

## Watson Township Planning Commission

October 14, 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 Wrobleski, David Carter, Bruce Bos, Chuck Andrysiak, Michelle Harris, Bev McKinnon, Troy Baker  
Absent: none  
Visitors: Jennifer Jaeger, Dan Wedeven, Nate Volker
4. Approval of Minutes- motion made by Chuck to approve the minutes with a wording change under old business, third bullet. It was seconded by Troy. 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 flexibility of moving new business 7.1 to after old business 6.1. by Chuck; seconded by Bev.
7. Old Business
  1. Site Plan review for Paul Jaeger's contractors yard- he decided to move the location of the building to the northeast corner of the property; closer to Perrigo building. Dan Wedeven brought an unsealed copy of the revisions for us to look over. They have plans to lay some blacktop near the building for parking and the driveway between the road and the entrance at the fence line. There is the required 75' distance between septic and well. It appears according to the plans that the septic is inside the setback. Dave will double check with PCI (Professional Code Inspections) to ensure this is acceptable. Based on a previous site plan for a different property, we believe it's a nonissue. Lighting on the two concrete pads will be set up. We did not feel the revised site plan materially altered the original plan. Therefore a new public hearing is not necessary. After a complete discussion, Troy made the motion to provide conditional approval of Paul Yaeger's contractors yard revised site plan contingent on receiving a sealed site plan and all necessary drainage, soil erosion and health department approvals are granted and submitted to PCI prior to the commencement of any additional construction.
    - i. Roll call vote- Troy Baker, yes; Chuck Andrysiak, yes; Michelle Harris, yes; Dave Carter, yes; Bruce Bos, yes; Barb Wrobleski,

yes; Bev McKinnon, yes. Motion carried. Dave will stay in contact with PCI to ensure all conditions of the SUP and Site plan have been met before signing off on it.

8. New Business-

1. Nate Volker- Mr. Volker is interested in constructing a 32'X48' or 32'x56' pole barn for maintenance of his excavating equipment of his existing business. He would like to be out of the elements and have all his tools in one spot. His operation is currently in A-1 zoning. It was determined that Type I, permitted use for home occupation does not fit his situation now, but once he applies for building the pole barn, then it becomes Type II permitted use for home occupation because his building will be larger than 500 sq' and require a special use permit for a detached accessory building. PCI used the latitude they have to decide if his request fits into the Type I or Type II. They have decided that it does fit into the parameters of Type I. We directed him to contact PCI for further direction.

A motion was made to adjourn the meeting at 9:42pm by Michelle; seconded by Bev.

Submitted by,

Michelle Harris  
Watson Township Planning Commission Secretary