

**Williams Township Planning Commission
Regular Meeting
August 2, 2010**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday August 2, 2010 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, S. Villaire, B. Steward, J. Hurt, D. Behmlander, D. Putt, and T. Paige.

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 at this time.

IV. New Business

A. Kloha Properties, PUD Rezoning, Case 10-03-Rz

C. Kloha has submitted a preliminary development plan for PUD rezoning of 12.63 R-2 zoned acres of land located on the west side of Garfield Road south of N. Union Road in Section 22 of the township. The use of the land is for a multi-family residential development consisting of 110 single family units.

B. Steward confirmed that C. Kloha received a copy of J. Hammond and L. Miller's memo dated July 6, 2010.

J. Hammond stated that he received a response letter dated August 2, 2010 from C. Kloha.

Copies of the letter were handed out at this time to the Planning Commission Members.

B. Steward questioned why the 33 foot wide streets on the first site plan were now changed to 22 foot wide streets on the recent drawing.

C. Kloha explained that by having a 22 foot wide street the driveways would be longer so there would be no need for parking on the streets.

B. Steward confirmed with C. Kloha that the utilities would be in the back yards of each unit.

B. Steward stated that there will need to be screening to adjacent parcels. He confirmed that Parcel #2 shown on the site plan would remain with the seller.

B. Steward asked if the Road Commission had been contacted yet.

C. Kloha stated that he had not contacted the Road Commission.

There were questions by the Planning Commission on whether the retention pond would be sufficient for this size of complex.

B. Steward questioned whether this pond would constantly hold water or dry out at certain times.

C. Kloha responded that the pond would be dry most of the time. Only during heavy amounts of rain or melting of snow would it hold water.

J. Hammond explained that by rezoning to a PUD the units could not be sold off separately like a condominium complex.

C. Kloha said he would like to rezone to a PUD and does not feel condominiums would suit his purpose.

B. Steward explained that when submitting the final PUD site plan everything must be included on the drawing.

B. Steward confirmed that there would be 8.71 units per acre.

D. Putt asked whether there would be sidewalks.

C. Kloha stated that he did not plan on having sidewalks.

D. Putt asked if there would be other road outlets.

C. Kloha stated that there would not be other outlets.

B. Steward questioned what use C. Kloha would have for the extra land shown on the drawing.

C. Kloha explained that he was not sure. It will depend on the retention pond requirements and it could possibly be used for more units at a later date.

The planning commission discussed the width of the streets, the possibility of people parking on the streets and kids walking to the school bus stop.

C. Kloha assured that there would be “no parking” sign posted on the streets.

The planning commission agreed that they would like to see the streets widened and sidewalks available.

T. Paige explained the need to have a utility easement. It would be very difficult to get to the water and sewer lines since they are located in the back of each complex.

B. Steward stated that the Planning Commission would need to see the stages of how the units will be built along with traffic direction.

L. Miller agreed that this would be an appropriate use for this area. He questioned where the snow will go when it is plowed and where the cars will park if they do not fit in the driveway.

J. Hammond stated that by reducing the density, many of the issues that have been discussed will be taken care of.

A new plan should be submitted for the September 13, 2010 Planning Commission Meeting showing suggested changes from this meeting.

VI. Adjournment

A motion was made by D. Putt and seconded by S. Villaire to adjourn the meeting at 8:30 p.m.

7 Ayes 0 Nays. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk