

**Williams Township Planning Commission  
Regular Meeting  
August 3, 2009**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday August 3, 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, and P. Wasek. Absent: D. Putt. Excused: J. Hurt.

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**

Robert and Sue Reed, located at 874 W. North Union, indicated they have drainage issues with water backing up onto their property from the farm field adjacent to their property.

B. Steward advised them to contact the Williams Township office staff.

**IV. New Business**

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

H. Miller submitted a revised 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.

B. Steward confirmed that all planning commission members and H. Miller received a copy of J. Hammond and L. Miller's memo dated July 29, 2009.

H. Miller submitted a revised legal description and an address number.

J. Hammond confirmed that the legal description was now correct, but was not on the submitted site plan.

B. Steward stated that documentation was received verifying approval from the Bay County Road Commission, Bay County Drain Commission, and the Township Engineer.

B. Steward confirmed that the prints show the location of a Knox box.

B. Steward listed conditions suggested by the Township Engineer:

1. The proposed sidewalk must conform to ADA requirements, including detectable warnings.
2. This site is being re-developed without additional storm water detention. The developer should agree, that if drainage problems arise, he will provide necessary future corrective storm sewer drainage at his expense.

H. Miller agreed to these conditions.

B. Steward confirmed that there would be no use of a dumpster.

H. Miller stated that they would be using 55 gallon plastic drum containers.

B. Steward questioned whether all signs and traffic flow patterns were shown on the site plan.

H. Miller stated that all signs and traffic flow patterns are shown on the site plan.

H. Miller asked whether a flag pole could be erected.

B. Steward replied that a flag can be put up as long as it is located away from the road right-of-way and shown on the site plan.

B. Steward stated that the submitted address is 4754 Garfield Road, which is not shown on the submitted site plan.

H. Miller asked if the vacuums can be moved to the green area.

B. Steward explained that the vacuums could not be on the green area but could be on the curb. A revised site plan with the new locations of the vacuums must be submitted.

B. Steward also stated that disposal slips for the demolition debris must be given to B. Klemish in order to obtain a building permit, though this would not be a condition of site plan approval.

A motion was made by D. Behmlander and seconded by C. Adams to approve the site plan for the Harold Miller Car Wash subject to the following conditions:

- The proposed sidewalk must conform to ADA requirements, including detectable warnings.
- If drainage problems arise, the owner will provide necessary future corrective storm sewer drainage at his expense.

Site plan approval will become effective after B. Steward reviews and approves a resubmitted site plan changed as follows:

- The legal description must be shown on the revised site plan.
- The vacuum location and details must be shown.
- The address must be shown.

Site plan approval will become effective after B. Steward reviews and approves a resubmitted site plan changed as follows:

No building permit will be issued until the revised site plan is reviewed and approved by B. Steward and the demolition slips are received by B. Klemish.

5 Ayes 0 Nays. Absent: D. Putt. Excused: J. Hurt. Motion Carried.

#### **B. Smillie Storage Unit Site Plan Review, Case No. 09-03-Spr**

An amended site plan was submitted by Mike Smillie for the addition of an 18 ft x 80 ft storage building to be constructed at his storage facility on Garfield Road in Section 26 of the township. It was approved in January of 1997 and again on July 9, 2007, but was never constructed. The submitted drawing is the exact site plan that was approved in 1997 and again in 2007 with the addition of some measurements.

B. Steward confirmed that all planning commission members and M. Smillie received a copy of J. Hammond and L. Miller's memo dated July 20, 2009.

M. Smillie explained that he would start construction on the storage unit immediately. The time frame given for constructing the storage unit is from August until December 31, 2009.

A discussion was held on adding a fire hydrant. M. Smillie must discuss this with the Williams Township Fire Department Chief.

L. Miller stated that the site plan does not show correct measurements for building setbacks and for determination of lot width and depth.

B. Steward added that M. Smillie will need to submit a revised site plan to show precise measurements.

M. Smillie agreed to submit a revised site plan showing accurate measurements.

A motion was made by D. Behmlander and seconded by C. Adams to approve the site plan for Smillie Storage. Approval will be effective following approval by B. Steward of a revised site plan showing the precise measurements necessary to determining the setbacks and layouts of the buildings.

No building permit will be issued until the revised site plan is reviewed and approved by B. Steward.

5 Ayes 0 Nays. Absent: D. Putt. Excused: J. Hurt. Motion Carried.

## **VI. Adjournment**

A motion was made by C. Adams and seconded by D. Behmlander to adjourn the meeting at 7:35 p.m.

5 Ayes 0 Nays. Absent: D. Putt. Excused: J. Hurt. Motion Carried.

Pam Reinhardt  
Williams Township Deputy Clerk