

**Williams Township Planning Commission
Regular Meeting
May 5, 2014**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, May 5, 2014 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, C. Adams, T. Paige, J. Hurt, and S. Villaire. Excused: D. Putt. Absent: A. Torres

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. Dow Corning Special Use Permit, Case No. 14-01-SpU

Dow Corning Corporation has made application for a special use permit for a contractor's office and supply yard on a 400' x 350' portion of 31.52± AG zoned acres it owns along Carter Road adjacent to the north right-of-way line of US-10 in Section 21 of the Township. There is a 50' x 60' (3,000 sq. ft.) pole building on the site which the company uses to service its vehicles. Dow Corning does not currently have any zoning approval for the use of the site. It is making its application for special use permit approval in order to comply with the Williams Township Zoning Ordinance.

D. Behmlander confirmed that D. Goslin received a copy of the memo from J. Hammond dated April 1, 2014.

D. Goslin, Dow Corning, explained the current building will be used for preventative equipment maintenance and storage. There will be no expansion and the use will not change from their current usage.

Planning Commissioners held a short discussion on the use of the facility. The special use permit will expire if the parcel is ever sold. There have been no noise or dust complaints by neighbors.

J. Reese, neighbor located at 1949 Carter Ridge, questioned whether the building would have any employees working in the building on a full time basis.

B. Wilson, Dow Corning, explained that there will be one person working on site, who will be a mechanic/grounds person.

S. Douglas, neighbor located at 1890 Carter Ridge, asked whether there will be any large containers of fuel stored in the building.

S. Douglas questioned if they will be allowed to expand in the future.

J. Hammond explained that Dow Corning will not be allowed to expand to make a greater use of the facility, without having to come back to the planning commission for approval to do so.

D. Goslin stated there are no large storage containers of fuel stored in the building, except for a five gallon gas can.

S. Douglas questioned whether any of the surrounding farmers ever used the facility.

D. Goslin stated no farmers make use of the building. He also commented that the majority of the surrounding property will remain as farmland.

J. Reese made a comment that Dow Corning has been a really good neighbor and he has no complaints in regard to dust or noise.

T. Paige stated that the memo of April 1, 2014 which is currently being discussed can be obtained from the Clerk's office.

Public comment closed at 7:18 p.m.

The Planning Commissioners agreed that the following conditions need to be imposed in the approval of the special use permit:

- All activities on the site shall be limited to areas currently used;
- Outside vehicle storage shall be limited to company-owned vehicles being serviced;

- Dow Corning shall maintain the thickly planted screening barrier along Carter Road in good living condition as long as any special use permit is in effect;
- Any outside lighting shall be installed in such a manner which will not create a traffic hazard, or which will not cause glare or direct illumination to be cast onto adjacent properties;
- Outside storage of raw materials, supplies, junk motor vehicles, unlicensed motor vehicles, parts of machinery or motor vehicles, equipment, appliances, remnants of wood, metal or any other cast-off material of any kind, shall be prohibited whether or not such material could be put to any reasonable use;
- The drive and vehicle storage areas, and any loading/unloading areas within the proposed site shall be paved or treated so as to limit any nuisance by wind-borne dust;
- The township reserves the right to require hard-surfaced paving of the drive and vehicle parking/storage areas in the event that wind-borne dust becomes a problem, or if gravel, etc. is routinely dragged out onto Carter Road;
- The township reserves the right to require screening of the 400' x 350' site if outside storage becomes unsightly; and,
- Special use permit approval shall expire and be terminated in the event that Dow Corning sells the site to someone else.

A motion was made by T. Paige and seconded by C. Adams for S. Villaire to abstain from voting.

4 Ayes. 0 Nays. Motion Carried.

A motion was made by C. Adams and seconded by T. Paige to approve the Dow Corning Special Use Permit for a contractor's office and supply yard on a 400' x 350' portion of the 31.52± AG zoned acres on Carter Road with the conditions as stated above.

4 Ayes. 0 Nays. 1 Abstention. Motion Carried.

B. Solar Energy Ordinance

There was a brief discussion regarding Solar Energy and the memo from J. Hammond dated March 5, 2014.

D. Putt arrived at 7:32 p.m.

T. Paige will get feedback from the Township Board and present it in the June 2, 2014 Planning Commission meeting.

V. Any Other Business

VI. Adjournment

A motion was made by D. Putt and seconded by J. Hurt to adjourn the meeting at 7:45 p.m.

6 Ayes. 0 Nays. Motion Carried.