

**Williams Township Planning Commission
Regular Meeting
September 14, 2009**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday September 14, 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, J. Hurt, D. Putt and P. Wasek.

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. Joseph Javier Rezoning, Case No. 09-02 Rz

Thomas Webb has requested IND rezoning of 55 ± Ag-zoned acres of land located at the northwest corner of Salzburg at Flajole in Section 30 of the township.

The public hearing began at 7:04 p.m.

T. Webb explained that he was approached by Fred Hollister, Bay Future, looking for available acreage for location of a manufacturing facility. The company is interested in purchasing land by the end of the year. The location is favorable because of the close proximity to Dow Corning but other parcels in nearby townships and cities are also under consideration. The potential purchaser may need up to 140 acres for their manufacturing facility.

B. Steward confirmed that T. Webb received a copy of J. Hammond and L. Miller's memo dated August 24, 2009.

T. Webb stated that at this time there is only a verbal agreement with the Manufacturing Company who is from Italy. Water and sanitary sewer would be available and would be put in by the potential new company.

F. Hollister stated that he would like to have the land rezoned to IND, Industrial District, for potential buyers and for marketing purposes.

Cecelia Shudark, 5404 S. Flajole, is concerned about having a business right next to her property.

T. Webb explained that this company has expressed an interest in buying certain houses located next to this property. They will follow the rules set forth by the township under the zoning regulations.

B. Steward questioned what type of business this company would be doing.

F. Hollister explained that this company does some metal fabrication, plastic manufacturing, and warehousing and they would follow the regulations set forth by the township. He believes that this company would be considered LI, Light Industrial.

J. Hammond commented that the township has the responsibility to make sure that business companies follow the standards and rules set forth in township ordinances.

Charlotte Pinnow, 5315 S. Flajole, is concerned about how the rezoning will affect them.

T. Webb explained that Pinnow's are located at the northern most part of the property. It is unsure at this time what would be constructed on the northern most area of the parcel.

C. Pinnow asked what the dotted line on the notice drawing meant.

C. Adams stated that with public notice requirements all surrounding land owners within 300 feet must be notified of the rezoning request.

C. Pinnow asked if the increased traffic of trucks would affect the roads.

B. Steward stated that Flajole Road is being considered for an upgrade to a class A road.

C. Shudark was concerned that her property would be rezoned if this request is granted.

B. Steward explained that her property would remain as rural estate.

There were no further questions from the public.

J. Hammond questioned how much of the land would need to be rezoned.

T. Webb stated that all 60 acres would need to be rezoned and possibly up to 140 acres.

F. Hollister stated that a 200,000 square foot building was discussed. It would take up to 25 acres not including the parking, storage and other needed space.

J. Hammond questioned whether he understood the difference between LI, Light Industrial and IND, Industrial District.

F. Hollister confirmed that he did understand but he would like the land to be zoned IND, Industrial so that it would attract potential buyers.

T. Webb stated that this company would be plastic manufacturing, warehousing, and recycling. They are developing products but they may need to do outside storage or something that may not fall under the regulations of LI, Light Industrial.

F. Hollister stated that the property next to this property is already zoned Industrial. This particular company may not buy the property if it is not zoned IND, Industrial. It will make it more attractive to potential buyers if it is zoned IND, Industrial rather than LI, Light Industrial.

L. Miller explained that LI, Light Industrial will allow most types of manufacturing. It would open up the opportunities for free standing businesses.

B. Steward stated that they could always come back for rezoning to IND, Industrial or for a special use permit depending on the circumstances. Since we do not know the actual business that will be building on the property a LI, Light Industrial Zoning would protect the people of Williams Township.

L. Miller explained that this would be a long term project and the wording may change over the years for LI, Light Industrial and IND, Industrial usage.

T. Webb confirmed that he will accept whatever the planning commission considers is in the best interest of the township.

The Public Hearing concluded at 8: 15 p.m.

B. Steward then asked if the commissioners had any more comments. All agreed that the land should be rezoned LI, Light Industrial except C. Adams who stated the parcel should be rezoned to IND, Industrial.

A motion was made by J. Hurt and seconded by D. Putt to recommend that the Township Board of Trustees approve the rezoning for 55± agricultural zoned acres of land located at the northwest corner of Salzburg and Flajole Roads in section 30 of the township to LI, Light Industrial District.

6 Ayes 1 Nay. Motion Carried.

VI. Adjournment

A motion was made by S. Villaire and seconded by J. Hurt to adjourn the meeting at 8:24 p.m.

7 Ayes 0 Nays.

Pam Reinhardt
Williams Township Deputy Clerk