

**Williams Township Planning Commission  
Regular Meeting  
August 1, 2011**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday August 1, 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, S. Villaire, T. Paige, D. Putt, and C. Adams. Excused: D. Behmlander.

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. Discussion of Proposed Zoning Ordinance Changes**

B. Steward confirmed that the Planning Commissioners received the memo dated July 25, 2011 from J. Hammond.

The Planning Commission members discussed the following changes to the zoning ordinance:

- Eliminate the RE-zoned district;
  - Consider deleting this district on the map and deleting the chapter from the text of the zoning ordinance;
  - It is a hybrid between R-1 and AG;
  - It has a tendency to encourage development in AG areas;
  - It is consistent with the Township General Development Plan to eliminate the RE-zoned district and to enhance the AG district;

- In most instances, commissioners can simply rezone RE-zoned land consistent with the Township General Development Plan;
- There is a large commercially-designated area in Sections 26 and 27 shown on the General Development Plan from US-10 south to about 660' south of Salzburg Road; part of this area is zoned C-2, part C-3; most of it is zoned RE; in this instance Planning Commissioners may want to rezone the commercially-designated areas to a "holding" zone such as AG to avoid making residential property owners there lawful nonconforming users (i.e., can't rebuild after a fire, can't get homeowner's insurance, can't expand the home, can't sell as a residence, etc.);
- The General Development Plan shows about 500 acres for medium density residential development south of US-10, west of Flajole Road in Section 30; the northern half of this land is zoned RE; if the RE district is eliminated, the land currently RE-zoned can be rezoned to AG;
- Consider creation of a RM Residential Multiple District;
  - Currently, there is no high density (10 units/acre) district in Williams Township;
  - The only way to do a high density residential project is by PUD;
  - It might be a good idea to have a high density residential zoned district where high density uses are permitted and allowed by special use permit subject to specific standards;
  - The counter to this is that there are really only two rather small areas in the township (in Section 19) land-use designated high density residential; this might be a lower priority;
- Rezone areas land-use designated Industrial;
  - To provide available industrial land if someone wants to make an industrial use so that only site plan, or special use approval is necessary; the applicant will not have to go through a rezoning;
- R-3 zoned district;
  - Enhance approval standard 19 which relates to approval standards for multiple family developments;
  - Consider including such requirements as setbacks from private drives, sidewalks, standards for internal roadways, landscaping, parking lot setbacks, etc.;
  - consider rezoning medium density land use designated land to R-3;
- Rezone the Williamsburg development from PUD to R-1;
  - This land is not likely to be developed as a mobile home park;
  - It is land use-designated low and medium density residential.

It was decided among planning commissioners for J. Hammond and L. Miller to make preliminary changes for review at the September 12 meeting regarding the following:

- Create an expanded list of permitted and allowed uses for C-3 property.
- Enhance approval Standard 19 to increase requirement for multiple family developments.
- Ask the Township Supervisor to contact the Williamsburg development owner see if that land should be rezoned from PUD.
- To suggest change to AG area, setback site requirements to accommodate land currently zoned RE.

## **VI. Adjournment**

A motion was made by C. Adams and seconded by D. Putt to adjourn the meeting at 8:45 p.m.

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

Pam Reinhardt  
Williams Township Deputy Clerk