

Watson Township Planning Commission
March 23, 2011
Regular Meeting

1. Call meeting to order

Chairperson David Carter called the meeting to order at 7:09 p.m.

2. Pledge of Allegiance: All recited the pledge.

3. Roll call

Present: David Carter, Beverly McKinnon, Michelle Harris, Bruce Bos, Troy Baker, and Barbara Wroblewski. Visitors present: John Langlois Patricia Seadorf, Kim Langlois, Tom Iciek, Our township planner Mark Sisson was present. Absent was Rod Zeinstra.

4. Approval of Minutes

Motion made by Beverly to accept the February 23, 2011 minutes with corrections: Corrections; size of building and spelling. To accept the February 3, 2011 minutes with corrections. Seconded by Michelle. All approved.

5. Public Comments and Communications

None

6. Approval of Agenda

Motion made by Michelle to accept the agenda. Seconded by Troy. Vote: Dave yes, Beverly yes, Troy yes, Bruce yes, Michelle yes Barbara yes. All approved.

7. OLD Business

1. Unfinished business associated with special use permit for contractors yard along 121th Ave. (parcel #0323-008-006-00)

John Langlois reviewed site plan and included a turn around at rear of building. He doesn't plan on cutting trees from the tree line on the property line between the building site and Pat Seadorf's fence. John passed out letters from Laura Pilarski and Ethel Whetzel and a letter from Robert F. Goodheart, PE about there survey. Also a Allegan County Road Commission Detail of Industrial and Commercial Cul-De-Sacs.

Mark filed a Draft for Consideration Langlois Contractors Yard Special Use Permit Findings of Fact Relative to Applicable Zoning Ordinance Standards. Mark led the Planning Commission through this. Revised site plan was reviewed

and agreement that it meet conditions of the planning commission with minor changes being noted.

Motion made by Michelle to accept the Finding of Fact as presented by Mark Sission. Seconded by Beverly. All approved. Motion carried.

Motion made by Beverly to grant final approval of the Special Use Permit; Subject to final plan dated 2-23-2011 as modified to include a 2-2.5 ft. berm instead of the indicated 6 ft. berm (above finished grade of parking area). Also subject to the conditions outlined below. Parcel #0323-008-006-00. Seconded by Troy.

Vote: Bruce no, Michelle yes, Beverly yes, Dave yes, Troy yes, Barbara no. Motion carried.

- *Conditions of Approval for granting a Special Use Permit for John Langlois for contractors yard along 121st Ave. Parcel # 0323-008-006-00.
- *Use east area as green area(treeline).
- *Pine Trees/berm 2-2.5 ft. in height and 30-40 trees.
- *One shielded 250 watt wall pack on south end of building and a light of less than 250 watt on the west end of the office building. And also shielded.
- *20 ft. on center for trees--single row from building to the front of site.
- *Extend area to west of building for parking.
- *Only small equipment north of building.
- *Mulch or soft-materials to the north within confines of special use permit.
- *Based on Sec. 15.04 only 3000 feet of area may be used to store junked, or inoperable equipment.
- *Exterior/security lighting will be used only to the west and south sides of the proposed building. Only shielded lighting will be used and they are to be oriented away from the east property line. Dave read a letter from Patricia Seadorf. She asked why the Planning Commission didn't enforce 15.08 N-10. The Planning Commission looked up Chapter 15-N-10. It is titled Resource Recovery and disposal Facilities. This does not pertain to the Special Use Permit for contractors yard. Also in response to Ms Seadorf letter it is noted that project cost has not been provided.
- *A road sign will be on the west side of the entrance- a large rock. Approximately 33ft. from center line of 121st Ave.
- *Outdoor equipment operation and maintenance limited to 6AM to 7PM Monday through Friday. Saturday 6AM to 12PM, and no equipment movement on Sunday. Maintenance activity is allowed providing equipment is not being operated.
- *Annual review at Watson Township Planning Commission by June 1st of every year to show proof of insurance and conformance to conditions of approval.
- *Annual review/inspection by zoning/enforcement agency for compliance of SUP conditions of operation to be completed prior to Planning Commission review. Cost of such inspection to be borne by owner of contractors yard.
- *Contractors yard building to be completed within one year from date of issuance of

building permit. Berm and pine trees to be completed within 2011 growing season.

- *Owner/Operator of contractors yard is required to communicate with sexton of church located at east end of 121st Avenue in order to avoid conflicts with scheduled church activities.
- *Should dust control become an issue, on 121st. Ave. the owner/operator of contractors yard must supplement dust control done by the township.
- *A soil erosion permit will be necessary in order to assure that neighboring properties are not harmed in any way.
- *Parking of daily used contractors equipment must take place either along the west side of contractors building or to the south.

8. New Business

1. Review burning ordinance

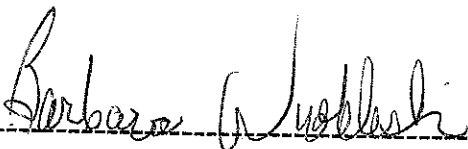
1. Mark supplied the Planning Commission with articles on this . It was noted that State Statues barring of outdoor building was not signed into law. Mark also gave out an article about Outdoor Wood Furnaces. Discussion.

9. Any other Business/on going Business.

None

10. Adjourn meeting.

Motion made by Bruce to adjourn meeting. Seconded by Troy. All Approved.



-Barbara Wroblewski