

**Watson Township Planning Commission**  
**Regular Meeting**  
**May 27, 2009**

**1. Call meeting to order**

Chairperson David Carter called the meeting to order at 7:08 p.m.

**2. Pledge of Allegiance**

All recited the pledge

**3. Roll call**

Present: David Carter, Beverly McKinnon, Michelle Harris, Troy Baker

Also present: Mark Sisson, our Planning Commission Consultant, Candy Adrianson and Troy Lucas from Metro PCS

Absent: Jim Baas, Rod Zeinstra, Barb Wrobeleski. Public not represented.

**4. Approval of minutes**

Bev made a motion to accept the minutes. They were seconded by David. All approved.

**5. Public Comments and Communications**

None

**6. Approval of Agenda**

Troy motioned to switch the Old Business with New Business. The motion was seconded by Bev. All approved.

**7. New Business**

**a.** Troy Lucas from Metro PCS presented a site plan on 1268 117<sup>th</sup> Ave, Otsego for collocation of an existing self-support tower. The neighbors have been made aware of this plan although nothing required them to be informed. A 10x20 additional ground space will be used. On that they will build a 10x16 concrete pad for a BTS cabinet and battery cabinet. They want to add 6 new antennas to the existing tower. The goal is to do this within a month. Obsolete equipment is required to be removed.

**b.** Mark Sisson said they are in compliance with requirements that conform to Sections 21.04, 21.06 and chapter 14 of the site plan review.

**c.** Motion was made to accept the site plan by Metro PCS by David. Seconded by Michelle. All approved.

**8. Old Business**

**A. Review of by-Laws-** Mark passed out a rough draft and a clean version with changes.

We reviewed the changes and decided there were a few typing corrections under 3.5, #2; 5.1; 8.1, C; along with adding “opening or closing” under section 3.4. Bev made a motion to approve with changes of By-Laws and Rules of Procedure. Michelle seconded and all approved.

**B. Future Land Use-**

2. Mark presented a draft for Future Land Use of Watson Township. He reviewed the voluntary farmland and rural preservation efforts concept using a map to coincide with his explanation.
2. He also informed us about the Greenspace map/Natural Systems map. It was pointed out to us which areas the planning commission needs to be aware of as related to developments. He also pointed out we could adopt our own Woodland/Wetland regulations if we chose. Perhaps we could identify what would be required of a developer. He did not necessarily recommend that we adopt official standards.

**C. Summary-** these are the areas of interest where the township may want to look into in the future. At the next meeting Mark will give us more information to begin to pull all of the chapters we have been working on together to form our new Master Plan.

**9. Any other business/ongoing business**

There was a report from David Carter on behalf of the ZBA concerning a resident at 114<sup>th</sup> St. appealing the set back of a home. They want to rebuild after a fire on the exact same location. The zoning A-1 standard was in contradiction with the request. After reviewing the circumstances the ZBA decided to approve them building in the same location.

**10. Adjourn meeting**

Troy made a motion that we adjourn the meeting. Bev seconded it. All approved. Meeting was adjourned at 8:42 p.m.

Michelle Harris