

**Williams Township Planning Commission  
SPECIAL Meeting  
July 31, 2006**

The Planning Commission of the Charter Township of Williams held a SPECIAL meeting on Monday July 31, 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 W. Darbee, 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. KMA Group LLC Special Use Permit, Case No. 06-01-SpU**

Chairperson Steward asked C. Vennix and Planning Commission members if they received the memo dated July 6, 2006 from W. Darbee and L. Miller. All indicated they had received the memo.

Chairperson Steward stated that C. Vennix has requested a special use permit to allow two storage silos to be constructed in the Southwest corner of the 35 acre parcel he owns which is located in Section 24 of the township. He asked C. Vennix to explain the use of the silos.

C. Vennix explained that the silos would be used for storage of farmers' corn until it is sold.

L. Miller stated that according to the Williams Township Zoning Ordinance Section 2.45.13 C. the request is a “specialized farm use” which is allowed by special use permit in the AG zoned district.

C. Adams asked if a grain dryer was going to be constructed on the property.

C. Vennix stated that at this time he has no plans to construct a dryer on the property.

D. Putt suggested that if C. Vennix planned on adding a dryer in the future he should include it on a revised site plan.

D. Putt asked why a special use permit was needed.

B. Darbee stated that the requested use is a “specialized” use pertaining to farming. It is not part of regular farming operations.

Chairperson Steward continued reviewing considerations of the application.

P. Wasek asked what effect the truck traffic would have on Nine Mile Road.

C. Vennix stated that Nine Mile Road is a “Class A” road.

P. Wasek asked if gravel was going to be spread out onto Nine Mile Road from the traffic.

C. Vennix stated that he is going to install 50’ of concrete at the entrance of the property.

Chairperson Steward asked what the days and hours of operation were going to be.

C. Vennix stated that during harvest season, the facility would be operating seven days a week during the hours of 8:00 a.m. to 5:00 p.m. and the rest of the year the facility would be used five days a week during the same hours.

Chairperson Steward asked if any other materials, supplies or equipment were going to be stored on the property.

C. Vennix stated that nothing but the grain would be stored at the facility.

Chairperson Steward asked if any other buildings would be constructed on the property.

C. Vennix stated only the electrical and pit building needed for the operation of the facility would be constructed.

Chairperson Steward asked C. Vennix if he wanted to add a dryer to the site plan.

C. Vennix stated he was not ready to install a dryer on the property yet.

L. Miller suggested to the Planning Commission members to allow the construction of the dryer subject to approval of a revised site plan when C. Vennix is ready to add it to the facility. He also stated it should be approved by the Auburn/Williams Fire Chief.

Chairperson Steward discussed the requirements for a Special Use Permit that were stated in the memo from W. Darbee.

Chairperson Steward stated that dust control would be needed until the concrete has been installed.

C. Vennix stated that calcium chloride would be applied as needed.

Chairperson Steward asked if any outside lighting was going to be installed on the facility.

C. Vennix stated that lights would be installed on the east and west side of the pit building and on the electrical building.

Chairperson Steward asked if there was enough room for the trucks to turn around on the property.

C. Vennix answered yes.

Chairperson Steward asked if any chemicals or flammable liquids would be stored in the facility.

C. Vennix answered no.

B. Klemish asked if this facility was considered to be a “farm” use or “commercial” use.

Chairperson Steward stated it is a “specialized” farm use.

D. Putt asked if any signs were going to be installed.

C. Vennix answered no.

Chairperson Steward asked who is putting up the structure and who the owner/operator of them will be.

C. Vennix stated Auburn Bean and Grain would be constructing the facility and it would be owned by KMA Group LLC which is a family partnership.

Chairperson Steward opened discussion to the public at 7:47 pm.

No public comments were made.

Chairperson Steward closed discussion to the public at 7:48 p.m.

Motion by C. Adams, supported by P. Wasek to approve the site plan submitted by KMA Group LLC as shown. Site plan approval and Fire Chief approval will be necessary when dryer equipment is added to the facility.

7 Ayes 0 Nays

Motion carried. IT IS SO RESOLVED.

Motion by D. Putt, supported by S. Reed to approve KMA Group LLC application for a special use permit for construction of two grain storage silos as submitted subject to the following conditions:

- Calcium chloride applied as needed for dust control.
- The first fifty feet of entrance shall be cement.
- Lighting on pit building and electrical building installed.
- Dryer equipment must be approved by Planning Commission and Auburn/Williams Fire Chief before construction.

7 Ayes 0 Nays

Motion carried. IT IS SO RESOLVED.

## V. Unfinished Business

A. A brief discussion followed regarding the number of members appointed to serve on the Zoning Board of Appeals. The Williams Township Board recommends a five member board.

Planning Commission members asked to table this discussion until the August 14, 2006 meeting.

B. S. Reed asked what the status was of the paving of Monarch Industries.

B. Klemish stated he would contact them to get an answer.

## VI. Adjournment

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

7 Ayes 0 Nays

Motion carried. IT IS SO RESOLVED.

**Charter Township of Williams  
Planning Commission  
Regular Meeting  
July 31, 2006**

LeAnne Johansson  
Williams Township Clerk