

CHARTER TOWNSHIP OF WILLIAMS
Bay County, Michigan
Planning Commission – July 8, 2024
Regular Meeting

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, July 8, 2024 at Williams Township Hall. The agenda is attached as Exhibit A.

I. Call to Order & Roll Call

The meeting was called to order by J. Rosenbrock at 7:00 p.m.

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

Excused: B. Wing

Jay Wheeler was representing Kibbe & Associates.

Richard Sheppard, Williams Township Attorney, was also present.

Patrick Miller, Zoning Administrator and Les Luptowski, Building Inspector, were also present.

II. The Pledge of Allegiance was said in unison.

III. Open to the Public

No comments.

IV. Approval of the May 6, 2024 regular Meeting Minutes.

S. VanTol moved to approve the May 6, 2024 Regular Meeting Minutes as presented, with support from T. Hus.

Aye: 6 Nay: None Excused: B. Wing

Motion carried.

V. New Business

A. Tri-City Sports Dome

Tyler Freeman was representing the Sports Dome, and explained that he would like to understand what is needed. There was discussion regarding the site plan review report.

S. VanTol moved to approve the site plan, dated June 12, 2024, with the following conditions:

- Provide PAID IN FULL receipt for paving from Pyramid Paving.
- Level the shoulders of pavement with gravel.
- Updated site plan needs to show enclosure for dumpster.
- Replace screening if vegetation is removed by adjoining land owner.
- 3 copies of updated Site Plan.
- Have the right to have additional lighting installed if deemed necessary.
- Require top rail on fencing.
- Project to be completed by December 31, 2024.

T. Hus supports.

Aye: J. Rosenbrock, D. Behmlander, J. Doran, K. Dzurak, T. Hus, S. VanTol
Nay: None
Excused: B. Wing
Motion carried.

B. Discussion to modify the ordinance to allow outside rec in a commercial zone.

One thousand dollars was paid to consider modifying the ordinance for outdoor recreation activity. There was not a proposal in text form. Not clear who submitted the request and does the new owner still want this?

Doug Behmlander moved to recommend to the Board to refund the application fee for a modification to the ordinance, due to a change of ownership. If the new owner wants it, it can be resubmitted with a formal proposal in text form with detailed explanation. S. VanTol supports.

Aye: J. Rosenbrock, D. Behmlander, J. Doran, K. Dzurak, T. Hus, S. VanTol
Nay: None
Excused: B. Wing
Motion carried.

VI. Any Other Business

Patrick Miller, Zoning Administrator, was present to discuss the need for a Noise Ordinance. There was a lot of discussion and R. Sheppard explained that both P. Wasek and W. Butterfield had also considered a noise ordinance, with enforcement being the largest hurdle.

VII. Old Business

J. Doran questioned the implementation of updating Ordinances. There had been discussion regarding the top rail on fences, standard dumpster enclosures and the sign review. It was agreed to refer these items to Mike Daly-Martin to draft an ordinance update with definitions and suggestions on how to update our Ordinances.

Aye: 6 Nay: 0 Excused: B. Wing
Motion carried.

VIII. Adjournment

S. VanTol moved to adjourn at 8:20 p.m. with support from D. Behmlander.

Aye: 6 Nay: 0 Excused: B. Wing
Motion carried.

Kathleen A. Wachterle

Dated: This 9th day of July, 2024 by: _____