

Watson Township Planning Commission

September 23, 2015

Regular Meeting Minutes

1. Call to order-
Chairperson David Carter called the meeting to order at 7:10pm.
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: none
4. Approval of Minutes- motion made by Bev to approve the minutes with a wording change in 8a. It was seconded by Chuck. 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 moving the contractor's yard to new business by Troy; seconded by Bruce.
7. Old Business
 - Mining reclamation update- the differences that John VanDyke and John Delagowski had with the mine have been resolved. Dave Carter visited the area with PCI (Professional Code of Inspectors) and all parties have agreed that the actions taken are satisfactory.
 - We turned our discussion to the reclamation fees we currently have in place. Per PCI's recommendation, we considered increasing the bonding requirement to \$4,000. This would bring us up to date with cost recovery if needed for any mining/gravel pits. Michelle made the motion that we recommend to Watson Township Board to raise the reclamation fee for sand/gravel/mining pits from \$1,000 to \$4,000. Bev gave support.
 - Alan Henrickson's rezoning of property- Recently he requested to rezone his property on 116th between 20th and 21st to the north. We looked at the property and surrounding properties on our map and had some discussion. We will need to hold a public hearing sometime before proceeding.
 - Updating site plan review application fees- Dave passed out a summary that Michelle put together of the area township fees for comparison. We considered this along with input Dave received from PCI. It was decided that we recommend having all escrow amounts consistent for all application options with the exception of Zoning Board of Appeals and the Construction Board of Appeals

due to our lack of knowledge of the working costs of those boards. Michelle will type up and forward the fee schedules that we agreed were appropriate to cover the cost of doing business, to the Township Board. (A copy will be placed on file along with these Minutes).

- Master Plan proceedings- All members received electronic and printed copies of chapters 3 & 4 that Mark Sisson, Planning Consultant, submitted. We will review them on our own time for final approval. Next steps are to then send out notices and copies to contiguous townships prior to scheduling a public hearing. Last, we will then present the final, approved Master Plan to the township board.

8. New Business

- Paul Jaegars contractors yard- He had a site plan approved in 2012, but didn't build at that time. Now he has submitted a revised site plan and would like us to revisit it with the modifications. The main changes are resizing the building from 80'x100' to 80'x120' and adding an outside office. We looked over the former and current site plans to familiarize ourselves with the changes. It was decided to move our regular October meeting to the 14th for expediting this process as the end of the building season could be soon.
- Dave gave us a budget update- we are about \$1,100 from using our budget up this fiscal year. This is mostly due to costs related to special use permits that we are unable to recover due to our fee schedule not being updated.

A motion was made to adjourn the meeting at 9:10pm by Bruce; seconded by Barb.

Submitted by,

Michelle Harris
Watson Township Planning Commission Secretary