

Watson Township Planning Commission

May 24, 2017

Regular Meeting Minutes

1. Call to order-
Chairman Troy Baker called the meeting to order at 7:00 pm.
2. Pledge of Allegiance was recited.
3. Roll call and recognition of visitors-
Present: Barb Wrobleski, Chuck Andrysiak, Troy Baker, Joe Albers, Bev McKinnon, Don Bailey and Bruce Bos
Absent: None
Lori Castello from PCI was also in attendance.
Visitors: Wes Kingsbury of 1449 116th Ave
Jason and Beth Smith of 2223 15th St.
Kevin Chase of 1803 16th St.
Michelle Harris of 1785 20th St.
4. Reading and review of the Minutes from April, 2017 meeting. Chuck motioned to accept minutes. Don seconded the motion and the motion was approved.
5. Reading and review of the Agenda. Bruce motioned to accept the agenda. Bev 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 reason for from the posting as was published in the Allegan News. No member of the commission has received any comments by letter or other means from the public.

The Planning Commission then discussed in general how the language of the amendment should be written and worked with Lori Costello (PCI) as to the details. A motion was made by Chuck to accept the proposed amendments cross-referencing the changes and to forward a final draft to the Township Board for approval. Motion was seconded by Bev. A roll call vote was then taken amongst the Planning Commission members and

was unanimously passed. Lori would complete and forward the final draft to Chuck to be presented to the Watson Township Board for their approval.

b. The floor was then opened to the visitors for any comments.

Wes Kingsbury stated that he would like to see the subject proposal to amended the zoning ordinance be approved so that he could better assist his parents who are in need of relocating closer to him from their current location in Texas.

Jason Smith also stated that he would like to this proposal be approved as well as his father is not is good health and the Smiths would be able to be nearby to help and assist in the care of his father if this proposal is approved. Beth Smith reiterated her husband's comments and added that they were originally from the Watson Twp. area and would very much like to move back to this area.

Michelle Harris asked about how the need for a second residence on a property will be determined. Bruce clarifies that this would be determined on an individual basis in regards to the application for a Special Use Permit.

Kevin Chase asked about his current mobile home which has an attached garage with a built in living area above the garage. Lori Costello (PCI) responded that this would not be permitted under the scope of this particular amendment and would be better determined through the Zoning Board.

A motion was then made by Chuck to close the public comment portion of the meeting. Don seconded the motion and the motion was approved. Troy then closes the open meeting portion of this monthly meeting.

8. Old Business:

a. Troy asked Lori for an update on the Langlois gravel pit concerns. Lori stated that the pit may be larger than permitted according to their SUP. Also, the pit appears to have moved farther to the south and other objects and materials appear that may not be allowed within the scope of their SUP. PCI will send a letter to Mr. Langlois with questions and will wait for their response.

- b. Lori next brought forth an update for the minimum requirement for square footage for a mobile home outside of a mobile home park. A general discussion then followed among members of the Planning Commission pertaining to this subject. Overall, the changes to increase the required square footage for a mobile home would only affect property owners located in A-1 and A-2 zoning (as all other zones already have a larger minimum square footage) and would make the minimum requirements uniform throughout all zoning districts.
- c. Next discussion involved any needed or required changes to the signage ordinance. Lori discussed and explained the possible changes needed to update Watson Township's sign ordinance to conform to newly passed regulations and laws.

9. Members Comments:

Chuck inquired about the apparent contractors yard on the property located at the southwest corner of 12th St. and M-222. Lori stated that they had contacted the company but they haven't responded to a letter from PCI as yet. PCI will follow up. Chuck also mentioned that some trees have been taken down and removed on the Schnabel Lake Campground property and wondered if anyone or PCI had heard of any future plans. No one has heard of any changes or future plans taking place at the campground.

A motion was made to adjourn the meeting by Barb and was seconded by Chuck. Motion was approved. The meeting was adjourned at 9:15 p.m.

Respectfully submitted by,

Bruce Bos
Watson Township Planning Commission Secretary