

Watson Township Planning Commission
February 23, 2011
Regular Meeting
Public Hearing

1. Call meeting to order

Chairperson David Carter called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance: All recited the pledge.

3. Roll call

Present: David Carter, Beverly McKinnon, Michelle Harris, Bruce Bos, Rod Zeinstra, Troy Baker, and Barbara Wroblewski. Visitors present: John Langlois Steve Seadorf, Patricia Seadorf, Tammy McKenzie, Kim Langlois, Dawn Wieck, Lori Bonser, Tom Iciek, John Dolegowski, Dave Miles and Brian Kilbane. Our township planner Mark Sisson was present.

4. Approval of Minutes

Motion made by Bruce to accept the December 1, 2011 minutes with corrections: In New Business, change 121th Avenue to 121st Avenue. Second line change ¼ to say .25 of a mile. Seconded by Beverly. All approved.

5. Public Comments and Communications

None

6. Approval of Agenda

Motion made by Michelle to accept the agenda. Seconded by Bruce. All approved.

7. New Business

1. Annual Review of Dog Kennel on 1871 120th Avenue belonging to Dawn Wieck;

Dawn submitted a new insurance policy to the Planning Commission. She requested a renewal of a Special Use Permit for a dog kennel on 1871 120th Avenue.

Animal control is now part of the Health Dept. not the Sheriffs Dept. The kennel is working with the VOED Center. Dawn told the Planning Commission that the kennel is seeking larger quarters and property. The kennel has eighteen adult dogs and sixteen puppies. They have not been doing very much breeding because larger facilities are needed.

Motion made by Michelle to extend the Special Use Permit for the dog kennel on 1871 120th avenue based on not finding any violations of the current permit. The

current permit will continue as currently written. Seconded by Rod. Roll call Vote; Troy yes, Rod yes, Dave yes, Beverly yes, Michelle yes, Bruce yes and Barbara yes.

Note; If Dawn Wieck moves from the kennel property and someone wants to move into her business, they would have to come before the Planning Commission for a new Special Use Permit.

Motion made by Bruce to adjourn the regular meeting . Seconded by Beverly. All approved.

2. Public Hearing:

Chairperson Dave called the Public Hearing meeting to order at 7:22pm. He then read the rules for a public hearing. The Secretary read the Notice published in the newspaper. The Notice of public hearing was sent to Scott Langlois, Stephen C. Schulte, Tammy J. McKenzie, Jacob and Elisabeth Quincy, Patricia Seadorf, Trust, Consumers Energy and Great Lakes Energy. No letters were received except a letter to Dave from Patricia Seadorf.

John Langlois told the planning commission and the audience why he wants a Special Use Permit. He now has a small building at the site but wants to build a 100x100ft. X 25ft.tall building. He has four sons in business with him and wants to run his business out of this building. Also to repair trucks etc. and for storage. John wants to build a home near his business someday. He has over one hundred acres at his site.

Mark asked , why not put the building back by five acres?

John: Because of the terrain and he is using behind where the building is to be built for storage.

Mark asked , why not build to the west? Mark also questioned the site plan. -where and what for lights and what about noise?

John said trees and hills were to the west. Lights would be installed as you drive in and on the front of the building. The noise would be mostly low boys and dump trucks going in and out. The busy times would be morning to go to work and returning in the afternoon and evening.

Dave read the letter from Patricia Seadorf. She is very upset about having a building, built so close to her property line.

Ms. Seadorf explained why she does not want the large building so close to her property line. She quoted some of the planning commission zoning rules. John has one hundred acres. Why can't he build it to the west?

Tammy McKenzie-How can he build a company? How is this being a good neighbor? Very noisy trucks?

Brian Kilbane-According to the zoning rules, how can he build out here? Why not build on the commercial zoned land by the 131 corridor? He feels that the planning commission are not considering the noise ordinance. He has two issues; Noise and the location of the building.

Tom Iciek- He feels that when you live in the country, you have to learn to put up with farmers, noise, and smells. He didn't feel the noise would be a problem.

John Dolegowski-Questions dust control. Especially when there is something going on at the church on the corner of 121st Avenue and 20th Street. John Langlois said the trucks would probably use 121st Avenue east to 20th Street to go to work. 20th Street is a A-1 road.

Kim Langlois- This is a family business and its not very big. They have picnics with the workers. They would be good neighbors.

John stated that what he wants isn't against the planning commission zoning and ordinances. He feels he is doing everything to comply with our rules.

No other public comments.

Mark and the planning commission discussed all public comments and our own comments. Mark suggested that the planning commission ask for detailed site plans and about where the outside lights would be. Everyone agreed that the planning commission would like to do a drive by of the site again. After much discussion the p.c. thought it best to table this public hearing.

Motion by Rod to table the Public Hearing for a Special Use Permit for John Langlois, until March 2,2011 at 7:00pm. Seconded by Beverly. All approved.

Motion by Bruce to close the public hearing and open the regular meeting. Seconded by Michelle. All approved.

3. Election of Chairperson, Vice-Chairperson and Secretary for Planning Commission for 2011 and February 2012:

Motion by Rod to keep the same officers-Chairperson Dave Carter, Vice-Chairperson Beverly McKinnon, and Secretary Barbara Wrobleski. Seconded by Michelle. All approved.

4. Set meeting dates for 2011/2012. Review Summary of Watson Township Planning Commission Activity.

Dates set: March 23, 2011- April 27, 2011-June 22,2011-July 27, 2011-September 28, 2011- October 26,2011 December 7, 2011-and February 1, 2012, unless something comes up and the chairperson will let the planning commission members know and call a meeting.

Motion by Rod to table the summary and budget and any other business until the March 23, 2011, meeting and close this meeting at 11:01pm.Seconded by Troy. All approved.

Barbara W. Wrobleski

-Barbara Wrobleski