

**Williams Township Planning Commission
Regular Meeting
August 4, 2014**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, August 4, 2014 at the Township Hall.

The agenda is attached Exhibit A.

I. Call to Order & Roll Call

D. Behmlander called the meeting to order at 7:00 p.m. Present: D. Behmlander, C. Adams, T. Paige, S. Villaire, and A. Torres. Excused: D. Putt and J. Hurt.

Also Present: B. Klemish, Williams Township Zoning Administrator, and B. 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

No public comment.

IV. New Business

A. Dow Corning Amended Site Plan Review, Case No. 14-02-Spr

Dow Corning submitted an amended site plan. It is identical to the site plan the Planning Commission approved in 2012 except for the following five particulars:

- Two 32' x 8" (1,073 sq. ft.) guard houses which comply with all setback and height limitations are added;
- A 120'8" x 100'8" x 35' future shop addition to the warehouse which complies with all setback and height limitations is shown;
- Roadway S76 is widened and a new spur linking the roadway to the parking lot is shown; and,
- All completion dates for each expansion area have been pushed into the future; the north guard house is to be constructed in 2014; in the event that there are years when no construction takes place and no new changes are made to the amended site plan, the applicant will need new administrative site plan approval (which can be obtained from the zoning administrator) in

order to obtain a building permit due to the applicability of zoning ordinance Section 3.21C.6 which provides that site plan approval expires when no construction is underway within one year of final approval by the Planning Commission.

Doug Behmlander confirmed that Doug Andrejewski from Dow Corning received a copy of the memo from J. Hammond dated July 16, 2014.

D. Andrejewski explained that the most recent construction will be the guard house (1,073 sq. ft.) which will be used to control traffic into and out of the site. This building will start some time in 2014. The guard house is located at the northern most part of Eleven Mile Road as indicated on the site plan as letter "R".

There is a future shop (letter "S") and another guard house (letter "T") which will be constructed some time after 2014 .

A motion was made by T. Paige and seconded by S. Villaire for D. Behmlander to abstain from voting.

4 Ayes. 0 Nays. Motion Carried.

A motion was made by C. Adams and seconded by A. Torres to approve Dow Corning's site plan with the above revisions. New site plan approval must be obtained from the zoning administrator to obtain a building permit if no new construction takes place after one year of final approval by the Planning Commission.

5 Ayes. 0 Nays. Motion Carried.

B. Solar Energy Ordinance

There was a brief discussion regarding height restrictions for freestanding solar devices.

It was agreed by the planning commissioners that the zoning ordinance should state a height limit of 16 feet for freestanding solar devices.

The planning commissioners would like J. Hammond to prepare the public notice with this height restriction.

V. Any Other Business

C. Adams stated that he would like to resign from the Planning Commission at the end of this year.

VI. Adjournment

A motion was made by T. Paige and seconded by C. Adams to adjourn the meeting at 7:17 p.m.

5 Ayes. 0 Nays. Motion Carried.