

**Williams Township Planning Commission
Regular Meeting
August 5, 2013**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, August 5, 2013 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: S. Villaire, T. Paige, J. Hurt, D. Behmlander and A. Torres. Excused: D. Putt and C. Adams.

Also Present: B. Klemish, Williams Township Zoning Administrator, and W. Darbee, from Darbee, Bosco, and Hammond, PC. 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

Gary DeShano and Paul Meisel stated that they would like to rezone the land west of Stephanie Court Subdivision from PUD to R-3 in order to construct an assisted living center on 5 acres of the parcel. The planning commissioners will discuss with the township planner and township lawyer as to what steps need to be taken to allow this use.

IV. New Business

A. Winford Properties Site Plan Review, Case No. 13-02-SPR

Winford Properties, LLC seeks site plan approval for the "Phase 1" site design for the westernmost 2.35 acres of its 4.63± acres LI zoned site located on the east side of Garfield Road, south of North Union Road in Section 23 of the Township. Phase 1 includes: construction of a 32' high, 6,000± square feet building; a 24' wide drive along the south site boundary line which is paved with asphalt for a short distance from the curbcut at Garfield, then gravel-surfaced easterly the rest of the distance to the back; 15 gravel-surfaced parking spaces -- eight in a gravel-surfaced parking area on the west and seven on the south side of the building; two storm water detention areas; a 20' x 14' dumpster pad; a

20' high, 960 square feet accessory building in the southeast area of the site; and, a two point turnaround on the east side of the building.

D. Behmlander confirmed that Ben Bright received a copy of the memo from J. Hammond and L. Miller dated July 22, 2013 and the letter from J. Billette dated July 30 and the letter from M. Snyder dated August 4.

D. Behmlander confirmed that Phase 1 will be the only Phase up for approval at this meeting.

B. Bright stated that he would like to get approval at this time for Phase I along with the parking lot and storage area that are in Phase II.

D. Behmlander stated that the storage building could not be included in Phase 1.

B. Bright and J. Bright stated that the business would primarily be designing and manufacturing of electrical parts and connection accessories.

T. Paige explained that drawings must be submitted to the Department of Water and Sewer for water hookup and easement.

Lighting was also discussed. There shall be no glare onto adjoining properties.

The Planning Commissioners agreed that paving the access drive should be 75 feet which will be to the front of the building. The remainder of the paving must be accomplished within 5 years or at the beginning of Phase 2.

T. Paige confirmed that any sales should be strictly limited to items manufactured on site and all uses should be conducted within the building.

D. Behmlander stated that the following conditions must be imposed in the grant of site plan approval.:

- A revised site plan must be submitted showing the changes made to Phase I with the parking lot included and paving areas shown.
- Approvals from the Bay County Road Commission, Bay County Drain Commission, and the Department of Water and Sewer.
- Sign off by the Planning Commission Chairman and Township Zoning Administrator.
- Township inspectors have the right to review and inspect the property at any time.
- Paving to be completed within 5 years of issuance of occupancy permit and failure to do so will revoke the site plan approval.

A motion was made by S. Villaire and seconded by T. Paige to approve, with the above listed conditions, Winford Properties request for site plan approval for the Phase 1 site design for the westernmost 2.35 acres of its 4.63±acres LI zoned site located on the east side of Garfield Road, south of North Union Road in Section 23 of the Township.

5 Ayes. 0 Nays. Excused: D. Putt and C. Adams. Motion Carried.

VI. Adjournment

A motion was made by J. Hurt and seconded by T. Paige to adjourn the meeting at 8:10 p.m.

5 Ayes. 0 Nays. Excused: D. Putt and C. Adams. Motion Carried.

Pam Reinhardt
Williams Township Deputy Clerk