

**Williams Township Planning Commission
Regular Meeting
July 11, 2011**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday July 11, 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: 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. Zoning Ordinance Amendment

Planning Commissioners first considered an Ordinance amending Williams Township Ordinance 33, as amended, the Township Zoning Ordinance by changing Table 5 to limit the maximum density for multiple dwellings in the R-3 zoned district to 5 dwelling units per gross acre to make it consistent with the medium density land use designation in the township general Development Plan.

B. Steward confirmed that the Planning Commissioners received the text dated June 9, 2011 from J. Hammond.

There was a short discussion among planning commissioners regarding the maximum number of dwelling units per acre in the R-3 zoned district and in the medium density land use designation area in the Township General Development Plan.

The public hearing began at 7:07 p.m.

No public comment.

The public hearing concluded at 7:10 p.m.

A motion was made by D. Putt and seconded by D. Behmlander to recommend that the Township Board of Trustees amend the Williams Township Zoning Ordinance, by changing table 5 to limit the maximum density for multiple dwellings in the R-3 zoned district to 5 dwelling units per gross acre.

7 Ayes 0 Nays. Motion Carried.

B. Ron Zaryczny, Site Plan Review, 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 explained that he does have a 6" water line and that he will install a fire hydrant near the new storage building.

R. Zaryczny did not recall receiving a copy of the Auburn-Williams Fire Marshall, Mike Snyder's, email dated July 8, 2011 to J. Hammond. A copy was made and given to R. Zaryczny.

B. Steward confirmed that R. Zaryczny understood the following conditions:

- Installation of a private water service fire hydrant on the NE corner of Birch and Oak Streets, which will be attached to a 6-inch water main that runs through the Mobile Home Park.
- It is essential that the Mobile Home Park owner provide annual maintenance and lubrication of the fire hydrants and PIV by-pass.
- The newly installed fire hydrant should also be subject to a witnessed flow test after installation to verify available fire water flow and test results shall be provided to the office of the township clerk.
- The storage of hazardous chemicals and other hazardous materials in this pole barn is regulated by state standards. Any storage of these materials beyond diminimus amounts will require notification to the Fire Department.
- There shall be a 19' setback around the perimeter of the building to allow for maintenance and accessibility by emergency personnel in the event of a fire.

B. Steward questioned R. Zaryczny whether any hazardous materials would be stored in this building.

R. Zaryczny stated that no hazardous materials would be stored there.

B. Steward confirmed that R. Zaryczny must submit a copy of the flow-test to the Williams Township Clerks Office.

A motion was made by C. Adams and seconded by D. Putt to approve Ron Zaryczny's site plan as submitted with the above listed approval conditions 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.

7 Ayes 0 Nays. Motion Carried.

C. Public Hearing, Thomas Webb, Rezoning, Case No. 11-03-Rz

Thomas Webb seeks rezoning of 39.71± acres of RE-zoned land to R-3 zoned land located on the north side of North Union Road east of Rockwell Drive for an apartment complex. The land use designated is Medium Density Residential on the Township General Development Plan.

B. Steward confirmed that T. Webb received a copy of J. Hammond and L. Miller's memo dated June 20, 2011.

T. Webb explained J. Boufford and S. Wilson would like to purchase the property to develop townhouses on this property. Photo's were shown of Bay County units that currently exist and would be similar to what will be built on this parcel.

The public hearing began at 7:25 p.m.

Harry Mohr, located at 1600 Rockwell, was concerned that this would bring increased traffic flow.

Clem Zoehler, located at 2617 W. North Union, agreed with Mr. Mohr about the flow and speed of traffic that will increase due to the townhouses.

C. Zoehler asked whether these units would be subsidized housing for low income usage.

J. Boufford stated that these will not be low income housing units.

B. Steward confirmed that S. Wilson and J. Boufford understood that due to the zoning ordinance amendment of Table 5 there will be 5 dwelling unit per acre limitation. The other option would be to seek rezoning as a PUD, Planned Unit Development.

J. Hammond explained the steps that are involved in changing to a PUD.

G. Swaney, located at 2727 W. North Union, asked what the red lines meant on the zoning map.

B. Steward explained that the red line shows the property within a 300 feet perimeter of this property.

The public hearing concluded at 7:43 p.m.

A motion was made by D. Behmlander and seconded by J. Hurt to recommend that the Township Board of Trustees rezone the 39.71± acres, located in Section 18 of the township on the north side of North Union Road east of Rockwell Drive, from RE to R3 Medium Density Multiple Family District.

7 Ayes. 0 Nays. Motion Carried.

VI. Adjournment

A motion was made by D. Behmlander and seconded by D. Putt to adjourn the meeting at 7:53 p.m.

7 Ayes 0 Nays. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk