questions regarding the development of his proposed multiple family units.

## **VI. Adjournment**

A motion was made by C. Adams and seconded by D. Putt to adjourn the meeting at 8:10 p.m.

5 Ayes 0 Nays. Excused: D. Behmlander. Motion Carried.

Pam Reinhardt  
Williams Township Deputy Clerk