

Watson Township Planning Commission

June 24, 2015

Regular Meeting Minutes

1. Call to order-
Chairperson David Carter called the meeting to order at 7:06pm.
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 & Mark Sisson, Township Planning Consultant
Absent: Troy Baker
Visitors: none
4. Approval of Minutes- motion made by Chuck Andrysiak to approve the minutes. It was seconded by Bev McKinnon. 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 with the addition of a third item under New Business by Michelle Harris; seconded by Chuck Andrysiak.
7. Old Business-
 - a. Updating the Master Plan- Mark Sisson continued with his review of the updates he has made to our Master Plan at Watson. We started in chapter 3 page 10 and went through chapter 4. Mark highlighted how the housing and employment trends are changing and how that may or may not impact our township. Chapter 4 gives meaning to the data in chapter 3 by depicting the data in graph form. Mark highlighted the trending demand for urban living by younger generations and that Watson is a great place to attract baby boomers and others because of our lakes and recreation options.
 - b. It was noted that the maps in chapter 3 do not need updating at this time.
 - c. Mark summarized his presentation by making some suggestions as we look forward to what our next steps could be. He recommends that the Master Plan should support any re-zoning requests. Reviewing the last two chapters, the future land use map, and coinciding narrative prior to holding a public hearing with the new changes we deem necessary to accommodate future fluctuations in Watson Township living was proposed.
 - d. Mark also explained to us about a new mandate called 'complete streets'. This encompasses rights of way on streets for a whole

range of transportation options. He suggested that we have a transportation plan that would contain accommodations for this, such as; sidewalks, bicycle lanes, etc. Acknowledgement that we have given this consideration in the Master Plan is acceptable.

8. New Business-

- a. Update to Special Use Permit request by Otsego Crane & Hoist- We are working toward holding a public hearing for the rezoning request before next month's meeting. The final amendment to the zoning map is expected be submitted for review prior to the hearing.
- b. Site plan review application fees- Chuck Andrysiak reported back to us that Watson Township Board has requested that our board make recommendations as to what the new fees schedule should look like in order to cover costs incurred with these types of requests the township receives. A few of the costs could come from attorney's fees, PCI, newspaper publishing's, partial board per diem, and township planner fees. One suggestion was that the requestor deposits a check with our township for as yet, an undetermined amount. If that amount is exhausted prior to costs being covered then an additional deposit could be required before a final determination is made. We will continue to research fair and reasonable fees.
- c. Planning commission training- There is a Planning and Zoning Michigan Township Association workshop in August. Chuck Andrysiak shared that the township's insurance company will pay for basic training for planning commission members.

A motion was made to adjourn the meeting at 9:29pm by Bruce Bos; seconded by Barb Wroblewski.

Submitted by,

Michelle Harris
Watson Township Planning Commission Secretary