

Watson Township Planning Commission
Continuation of Public Hearing
March 3, 2011

1. Call meeting to order

Chairperson David Carter called the meeting to order at 7:02 p.m.

Roll call

Present: David Carter, Beverly McKinnon, Michelle Harris, Bruce Bos, Rod Zeinstra, Troy Baker, and Barbara Wroblewski. Visitors: John and Kim Langlois, Tom Iciek, Steve Seadorf, John Dolegowski, Kristen Ray, Esq. Pat Seadorf.

Continue Public Hearing

Dave reported that he went to visit the building site. Mark also went to the site. He met John Langlois there. John reported: The back section, behind the building, will not be used except for a small section way in the back kept for valuable equipment. 250 watt wall pack light on the west side. A smaller light will be on the office on the west side. A berm two feet high with pine trees was suggested. Dave said that a berm will help to keep the noise down. Discussion. Mark told the Planning Commission that we could pass the Special Use Permit with the contingency of approval later for the site plan.

Motion made by Rod to Deny Special Use Permit by John Langlois for the following reasons:

The Contractors yard will place a negative and adverse affect on the Current Rural & Agricultural Characters of not only this property but the adjoining properties, the road, and the inhabitants of this immediate area.

The A2 Zone states that it is intended to preserve its Rural Agricultural Character, and a Heavy/Contractors Yard, in this particular area of A2 will not do that.

The Special Use Permit is designed to ensure that the use being requested will compliment the district it is being applied to and by the owners own admission the primary use is not to be Agricultural in nature, but to be a contractors yard, with equipment listed that is more likely found in a commercial or industrial area.

This use will not only alter the current nature of this area, but negatively alter the future development of not only his property, but the adjoining properties and the road. Seconded by Barb. Roll Call Vote: Troy no, Rod yes, Bruce no, Michelle no, Beverly no, Dave no, Barb yes.

Discussion about whether the special use permit met all ordinances standards

and how site plan revisions might satisfy concerns. It was decided to vote on the Special Use Permit first and then to vote for the site plan.

Motion made by Michelle: I move we tentatively approve the special use permit for contractors yard on 121st Avenue subject to an approval of final site plan.

Seconded by Beverly. Roll call Vote :Bruce yes, Michelle yes, Beverly yes, Dave yes, Rod no, Troy yes, Barb no.

Much discussion on building site. Lots of ideas.

The Planning Commission needs a detailed site plan.

Use the east as a green area by the tree line.

Trees/berm 2 to 2.5 ft in height and 30 – 40 pine trees on NE corner of building.

Building stays

Light-250 watt wall pack on front shielded/sheilded light at west end of office portion of building.

20 feet on center trees. 4-5 foot pine trees. Single row along east line south of front building wall.

Special Use Permit will consist of seven acres and 100 feet west of building

Only small equipment behind building-100 feet area north of building

Extraneous mulch and other soft construction materials limited to extreme NW corner

Motion made by Troy to adopt site plan contingent upon changes. Seconded by Michelle. Roll Call Vote: Bruce no, Michelle yes, Beverly yes, Dave yes, Rod no, Troy yes, Barb no.

Dave told John Langlois he would be on the agenda for the March 23, 2011 meeting

Motion made by Michelle to close the meeting, Seconded by Troy at 9:25. All approved.

Barbara Wroblewski

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