

**Williams Township Planning Commission
Regular Meeting
May 4, 2015**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, May 4, 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, G. Talaga, and R. Tonkavich.

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

No public comment.

IV. New Business

A. Kloha Special Use Permit Approval, Case 15-01-Spu

Chad Kloha submitted a revised site plan pertaining to Hope's Corner to obtain site plan approval and special use approval to construct a 10-unit apartment building on 2.03 R-3 zoned acres at the northwest corner of Midland Road at Carter Road.

J. Billette stated that the revised site plan was updated to include 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 douglas fir 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 have been submitted.

Planning Commissioners agreed to impose these requirements before the building permit is issued:

- Provide/record an agreement acceptable to the township 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 should be recorded at the Bay County Register of Deeds office and a copy kept with the Bay County Department of Water and Sewer 'as built' drawing for the sewer connection.
- Approval of building drawings by the Auburn Williams Fire Department.
- Approval of building drawings by the Township Building Department.
- Provide written approval from Bay County Road Commission for placement of private sewer leads in the public road rights of way for both Midland Road and Gray Hawk Lane.

Planning Commissioners agreed to impose these requirements before an occupancy permit is issued:

- Install locking chains, or break-bars at the southern end of the drive and at the roadway to prevent access to the emergency access area by non-emergency vehicles.
- Prohibit parking on the access driveway to apartment units except for the parking spots shown on the east side of the roadway.
- Prohibit parking or storing anything on the emergency access areas.
- Completion of all required plantings.
- Inspection of the private sanitary sewer lead in the public road right-of-way for compliance with all applicable codes and Bay County Department of Water and Sewer standards.

The use of concrete pavers was discussed.

J. Billette stated that the concrete pavers do not work well unless you have an adequate water/sprinkler system. Weeds instead of grass seem to grow between the pavers.

C. Kloha agrees to all conditions stated by planning commissioners.

The lighting fixture in the entrance way must have a stronger intensity light.

C. Kloha requested to get approval to do his plantings during a good planting time and not during the off-season. B. Klemish said that Mr. Kloha might be eligible for a temporary occupancy permit.

A motion was made by R. Tonkavich and seconded by S. Villaire for Site Plan approval and Special Use approval subject to agreed upon conditions for Chad Kloha to construct a 10-unit apartment building on 2.03 R-3 zoned acres at the northwest corner of Midland Road at Carter Road.

7 Ayes. 0 Nays. Motion Carried.

VI. Adjournment

A motion was made by G. Talaga and seconded by S. Villaire to adjourn the meeting at 7:33 p.m.

7 Ayes. 0 Nays. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk