

Watson Township Planning Commission
Public Hearing - Regular Meeting
August 22, 2007

1. Call Meeting to Order:

Chairperson Chuck Andrysiak called the meeting of the Watson Township Planning Commission Regular Meeting to order at 7:03pm.

2. Pledge of Allegiance

All recited the pledge.

3. Roll Call:

Present: Beverly McKinnon, Chuck Andrysiak, Barbara Wroblewski, John Menzie, Jim Baas, David Carter and Rod Zeinstra. Mark Sisson our Planning Consultant was present. Also three persons in the audience.

4. Approval of Agenda:

Chairman Chuck asked for approval of agenda. David made the motion to add to #8 Private Road, Leggett Drive, and to accept the agenda. Seconded by John. All approved.

5. Public Hearing

Barb read the Public Notice. Chuck read the rules of the Public Hearing Bill Hoard was worried about the five acres. He wanted to know more about it. Mark explained why the Planning Commission wanted to go to five acres. John Andrysiak, 1306 115th Ave. Martin wanted to know if he could make a private road and build homes around wet land .He also wanted know more about preservation of lands. Mark explained how it works. John is in favor of the changes. No more public comment.

The Public Comments closed.

After discussion Rod made a motion to accept the changes to our zoning ordinance, including but not limited to the following: Increasing the minimum lot size requirements and developments for residential lots within the A-2 and R-1 Zoning Districts, and for religious institutions in the A-2 District.

Adopting provisions for Open Space Conservation Subdivision Planned unit developments

Adopting a Designated Open Space Preservation District and to amend related provisions of Existing Chapter 12 Open Space Preservation Projects.

To require that earth removal, quarrying, mining and related mineral extraction operation issued special use permits under the terms of the zoning Ordinance undergo a mandatory annual review by the Planning Commission.

Amend the area regulations for lots in A-1, A-2,R-1 and R-2 zoning districts to require additional set backs and screening when located on a state, county primary or county local road

Amend the construction standards for private roads

To amend sections 27.01 and 27-02, entitled, “penalties” of the Watson Township Zoning Ordinance

The motion was seconded by John. Beverly McKinnon, Chuck Andrysiak, Barbara

Wrobleski, John Menzie. Jim Baas, David Carter and Rod Zeinstra, all approved the motion.

6. Approval of Minutes:

Chairman Chuck asked for approval of minutes of July 25, 2007. Jim made the motion to accept the minutes. Seconded by Beverly. All approved.

7. Public Comments & Communications concerning item not on the agenda:

John Andrysiak; Questions what happen if a sand mining owner dies? Can it be expanded? Mark answered; It has to be okayed by the Planning Commission. The new owner has to come to the Planning Commission in person.

8. New Business:

1. Private Drive Leggett Drive

After discussion Mark says it looks ok. So a Public Hearing can be set up. Rod made a motion to have a Public Hearing at our September 26,2007, meeting for Leggett Drive Seconded by Jim. All approved.

No comments from the public about private roads..

9. Old Business:

1. Zoning Ordinance Amendments

Rod made a motion to recommend to the Watson Township board to adopt the new Zoning Ordinance. Seconded by John. All approved.

Rod also made the comment to recommend to the Watson Township Board and to the Allegan County Planning Commission to accept our Public Hearing meeting. See Public Hearing above. Beverly seconded the comment. All approved

10. Other Business/On Going Business:

None

11. Adjourn

Beverly made the motion to adjourn at 8:54pm. Seconded by Rod. All approved.

Barbara Wrobleski