

**Williams Township Planning Commission
Regular Meeting
May 8, 2006**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, May 8, 2006 at the Township Hall.

The agenda is attached, marked Exhibit A.

I. Call to Order & Roll Call

Chairperson Steward called the meeting to order at 7:00 p.m. Present: C. Adams, D. Behmlander, J. Hurt, S. Reed, W. Steward and P. Wasek. Absent: D. Putt

Also Present: L. Miller, Township Planner and J. Hammond, Township Attorney. Others present are indicated on the sign in sheet, attached Exhibit B.

I. Pledge of Allegiance

The Pledge of Allegiance to the flag was said in unison.

III. Open to the Public

There was no public business.

IV. New Business

**A. Elmer's Construction Engineering, Inc.
Site Plan Review, Case No. 06-04 SPR**

Chairperson Steward asked if all Planning Commission members and representatives of Elmer's Construction Engineering, Inc. had received the memorandum dated April 21, 2006 from W. Darbee and L. Miller.

All indicated they had received the memorandum. Chairperson Steward asked that the memorandum be received and made part of the record as Exhibit C.

Chairperson Steward asked Scott Jozwiak and Eric Strang, representing Elmer's Construction Engineering, Inc., to explain the need for the amended site plan.

S. Jozwiak stated they have made some changes to their plan since site plan approval in January. They have decided not to use the northern most building as their concrete mixing facility and are going to build a proposed 40 x 56 concrete mixing building having a

west side yard of thirty two feet. It will be located directly behind the main office building. Because of the change, paving will not need to be done all the way back to the last building. They are also adding an aggregate recycling system to the property.

J. Hammond asked how tall the new building will be.

E. Strang stated the building is within the regulated height requirement of 45', but was not sure if the height of the silos would be above that.

J. Hammond stated the silos were exempt from the ordinance regulations.

C. Adams asked when the facility will be completed.

S. Jozwiak stated as soon as possible. He has meetings scheduled with the Bay County Road Commission and the Bay County Drain Commission to obtain their approval.

Chairperson Steward read the conditions that were set forth at the January 9, 2006 meeting.

Chairperson Steward stated that since the new building was going to be located near the front of the property, the extra fire hydrant that was to be installed is no longer needed.

Chairperson Steward stated the existing non-conforming buildings can be used as is, but any new construction has to comply with the 20' setback.

Chairperson Steward noted that on the site plan the entrance gate was changed from 75' to 50'.

S. Jozwiak stated they prefer the gate not to be 75' off of Salzburg Road.

L. Miller stated there is only approximately 20' between the new building and the office building, and within that 20' is a boiler system. He thought the Michigan Building Code required there to be 30'.

L. Miller also stated that the gate entrance should be kept at 75' so any gravel trucks arriving before the gates are open will be completely off Salzburg Road.

Chairperson Steward asked about the 6' concrete fence.

E. Strang stated that concrete blocks would be installed on the edge of the property to contain stone and sand, etc. piled on Elmer's property.

Chairperson Steward asked how many employees will be working during normal business hours.

E. Strang stated 19 employees would be working during their daily operations.

Chairperson Steward stated the site plan shows only 13 employee parking spaces, so more will need to be added.

Motion by S. Reed, supported by C. Adams to approve the amended site plan request of Elmer's Construction Engineering, Inc. dated May 8, 2006, subject to conditions set forth as follows:

- Increase employee parking spaces to 19.
- Applicant shall submit evidence of the Bay County Road Commission curb-cut permit.
- Applicant shall submit evidence of the Bay County Road Commission's approval of its use of Salzburg Road.
- Applicant shall submit evidence of the Bay County Drain Commissioner's approval of its drainage plan.
- There shall be 20' to 50' between the new building and the office building.
- Entrance gate shall be kept at 75' from Salzburg Road right of way.
- Silos are exempt from the 45' height ordinance.
- If drainage swale needs to be moved to the west side of entrance, it must be shown on the new site plan.
- Paving is required from the entrance at Salzburg Road to the back of the new building.
- Per memo from Mike Snyder, Auburn/Williams Fire Chief, dated May 8, 2006, no extra fire hydrant is needed on the property.
- Prior to issuance of building permit, the Fire Chief would like to meet with facility representatives regarding emergency pre-planning issues.
- A new site plan is to be submitted showing all changes for Chairperson Steward to review to assure compliance with these conditions.
- These conditions of site plan approval supersede those imposed on January 9, 2006 relating to the original Elmer's site plan.

6 Ayes 0 Nays Absent: D. Putt
Motion carried. IT IS SO RESOLVED.

V. Consideration of Minutes

A. April 3, 2006 Regular Meeting Minutes

Motion by D. Behmlander, supported by C. Adams to approve the April 3, 2006 regular meeting minutes as presented.

6 Ayes 0 Nays Absent: D. Putt
Motion carried. IT IS SO RESOLVED.

B. April 12, 2006 Joint Meeting Minutes

Motion by P. Wasek, supported by D. Behmlander to approve the April 12, 2006 joint meeting minutes as presented.

6 Ayes 0 Nays Absent: D. Putt
Motion carried. IT IS SO RESOLVED.

VI. Unfinished Business

J. Hammond stated because of the new Zoning Enabling Law, some changes need to be made to the township zoning ordinance.

All Planning Commission members agreed to have J. Hammond complete a draft of the needed changes for their review.

VII. Other

A short discussion followed regarding homes that are constructed in the township which have self-contained separate living quarters.

VIII. Adjournment

Motion by S. Reed, supported by C. Adams to adjourn the meeting at 7:52 p.m.

6 Ayes 0 Nays Absent: D. Putt
Motion carried. IT IS SO RESOLVED.

LeAnne Johansson
Williams Township Deputy Clerk