

Watson Township Planning Commission

June 28, 2017

Regular Meeting Minutes

1. Call to order-
Chairman Troy Baker called the meeting to order at 7:02 pm.
2. Pledge of Allegiance was recited.
3. Roll call and recognition of visitors-
Present: Chuck Andrysiak, Troy Baker, Joe Albers, Bev McKinnon, Don Bailey and Bruce Bos
Absent: Barb Wrobleski
Lori Castello from PCI was also in attendance.
Visitors: Wes and Terri Kingsbury of 1449 116th Ave
Rodney and Amanda Shumaker of 1656 14th St.
4. Reading and review of the Minutes from May, 2017 meeting. Chuck motioned to accept minutes with changes. Bev seconded the motion and the motion was approved.
5. Reading and review of the Agenda. Chuck motioned to accept the agenda. Don seconded the motion and the motion was approved.
6. Public comments not on Agenda: None
7. New Business:
 - a. *Public Hearing for Amendment to Section 15.04 of the Zoning Ordinance.*

Troy recites the rules for a Public Hearing. Bruce reads from and recites the posting as was published in the Allegan News. Bruce then read the names that the notice was also mailed to. No member of the commission has received any comments by letter or other means from the public.

Wes Kingsbury addressed the planning commission and talks about the need and reason for their SUP application. He is concerned that the terms of the amended ordinance will not allow for the remaining of the structure once the SUP is no longer needed and terminated. Discussion followed pertaining to the language of the amended ordinance and, at this time, the trailer which will be the residence for his parents would have to be removed when the SUP is terminated. The planning commission may consider amending the language of the ordinance again in the future.

Rodney Shumaker addressed the planning commission and stated that he is a neighbor of the Kingsbury's and that both he and his wife, Amanda, have no issue with the issuance of the Kingsbury's SUP.

Don Bailey motioned to close the public meeting. Joe Albers seconded the motion. All approved.

The Planning Commission then discussed the details of the special use permit for the Kingsbury's. Upon the request from members of the commission, Wes Kingsbury then furnished letters from two of his parent's physicians with greater details and explanations as to the parents' health conditions. These letters will be attached with the application for the SUP for filing.

Don Bailey made a motion to permit a temporary accessory dwelling to be occupied by Kenneth and/or Carolyn Kingsbury subject to Ordinance 15.04 Q in the general zoning ordinance upon parcel number 03-23-023-018-00, Watson Township, Allegan County, Michigan. Should requirements for removal be changed upon any other amendments to said ordinance, then reconversion of the trailer to a storage unit may be reconsidered. Joe Albers seconded this motion.

A roll call vote was then taken among the members of the planning commission as present. Chuck, Bev, Troy Bruce, Don and Joe all voted as yes. Motion was unanimously passed and the application by Wes Kingsbury was approved.

8. Old Business:

- a. Troy discussed and reviewed the topic of the Langlois gravel pit on 21st Street. Lori Castello from PCI submitted to the commission recent pictures and GIS photos of the Langlois gravel pit. She had sent out a letter with concerns to Mr. Langlois concerning some minor violations or concerns such as no signage with contact information, hours of operation, road warning signs, possible expiration of liability insurance, etc. She was not aware of any response but it had only been a couple of days at this time. We will follow up with PCI at our next meeting.
- b. Troy then moved on to a discussion pertaining to the possible sign ordinance amendment and any changes that would be needed. Lori went through and reviewed any changes and stated that Section 16.03 J needs to be removed among other possible needs. We will continue to discuss in detail these possible changes at our July, 2017 meeting.
- c. Troy then moved on to a discussion pertaining to amending Section 22.16 of the Zoning Ordinance. A general discussion among the planning commission then to place as to whether we should change the minimum width for a residential dwelling to be 22 feet so that it would be universal for all zoning districts. Joe Albers then made a motion to have a Public Hearing to change the minimum width to 22 feet for residential dwellings outside of mobile home parks. Bev seconded the motion. We will set up and hold a public hearing on this topic to be held July 26th, 2017 at 7:00 p.m.
- d. The commission then had a discussion about the possibility of a need for a Gatherings Ordinance. A short discussion took place but all were in agreement to table this topic at this time.

A motion was made to adjourn the meeting by Don and was seconded by Bev. Motion was approved. The meeting was adjourned at 9:30 p.m.

Respectfully submitted by,

Bruce Bos
Watson Township Planning Commission Secretary