

CHARTER TOWNSHIP OF WILLIAMS
Bay County, Michigan
Planning Commission – September 9, 2024
Regular Meeting

The Planning Commission of the Charter Township of Williams held a regular meeting on Monday, September 9, 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 D. Behmlander at 7:00 p.m.

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

Excused: J. Rosenbrock

Jay Wheeler was representing Kibbe & Associates.

Richard Sheppard, Williams Township Attorney, was also present.

Les Luptowski, Building Inspector, was also present.

II. The Pledge of Allegiance was said in unison.

III. Open to the Public

Tom Webb questioned if the General Development Plan was final. It was explained it was.

IV. Approval of the August 5, 2024 regular Meeting Minutes.

T. Hus moved to approve the August 5, 2024 Regular Meeting Minutes as presented, with support from K. Dzurak.

Aye: 6 Nay: None Excused: J. Rosenbrock

Motion carried.

V. New Business

A. MAG Insulation

Dan Murphy was representing MAG Insulation, as well as Steve Clark, who owns the adjoining business, Monark. Mr. Murphy has submitted a site plan for resurfacing his parking lot. Items discussed and required:

- Site Plan
 - Elevation on site plan
 - Engineer's stamp on site plan
 - Survey
 - Better legal description
 - Describe use/shared use
- Fuel Tank
 - Fire Department approval on fuel tank
 - Fire barrier with dumpster/fuel tank?
 - Drain in containment area?
 - Storm water protection plan Drain in containment area

- DEQ Approval
- Contract between owners
 - Who will plow snow?
 - Need a “tie-breaker” on decisions
 - Issues need to be spelled out for subsequent owners
 - Easement
 - Survey
 - Describe use/shared use
 - Legal Description
- No detention pond on site - Drain Commissioner’s approval in writing – specifically from Mark Basket.

It was agreed that we need an updated site plan to review in October.

K. Dzurak moved to table MAG Insulation until October 6, 2024. J. Doran supports.

Aye: 6 Nay: 0 Excused: J. Rosenbrock

Motion carried.

B. Little Forks Conservancy – 3 Ponds Nature Conservancy

Steve Wilkowski, Ben VanDyke & Elan Lipschitz were representing Little Forks Conservancy. The goal of Little Forks is to make 3 Ponds more accessible, safer by having paths, boardwalks and trail signage. It was explained that they will need to have a paved parking lot. They will go to the ZBA for a variance to have gravel parking. They would like to see “No Parking” signs installed on N. Union, once parking lot is established, as well as speed limit signs. A list of dates for improvements was requested. December 2025 is the goal for a parking lot. Mr. Sheppard will re-notice the meeting for November and send letters to the people 300 feet around 3 Ponds. Jay Wheeler provided the written notices to Little Forks.

C. Logan Fick – Rezoning Discussion

No one representing Logan Fick was in attendance. He had requested multi-family dwelling on 4-acre parcel surrounded by single family dwellings. We need to chat with applicant. No action taken.

VI. Any Other Business

VII. Old Business

a. Fencing & Dumpster Enclosures

Discussion regarding fencing, bollard placement and what dumpster enclosures should be made of. To be continued.

b. PA233 Discussion in October.

VIII. Adjournment

B. Wing moved to adjourn at 8:50 p.m. with support from K. Dzurak.

Aye: 6 Nay: 0 Excused: J. Rosenbrock

Motion carried.

Kathleen B. Wachterle

Dated: This 10th day of September, 2024 by: _____