

**Williams Township Planning Commission
Regular Meeting
July 6, 2009**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday July 6, 2009 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, S. Villaire, B. Steward, J. Hurt, and D. Putt. Excused: P. Wasek.

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.

IV. New Business

A. Gary Dietlein, Lamar Sign Company.

G. Dietlein was invited to speak about current billboard sign regulations as they relate to Public Act 106. He provided an informational handout on digital billboards. Copies will be made and distributed to the planning commissioners.

B. Harold Miller Car Wash Site Plan Review, Case No. 09-02 Spr

H. Miller has submitted a site plan to construct at the southwest corner of Garfield Road and Midland Road a five bay self serve car wash and a single touchless car wash in Section 22 of the township.

B. Steward confirmed that all planning commission members and H. Miller received a copy of W. Darbee and L. Miller's memo dated June 16, 2009.

B. Steward explained that there was a discrepancy with the legal description of the site plan, which may have affected the outline on the drawing.

H. Miller stated that he will have his engineer look into that. He then explained his plans for his 5 bay self serve car wash and one touchless car wash.

L. Miller explained that the existing buildings establish the setback requirements for Midland Road at 42.5 feet and Garfield Road at 36.5 feet. The building could be pushed back to the south property line which is near the KC Hall. The Midland Road setback then would be 34.6 feet, which still falls short by 7.9 feet. So either a bay needs to be deleted or it has to be shortened in another area of the building.

H. Miller explained that each car wash bay is 16 feet wide. He does not want to eliminate a car wash bay. He will have his engineer work with him to shorten the building by 7.9 feet. He asked about getting a variance.

J. Hammond explained that it would be difficult getting approval for a variance because he cannot prove practical difficulty.

B. Steward confirmed that we received a copy of the email from Jim Lillo of the Bay County Road Commission to make improvements to the Garfield and Midland Road intersection.

H. Miller stated that he's had discussions with J. Lillo about closing the Garfield curb cut nearest Midland Road.

B. Steward stated that one vacuum will need to be moved or eliminated if moving the building back. The other vacuums will also need to be moved back due to the green area.

H. Miller said he will show it on the new site plan.

B. Steward explained that the following issues must be resolved and must be shown on the site plan before the Planning Commission can give approval.

1. The legal description and site outline must be corrected.
2. Provide documentation verifying approval from the Bay County Road Commission with the location and design of the curb cuts.
3. Provide a copy of the approval from the Bay County Drain Commissioner for the proposed on-site storm drainage facilities.
4. Work with the fire department to install a Knox box.
5. The Township Engineer must approve public water, public sanitary and sewer and on site storm drainage.
6. The Site Plan must show the setback requirement of 42.5 feet along the Midland Road frontage.

7. The site plan must show compliance with two parking spaces designated exclusively for parking.
8. Show the exact location of the dumpster, with a minimum distance of 10 feet from any building or property line.
9. Show all directional signs and traffic flow patterns.
10. Show the location and all lighting fixtures that will be used.
11. Show all exterior signs and the size, location and details of each sign including pylon signs, building wall signs and traffic control signs.
12. Show where all the vacuums will be located. They should not be located closer than 10 feet to any property line.
13. Show a 10 foot wide green area along the Midland and Garfield Road frontages.
14. Designate the street frontage for the site.

H. Miller confirmed that he will have all these changes on the next site plan. He asked whether vacuums could be placed inside the 10 foot green area.

B. Steward told him that area had to remain free of any equipment or structure. He explained that the vacuum could sit on the inside of the curb.

B. Steward reviewed the letter from the Fire Chief dated July 6, 2009. He explained to H. Miller that he needs to work with the Fire Department and supply a list of carwash chemicals that will be used and stored on site.

H. Miller confirmed that he will work with the Fire Department to install a Knox box and supply a list of chemicals that will be used.

J. Hammond stated that the amended site plan must be submitted as soon as possible to enable review and comments by himself and L. Miller.

Due to the numerous changes to the site plan Planning Commissioners agreed by unanimous consent to postpone consideration of Mr. Miller's site plan to the August 3, 2009 meeting.

VI. Adjournment

A motion was made by D. Putt and seconded by D. Behmlander to adjourn the meeting at 8:14 p.m.

6 Ayes 0 Nays. Excused: Paul Wasek. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk