

**Williams Township Planning Commission  
Regular Meeting  
July 10, 2006**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday July 10, 2006 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: C. Adams, D. Behmlander, J. Hurt, D. Putt, S. Reed, W. Steward and P. Wasek.

Also Present: B. Klemish, Williams Township Zoning Administrator, L. Miller, Township Planner 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**

There was no public comment.

**IV. New Business**

**A. Snow Machines, Inc. Preliminary P. U. D. Development Plan  
Case No. 06-01-PUD**

Chairperson Steward explained that the Snow Machines, Inc. parcel is currently zoned C-2 and they would like to rezone it to a PUD, Planned Unit Development. A PUD would allow them to eliminate the non-conforming status of the property and they would be able to erect additional buildings on the property and expand their use.

No one from Snow Machines, Inc. was present.

Chairperson Steward asked the Planning Commissioners for comments.

C. Adams stated that the residents on the north side of the property would like to see some kind of screening or berm installed on their side of the property.

S. Reed stated she would like the outside storage area to be screened.

D. Putt stated that setback requirements need to be enforced for outside storage.

D. Behmlander stated all outside storage should be behind the proposed new building as indicated on the site plan.

J. Hurt stated a new site plan should be submitted showing screening and all proposed outside storage areas.

P. Wasek stated there should be screening on the north and west side of the parcel. He also stated there needs to be clarification of outside storage areas.

Chairperson Steward stated that there should be screening on the north side of the parcel and outside storage/testing area should be limited to a specific area.

A short discussion followed regarding whether Snow Machines, Inc. would need outside storage along Rockwell Road where they currently have machines stored and displayed. It was not indicated on the site plan.

L. Miller stated that since an outside storage area along Rockwell Road was not indicated on the site plan, he felt it was not needed.

Planning Commissioners agreed by unanimous consent that outside storage and screening issues needed to be addressed in a revised Preliminary Development Plan. They directed J. Hammond to send a letter to Snow Machines, Inc., indicating what specifically needs to be included on a revised Preliminary Development Plan. It is then hopeful that someone representing the business will attend the August 14, 2006 meeting.

## **V. Consideration of Minutes**

### **A. May 8, 2006 Regular Meeting Minutes**

A motion was made by J. Hurt and seconded by P. Wasek to approve the June 5, 2006 regular meeting minutes as presented.

7 Ayes 0 Nays

Motion carried. It is so RESOLVED.

## **VI. Unfinished Business**

### **A. 2006 Zoning Ordinance Amendments**

J. Hammond discussed the Zoning Ordinance Amendments. Changes to the Ordinance are necessary due to passage of the *2006 Michigan Zoning Enabling Act*. He stated that many of the provisions are not of interest to the Planning Commissioners. The significant provisions are:

- It streamlines notice requirements by stating in every instance where a hearing is required that notice must be given at least 15 days prior to the public hearing to all owners/occupants within 300 feet of the subject property, plus there must be one publication in the *Bay City Democrat*.
- It provides for a five member ZBA as opposed to an earlier draft which provided for a three member ZBA with two alternate members.

A discussion followed regarding the number of members appointed to serve on the Zoning Board of Appeals.

A motion was made by D. Putt and seconded by S. Reed to make a recommendation to the Township Board to adopt the proposed ordinance with a provision in it providing for a three member ZBA with two alternate members.

5 Ayes 2 Nays

Motion carried. It is so RESOLVED.

## **VII. Adjournment**

A motion was made by C. Adams and seconded by D. Behmlander to adjourn the meeting at 8:01 p.m.

7 Ayes 0 Nays

Motion carried. IT IS SO RESOLVED.

LeAnne Johansson  
Williams Township Clerk