

Watson Township Planning Commission
December 5, 2012
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: Troy Baker, Bruce Bos, David Carter, Michelle Harris, Beverly McKinnon, Barbara Wroblewski, Rod Zeinstra and Mark Sisson. Visitors: Jennifer Benzie, Paul Jaeger, Rob Pirsein, Glen Leep and Chuck Andrysiak.

4. Approval of Minutes

Motion made by Troy to accept the October 24, 2012 minutes with corrections. Seconded by Bruce. All approved.

5. Public Comments and Communications

None.

6. Approval of Agenda

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

7. New Business

1. PUBLIC HEARING

Dave called the public hearing to order and read the rules of a Public Hearing. The Secretary read the notice that was published in the newspaper and the names of persons that was sent letters. There was no reply to any letter.

Rob Pirsein of Midwest Civil Engineers explained what they want to do and

why. They want to build a shed about 81'x165'feet, not bigger than this at this time. Their business is mostly dealing with used railroad ties and rails. Paul Jaeger explained where they get the supplies and what they do with them. Glen Leep asked, Will they have a fence and how high? Paul answered that they plan on having an eight foot cyclone fence.

Paul explained about the stacks of ties. He wants to keep them neat. Not piled all over. There is a big demand for the ties and the rails. He only uses used ties. Glen was concerned about the creosote smell. Paul replied that used ties do not smell. They will have a small office in one corner.

Rod asked Paul if they planned on having a floor drain for snow and drainage. Discussion. They plan on changing oil at a different site. Rod suggested that Paul should look into a drainage storage unit so they wouldn't have problems later.

Michelle made the motion to close the public comments of the public hearing. Seconded by Beverly. All approved.

Dave opened the comments from the planning commission. Discussion and questions about the size of the building. It was suggested to go to a maximum 150 feet by 175feet with overhang by 40feet at the peak. The planning commission will need an engineering plan of the building brought to the planning commission. Mark explained that these plans have to match. The business will operate Monday thru Saturday. The lighting will be wall packs.

Martin Fire Department will have the code to get into the gate in case of fire or accident

Michelle made a motion to grant a special use permit to Paul Jaeger for a railroad salvage and storage yard at 112th Avenue with added conditions of:

1. Given the location, layout and scale of the proposed use, would with reasonable limitations and site modifications specified, be compatible with the other uses expressly permitted within the district, with the natural environment.
2. The proposed use will be served by private, on site utilities and will not rely on public services and M-222 and 12th Street, are the primary access routes. Both routes are all weather paved roads capable of supporting the types of vehicles (semi-trucks) associated with this use.
3. Given the improved surface of these primary access routes, the overall traffic demand created by the operation the traffic involved is not considered excessive or out of character with that which is already occurring and planned.
4. An on site stormwater collection has been designed that must be and is

capable of meeting the standards established by the Allegan County Drain Commission.

5. The proposed operation appears to be well separated from neighboring uses and there is no known land conflicts. The operation will comply with Township setback standards and development on neighboring property will be well separated from the proposed storage and sorting operation. Screening vegetation along the east street frontage is required and is expected to minimize the visual impact of the proposed operation. The visual and nuisance impact of the use are therefore not expected to be detrimental.
6. Reasonable limitations on the type and scale of operations associated with the storage and sorting and handling of creosote treated wood products can be implemented and enforced. If following there is no reason to believe that the operation will have a negative influence on the public health and environment.
 - a. Site area of 12,000 square feet with a stack height area of 10feet would be for ties.
 - b. Chipping, grinding or burning creosote treated wood on site is prohibited.
 - c. The accumulation of "waste wood" or material that is not useable in the railroad industry or suitable for consumer use in quantities exceeding 100 cubic yards is prohibited.
7. Based on a review of the Watson township Master Plan, adjacent land uses, zoning, natural features and roadway capacity, the proposed use appears compatible with the land character and adaptability.
8. The conditions that the Planning Commission finds necessary to impose in order for the operation to be conducted without detriment to the environment and nearby properties appear reasonable and capable of being met on an on going basis. The applicant and future operators should therefore be able to meet all requirements of the Special Use Permit.
9. That the proposed building not exceed a building footprint (including overhangs) 150feet by 175feet. A final site plan showing the actual size of the building shall be submitted to the Township prior to issuance of a building permit.
10. Building height not to exceed 40feet to the peak.
11. All floor drains will be equipped with a water oil separator.

Seconded by Beverly. Voice vote: Dave yes, Troy yes, Michelle yes, Bruce yes, Beverly yes, Barbara yes and Rod abstained.

Dave closed the Public Hearing.

Back to New Business.

2. Consideration of request of Mensch Manufacturing to allow them to relocate along M222 just west of 12th Street.

Dave explained about what Mensch does and what they want from the Planning Commission and what they want to do. Mark told the PC that they would have to rezone the site to Industrial.

8. Any other business/ongoing business
None.

9. Adjourn Meeting

Motion made by Michelle to adjourn meeting at 9:00pm. Seconded by Bruce. All approved.

Next Meeting February 2013.