

**CHARTER TOWNSHIP OF WILLIAMS**  
**Bay County, Michigan**  
**Planning Commission – March 3, 2025**  
**Regular Meeting**

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, March 3, 2025 at Williams Township Hall. The agenda is attached as Exhibit A.

**I. Call to Order & Roll Call**

The meeting was called to order by B. Wing at 7:00 p.m.

Present: D. Behmlander, B. Wing, J. Doran, S. VanTol, K. Dzurak, T. Hus

Excused: J. Rosenbrock

Richard Sheppard, Williams Township Attorney, was also present.

**II. The Pledge of Allegiance was said in unison.**

**III. Open to the Public**

- No comments

**IV. Approval of the February 3, 2025 Meeting Minutes.**

S. VanTol moved to approve the February 3, 2025 Regular Meeting minutes, as presented, with support from D. Behmlander.

Aye: D. Behmlander, J. Doran, K. Dzurak, T. Hus, S. VanTol, B. Wing

Nay: None

Excused: J. Rosenbrock

Motion carried.

**V. New Business**

**A. Little Forks – Three Ponds**

Ben VanDyke, Elan Lipschitz were representing Little Forks Conservancy.

The details on the site plan that were requested have been completed. They have submitted a timeline. D. Behmlander has requested that Little Forks contact us when items are updated and the timeline is being kept current.

J. Doran moved to approve the Special Use Permit, subject to review and approval by all other entities, subject to being reviewed if there is a change of use and subject to site plan approval.

D. Behmlander supports.

Aye: D. Behmlander, J. Doran, K. Dzurak, T. Hus, S. VanTol, B. Wing

Nay: None

Excused: J. Rosenbrock

Motion carried.

J. Doran moved to approve the Final Site Plan for Three Ponds, dated 2/10/2025, with a completion date of December 2026. Little Forks is to provide all permits as issued. D. Behmlander supports.

Aye: D. Behmlander, J. Doran, K. Dzurak, T. Hus, S. VanTol, B. Wing

Nay: None

Excused: J. Rosenbrock

Motion carried.

#### **VI. Any Other Business**

- Discussion regarding Zachary Mularz property at 3729 Rockwell Drive, Midland. This will be handled by the Board of Trustees for enforcement action. FYI only.
- Discussion regarding the Sign Inventory and where Patrick is on this. This needs to be updated. K. Dzurak requested all planning commission members get a copy of the sign ordinance.
- Discussion regarding the Cider Mill at 2581 Wilder Road. Would like a courtesy review, indicating parking and fire suppression. They are, however, exempt from zoning, due to the Department of Agriculture Right-to-Farm. It is considered a Roadside Stand, with processing occurring on-site.

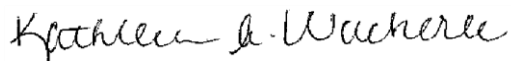
#### **VII. Old Business**

#### **VIII. Adjournment**

K. Dzurak moved to adjourn at 7:35 p.m. with support from S. VanTol.

Aye: 6      Nay: 0      Excused: J. Rosenbrock

Motion carried.



Dated: This 4th day of March, 2025 by: \_\_\_\_\_