

**Williams Township Planning Commission
Regular Meeting
September 13, 2010**

The Planning Commission of the Charter Township of Williams held a regular meeting on Tuesday September 13, 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, B. Steward, J. Hurt, S. Villaire, D. Putt, and T. Paige. Excused: D. Behmlander.

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. Tri-City Speedway, Public Hearing, Final Development Plan, Case 10-02-Rz

Steve Puvalowski has submitted a revised final development plan for the Tri-City Motor Speedway site for rezoning from RE to PUD.

The Public Hearing began at 7:03 p.m.

B. Steward confirmed that S. Puvalowski received a copy of J. Hammond and L. Miller's memo dated September 8, 2010.

S. Puvalowski also confirmed that the hatched area shown on the final development plan wasn't subject to PUD rezoning.

S. Puvalowski submitted letters from the Drain Commission, Road Commission, and Fire Chief.

Items (a thru x) on the memo were discussed at length. Items b, c, y, z and aa were added/amended during the discussion. What appears below is the final wording planning commissioners agreed upon after much discussion between themselves and with the Puvalowski brothers.

a. Racing shall be limited to automobiles, motorcycles, go-carts, snowmobiles and mini-remote-controlled cars.

S. Puvalowski explained that they may need to get approval for special races/events on other evenings during the week.

b. Racing may take place only on Thursday, Friday, Saturday and Sunday with practice one other evening per week; up to twice per calendar year, racing may take place other nights with prior written approval from the Zoning Administrator.

c. Racing season shall be limited to March through October for everything.

d. Other uses of the facility shall be limited to one concert per month, a swap meet twice per year, one fireworks show per month, four mud bog events per year, a tractor pull event up to three times per year and monster truck events up to three times per year.

e. Events listed in subsection d., above, may take place on any day of the week.

f. Use of the facility for racing may take place only between the hours of 11:00 a.m. and 11:30 p.m. where there are special circumstances (i.e., rain delays, crashes, etc.) which cause delays, racing may take place after 11:30 pm. Provided that no race shall start after 12:30 a.m.; racing practice shall be concluded at dusk.

g. Use of the facility for events listed in subsection d., above, may take place between the hours of 7:00 a.m. to 11:30 p.m.; swap meets shall be concluded at dusk;

h. Track lights shall not be used for racing practice;

i. Overnight camping for racing fans and teams shall be permitted in areas designated on the approved Final Development Plan; no dump station, or any type of hookups shall be provided; generators shall be turned off no later than one hour following the last race;

B. Steward suggested that an enclosure surround the dumpster.

- j. The Planning Commission reserves the right to prohibit in its sole discretion any of the activities listed in subsections d. and i., above, if the activity becomes a nuisance following written notice to the owner(s) of the facility and opportunity to be heard;
- k. Appropriate signs shall be placed to prevent blockage of fire lanes;
- l. Trash shall be removed from the dumpster(s) at the facility at least once per week;
- m. The owner(s) shall give the Township at least two weeks' written notice of any events scheduled to take place at the facility;
- n. No glass containers shall be allowed in the facility;
- o. Alcohol shall be permitted in the facility, but shall not be sold there;
- p. Sponsor signs shall be permitted facing both into and out of the facility;
- q. Grassy areas within and around the facility shall be mowed at least once per month;
- r. The owner(s) shall take appropriate steps to maintain the pond;

The Planning Commission agreed that if Eight Mile Road is upgraded then it would be required at that time to pave that ingress/egress area to a depth of 100 feet.

- s. The Township Zoning Administrator may approve minor departures from the final development plan where such departures are necessary;
- t. All construction shall be in accordance with applicable construction codes, ordinances and statutes;
- u. The maximum height limit for any site structure shall be as shown on the approved Final Development Plan and in no event shall exceed 100 feet;
- v. Fire hydrants, or other fire suppression structures as required by the Auburn/Williams Fire Department shall be installed on the site so that adequate fire protection can be assured;
- w. Appropriate steps shall be taken to assure motor vehicle and pedestrian safety and convenience, traffic flow and control as well as access in case of emergencies, and to minimize traffic jams on Wheeler Road and on South Eight Mile Road before and after events;
- x. The owner(s) shall submit to the Township and keep current a list of manager(s) along with up-to-date telephone numbers for them;

- y) Facility security shall be the responsibility of the owner(s);
- z) Lock boxes containing keys to the facility shall be located at facility entrances as directed by the Auburn-Williams Fire Chief in his sole discretion; and,
 - aa. The Planning Commission reserves the right to require paving of the ingress/egress areas along South Eight Mile Road to a depth of 100 feet into the site in the event that the roadway is upgraded in order to prevent gravel from being thrown out onto South Eight Mile Road.

Planning Commissioners agreed by unanimous consent that the development and use of the subject land shall be regulated by the above requirements.

Insurance Coverage was discussed. S. Puvalowski stated that they will have an annual liability policy or coverage per each event which will be either a one-million or five-million dollar policy.

J. Hammond and L. Miller explained that drainage/design standards must be submitted for roadways and parking areas before the owners are eligible for a building permit. These may be submitted on a separate drawing.

B. Steward stated that a row of parking must be removed from the north and west sides of the northeast parking area so trees can be planted for a barrier between the neighbors lot. He also stated that the dumpster should be enclosed in an enclosure with a gate. Planning commissioners agreed by unanimous consent that these things should be shown on the revised Final Development Plan.

B. Steward asked if anyone from the public would like to comment or ask questions.

Donna Wegener, located at 3751 S. Nine Mile Road, asked if there are plans on putting housing on the Wheeler Road property.

B. Steward explained that the owner may build a house on the lot in the future. Approval needs to be given by the Planning Commission for anything that is not currently on the drawing.

James Fischhaber, located at 86 Wheeler Road, questioned the number of employees that would be hired.

S. Puvalowski stated that there would be 20-30 employees plus security.

There were no more questions or comments from the public.

The Public Hearing concluded at 8:18 p.m.

A revised plan should be submitted and reviewed by B. Steward to make sure required changes have been made prior to adoption of the ordinance by the Board of Trustees, though the ordinance may be introduced and published the first time.

B. Steward stated that written approval must be submitted from the Road Commission, Fire Chief and Township Engineer.

A motion was made by J. Hurt and seconded by S. Villaire to approve the Final Development Plan of the Tri City Speedway and to recommend that the Township Board of Trustees introduce and adopt the, as revised, ordinance as prepared by J. Hammond, Township Attorney. S. Puvalowski shall make minor revisions to the Final Development Plan as discussed during this meeting and provide a copy to B. Steward for his review.

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

VI. Adjournment

A motion was made by C. Adams and seconded by D. Putt to adjourn the meeting at 8:29 p.m.

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

Pam Reinhardt
Williams Township Deputy Clerk