

**Watson Township Planning Commission**  
**Regular Meeting**  
**September 26, 2007**

**1. Call Meeting to Order:**

Chairperson Chuck Andrysiak called the meeting of the Watson Township Planning Commission Regular Meeting and Public Hearing to order at 7:00pm.

**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 not present. Also five persons in the audience.

**4. Approval of Agenda:**

Chairman Chuck asked for approval of agenda. Jim made the motion to approve the agenda Seconded by John. All approved.

**5. Public Hearing – Private Road Request from Jim Liggett**

Chuck opened the Public Hearing. Barb read the Public Notice, and read the notice mailed to persons living within 300 feet of the Liggett property. Chuck read the rules of the Public Hearing

Jim Liggett explained why he wanted a Private Road. John asked Jim what is the poll barn used for? Jim replied, storage. Mike Shoup, 1332 12<sup>th</sup> Street, Martin Mi. 49070, is concerned about Jim building close to his property. His property is on the west side of Liggett property. Mike is a neighbor and has a Hunting Preserve.

Chuck asked if road is over a drain? Jim answered; It was built as a driveway in 1975.

Rod asked if Jim knew about setbacks on the front property. Also on the three sides?

Jim answered he understood. John asked if a house is on any of this property? Jim answered yes. John asked if Jim read the suggestions from Mark? Jim said no. He was given the paper and read them. Jim understood them and has no problem following them. Mike wanted to know about in the zoning book Chapter 15, Sec. 15.02 ©. Rod explained the ordinance.

Chuck closed the Public Hearing Comments. Ken Pardee suggested putting the minutes that Jim Liggett and Mike Shoup shook hands in a gentleman agreement that Liggett restrict the building on Lot C, to be as far away from Shoup property line as possible. Jim Baas made this a motion; Seconded by John; All approved. Mr. Liggett will have his lawyer draw up an agreement pertaining to the above motion. Public comment closed.

Rod made a motion to move to grant special use permit to Jim Liggett for proposed private road as described and presented in attached documents that show it meets our Private Road Special use requirement for roadway size and construction maintenance agreement. Three parcels meet size standards. The motion also includes the following

conditions:

1. All parcels main ingress and egress will be on private road.
2. Parcel C, accessory building will not be used for any other purpose than general storage until a principal residence is constructed.
3. Parcel A, will be subject to have three front yard set back requirements-two on private road-one on 12<sup>th</sup> Street.
4. No construction building permits will be granted until:
5. a. Receipt of soil and erosion permit
6. b. Allegan County Drain Commission approval letter
7. c. Driveway permit from Allegan County Road Commission
8. d. Recorded road maintenance agreement, easements, and deed restrictions are filed with township clerk.
9. e. Final special use permit is pending until the road construction is inspected and certified by an engineer as required in Zoning, Chapter 20.
10. f. Any extension or additional parcels to this private road will have to have a unanimous vote agreement by all three parcels or lot owners. And that this language is to be incorporated in the road maintenance agreement.

Motion supported by John Menzie, motion carried.

Rod made the motion to close the public Hearing and open the regular meeting.

Seconded by Jim. All approved.

**6. Approval of Minutes:**

Chairman Chuck asked for approval of minutes of August 26, 2007. John made the motion to accept the minutes. Seconded by Beverly. All approved.

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

None

**8. New Business:**

1. Jim Baas suggested we The Planning Commission should look into plans for the Martin-Allegan exit on the expressway.

**9. Old Business:**

1. None.

**10. Any other business/on-going business:**

1. Master Plan review

Discussion—Homework—read Master Plan pages 1 thru 19. And we will discuss at the next meeting. October 24. 2007.

**11. Adjourn**

Rod made the motion to adjourn at 8:53 pm. Seconded by John. All approved.

---

Barbara Wroblewski