

**Williams Township Planning Commission
Regular Meeting
June 1, 2009**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday June 1, 2009 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

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

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. KMA Group LLC Amended Site Plan Review, Case NO. 09-01-SPR

The Planning Commission considered and granted a Special Use Permit to the applicant, Cliff Vennix at the meeting of July 31, 2006. Cliff Vennix has presented a revised site plan for a project entitled “Auburn Bean and Grain Corn Storage Silos and Communications Tower Site Plan”. The current request is to construct two 18’ diameter wet storage hoppers and a single tower dryer 9’ diameter. The structures will be located southerly of the southernmost existing storage bin.

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

P. Wasek confirmed that all planning commission members and C. Vennix received a copy of W. Darbee and L. Miller’s memo dated May 20, 2009.

P. Wasek asked the height of the storage hoppers and dryer.

C. Vennix stated that the dryer will be 108' tall and the storage hoppers will be 80' tall. They will not be higher than the existing bins.

In reply to a question by S. Villaire about height limitations, L. Miller pointed out that the Planning Commission Meeting of July of 2006, C. Vennix disclosed plans to build the storage bins and dryer. They just weren't shown on the approved site plan. Heights of structures at the site have previously been approved. All that needs to be done is to show these new added structures on the site plan.

S. Villaire questioned how many parking spaces there were at the site.

C. Vennix explained that there are not usually more than 2 vehicles parked on this site at one time. Most employees park in the employee parking lot at the site in the city and if needed they take a work vehicle and drive to this area.

C. Adams asked if this was considered Industrial.

J. Hammond explained that this is called a Specialized Farming Operation. It is an Ag District Special Use.

C. Vennix stated that they intend to eliminate the dryers in the city over time and install this new more efficient dryer at this location. It is expected to be less noisy.

D. Behmlander confirmed that they would dump the corn, dry it, and haul it back to the other site.

C. Vennix agreed.

P. Wasek stated that a written approval from the fire department is needed.

C. Vennix explained that he has been in contact with the fire chief and had his approval.

C. Vennix stated that they have no problems with the inspectors coming to the site on a regular basis to make sure they are in compliance.

No members of the public present had any comments.

A motion was made by D. Behmlander and seconded by J. Hurt to approve the amended site plan for KMA Group LLC which approval will become effective following receipt of written approval from the Auburn-Williams Fire Chief. No construction shall begin until such approval is received. There must be compliance with all conditions set forth at the July 31, 2006 Planning Commission meeting approving the special use.

5 Ayes 0 Nays. Excused: B. Steward. Absent: D. Putt. Motion Carried.

B. Glen Gannon – Garfield Road Sports Complex Discussion

G. Gannon explained that he likes the area and believes this central location would be perfect for a sports complex.

J. Hammond explained that this is a C-2 zoned property. He said that a sports complex would be allowed there by special use permit. He cited the applicable approval standards and suggested that Mr. Gannon should get a copy of the zoning ordinance.

J. Hammond asked if they planned to connect to public water and sewer.

G. Gannon confirmed that they would.

G. Gannon asked if the planning commission would approve a gravel driveway.

J. Hammond stated that a paved driveway and parking lot are required.

G. Gannon explained that the cost of a dome complex would be just over one million dollars and a steel building would be around three million dollars. During the summer it would be used for camps, concerts, and group outings.

C. Zoning Ordinance Text Amendment Discussion

P. Wasek stated that during the July 6th meeting, members will discuss clarifications that need to be made to the sign ordinance and revisions to the Master Plan.

J. Hammond stated that he will try to arrange for a speaker from Lamar Sign Company.

VI. Adjournment

A motion was made by C. Adams and seconded by D. Behmlander to adjourn the meeting at 8:07 p.m.

5 Ayes 0 Nays. Excused: B. Steward. Absent: D. Putt. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk