

**Williams Township Planning Commission
Regular Meeting
June 6, 2011**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday June 6, 2011 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: B. Steward, J. Hurt, D. Behmlander, S. Villaire, T. Paige, D. Putt, and C. Adams.

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 at this time.

IV. New Business

A. Tom VanderKelen Rezoning, Case No. 11-02-Rz

Tom VanderKelen has made application to rezone from IND and RE to C-2 the easternmost 35± acres of the 44 acres of land he owns located on the south side of North Union Road east of the U.S. 10 right-of-way in section 19 of the township. The property is currently vacant. He wants to lease the site for use as a paint ball field.

T. VanderKelen did not recall receiving a copy of J. Hammond and L. Miller's memo dated May 16, 2011.

Mike Ziozios of TC Paintball explained that inflatable bunkers, removable wood structures, netting, and portable toilets would be used on the site. It would be open approximately 1-3 days per week from 11:00 a.m. to 5:00 p.m. The maximum amount of

people per day would be around 50 at one time. The noise level of the paint guns is equal to 85 decibels.

The public hearing began at 7:23 p.m.

Tom Webb, a neighbor, was concerned about the noise from the discharging of the paint ball guns. He is also worried about unauthorized use of this site when the fields are closed. He opposes the paintball field and feels it should not be rezoned.

T. VanderKelen explained that he thinks this would be a good use for the land since the land is low and there are some wetlands on this site.

B. Steward explained that after the rezoning approval there must be consideration of a special use permit and site plan approval which may be able to occur in the August 1, 2011 planning commission meeting.

L. Miller stated that the designated wetland area must be shown on the site plan.

The public hearing concluded at 7:40 p.m.

A motion was made by D. Behmlander and seconded by C. Adams to recommend that the Township Board of Trustees rezone T. VanderKelen's 35± acres of land located on the south side of North Union Road east of the U. S. 10 right-of-way in section 19 from IND and RE to C-2.

7 Ayes 0 Nays. Motion Carried.

B. Oakside Mobile Home Park Storage Building, Case No. 11-01-Spr

Ron Zaryczny seeks amended site plan approval to construct a 36' x 64' x 19' (high) maintenance equipment storage building on the 32± acres, R-3 zoned Oakside Mobile Home Park site.

R. Zaryczny did not recall receiving J. Hammond and L. Miller's memo dated June 3, 2011. He did receive a copy of the Auburn-Williams Fire Marshall's email dated June 3, 2011.

R. Zaryczny explained that the proposed building would be used for storage of materials and equipment for the park.

T. Paige questioned whether there would be adequate water supply for fire usage and explained that an additional fire hydrant would be needed.

D. Behmlander asked what size water main is currently on the site.

R. Zaryczny stated that a 4" water main runs through the property.

D. Behmlander stated that the flow of water would not be adequate with a 4" line. At least a 6" line would be needed.

B. Steward stated that the nearest municipal water line is on Kiesel Road adjacent to the Mobile Home Park. Unless a larger waterline is installed, the Fire Marshal's stipulations cannot be met.

The planning commissioners unanimously agreed that consideration to approve construction of the storage unit be postponed until the July 11, 2011 meeting.

VI. Adjournment

A motion was made by D. Behmlander and seconded by S. Villaire to adjourn the meeting at 8:00 p.m.

7 Ayes 0 Nays. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk