

**Williams Township Planning Commission
Regular Meeting
July 2, 2012**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday July 2, 2012 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

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

Also Present: B. Klemish, Williams Township Zoning Administrator, 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

No public comment.

IV. New Business

A. Creek Enterprise Inc Public Hearing, Case No. 12-01-SPU

Creek Enterprise Inc., a telecommunications contractor, has made application for special use permit approval for outdoor storage at the 5.34 acres Dobson site at the northwest corner of Garfield Road at US-10. The site is zoned C-3.

Creek Enterprise Inc. has signed a two year commercial lease with Dobson. Company spokesman David Kolanek says that Creek may extend the lease, or even buy the site, depending upon how successful operations are in this area. Creek will use only a portion of the site. It will use the northern-most 60' x 60' existing storage building, the office module and existing parking areas.

B. Steward confirmed that D. Kolanek from Creek Enterprise received a copy of the memo from J. Hammond and L. Miller dated June 4, 2012.

The public hearing began at 7:05 p.m.

D. Kolanek explained that they install cables for companies such as AT&T, CenturyLink and TDS. This site will be used as a home base where equipment and materials will be stored.

D. Kolanek stated that there would be about 30 workers entering and leaving the site at any time during each week.

Storage screening was briefly discussed.

T. Paige suggested that the parking lot may need chloride sprayed on the lot to prevent dust problems.

S Schrupf questioned whether trees could be used as a screen around the storage area.

J. Hammond stated that the ordinance only allows for usage of a solid non-combustible screening.

B. Steward explained that the following conditions must be met in order to grant special use approval:

- Storage areas must be shown on a revised site plan which must be submitted.
- The storage area must be screened by a non-combustible fence and shown on the revised site plan
- Construction of the screening must be completed by January 1, 2013.
- Two extra parking spaces must be shown on the revised site plan.
- The entry drive off of Garfield Road must be kept clean.
- Special use permit approval may be revoked in the event that the use becomes a nuisance due to noise, smoke, dust, vibration, odors, or some other like nuisance adversely affects neighboring properties.

The public hearing concluded at 7:21 p.m.

A motion was made by J. Hurt and seconded by S. Villaire to approve the site plan, which approval will become effective when the Planning Commission Chairman or Zoning Administrator confirm that the revised site plan includes required changes.

6 Ayes. 0 Nays. Excused: D. Behmlander. Motion Carried.

A motion was made by D. Putt and seconded by C. Adams to approve the Special Use Permit for Creek Interprise Inc. for outdoor storage at the 5.34 acres Dobson site at the northwest corner of Garfield Road at US-10.

6 Ayes. 0 Nays. Excused: D. Behmlander. Motion Carried.

B. AMSA, Inc Site Plan Review, Case No. 12-03-Spr

AMSA Inc. seeks amended amended site plan approval to add up to three 12' x 24' x 12' (high) storage buildings to its 1.83 acres, C-2 zoned site at 4714 Garfield Road. This site was formerly occupied by MidMichigan Regional Imaging. The proposed buildings will be used to store lawn maintenance equipment and filing cabinets. The buildings will be located approximately 44' to the west of the larger of the two existing buildings on site. They will be set back 10' from the rear (west) property line.

B. Steward confirmed that J. Shawl from AMSA, Inc received a copy of the memo from J. Hammond and L. Miller dated June 6, 2012.

Janice Shawl and Attila Releni of AMSA, Inc. gave a brief summary of the business. They are requesting approval for three buildings but may not need to construct all of them.

AMSA Inc. produces and markets a chemical that cleans cooling towers. Its production facility is in Midland.

A motion was made by D. Putt and seconded by T. Paige to approve AMSA Inc.'s request for site plan approval for the construction of up to three 12' x 24' x 12' storage buildings to its 1.83 acres site located at 4714 Garfield Road.

6 Ayes. 0 Nays. Excused: D. Behmlander. Motion Carried.

C. Public Hearing for Amendments to the Zoning Ordinance

The following are the proposed ordinance changes to the Williams Township Zoning Ordinance:

- Amends Section 4.02 by revising the zoning map to rezone to AG all currently RE-zoned land, intending to eliminate the RE zoned district as a zoning district in Williams Township.
- Deletes Section 5.02 which pertains to the RE zoned district.
- Revises Table 2 to eliminate the RE zoned district and RE permitted and allowed uses from the table identifying AG and R zoned districts permitted and allowed uses.
- Revises Table 3 to delete any reference to the RE district in the table setting dimensional regulations for single family homes and by changing footnotes 4 and 5 to avoid turning former RE zoned lots into non-conforming uses.
- Revises Table 6 to delete any reference to the Re zoned district in the table setting dimensional regulations for nonresidential uses in the AG and R zoned districts.

The Public Hearing began at 7:45 p.m.

There was a discussion among Planning Commissioners regarding the zoning ordinance changes.

The Public Hearing concluded at 8:25 p.m.

A motion was made by D. Putt and seconded by J. Hurt to recommend that the Township Board of Trustees adopt the revised Zoning Ordinance.

A brief discussion was held regarding the rezoning of the Gushow property on Chip Road. It was agreed upon by the planning commissioners to recommend that the Township Board of Trustees not initiate anything at this time. The commissioners feel that the property is a lawful non-conforming use and does not need to be rezoned.

VI. Adjournment

A motion was made by C. Adams and seconded by D. Putt to adjourn the meeting at 8:43 p.m.

6 Ayes. 0 Nays. Excused: D. Behmlander. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk