

Watson Township Planning Commission

April 22, 2015

Regular Meeting Minutes

1. Call to order-

Chairperson David Carter called the meeting to order at 7:03pm.

2. Pledge of Allegiance was recited.

3. Roll call and recognition of visitors-

Present: Barb Wroblewski, David Carter, Bruce Bos, Chuck Andrysiak, Michelle Harris, Bev McKinnon, Troy Baker & Mark Sisson, Township Planning Consultant

Absent: none

Visitors: Ron Hill, Dennis Buist, Ken Pardee, Tim McKinnon

4. Approval of Minutes- motion made by Troy Baker to approve the minutes. It was seconded by Chuck Andrysiak. All approved.

5. Public comments or communications concerning items not on Agenda- none

6. Approval of Agenda- There was a motion made to approve the agenda after switching new business with old business by Chuck Andrysiak; seconded by Bev McKinnon.

7. New Business-

- a. Site plan reviews for Otsego Crane & Hoist- They have requested to expand their current building. Mark Sisson discussed with our board the zoning options with the expansion request. The second parcel that Otsego Crane & Hoist owns is six acres. That area has been slated for truck traffic only. Mark suggested Otsego Crane & Hoist may want to rezone what they need for now instead of the whole parcel. Also, he cautioned us to consider the future land use; if this business sells, will the next operation there fit our townships overall plan.

- b. The ordinance requires a natural buffer zone between commercial and residential properties. This has been met to the west but not on the east. Also, the front parcel is required to have a ten foot green strip between the right of way and parking lot.
 - c. It was recommended that they modify the graveled driveway to the east as it currently does not meet state or county width requirements.
 - d. We had conversations about lighting, outdoor dumpster, storage, fencing and the surface materials of the parking lot.
 - e. The input we received from the visitors was positive. Ken Pardee recommended that we grant their request as they have been a positive and good business in and for our township. Tim McKinnon had concerns about the placement of the current propane tank being in the courtyard area. A 500-2,000 gal tank has a setback requirement of 25 feet. Their tank is 1,000 gallons. Ron Hill, the owner said he did question Hopkins Propane Co about that previously. He will contact them again.
 - f. Michelle Harris made a motion to grant the site plan requested by Otsego Crane & Hoist conditional on the following stipulations: (see attached) support given by Troy Baker; all approved. The motion carried.
8. Old Business-
- a. Updating zoning ordinance booklet- We clarified where we needed to file any new general laws. The Watson Township office has a file of general laws. We can get a list of them from the clerk.
 - b. Updating the Master Plan- Mark Sisson reviewed the necessary changes to chapter 3. He led us through his report of the general demographic trends. Also, economic developments, 2008 housing crisis and how that has influenced generational shifts in housing and how the trending demand for rural development toward urban development are materializing were also examined.

A motion was made to adjourn the meeting at 9:15pm by Barb Wroblewski; support given by Chuck Andrysiak.

Submitted by,

Michelle Harris
Watson Township Planning Commission Secretary