

Watertown Charter Township
January 20, 2026, Board of Trustees Regular Meeting Minutes - DRAFT

- 1. CALL TO ORDER:** The meeting was called to order at 6:00PM by Supervisor Maahs with the Pledge of Allegiance to the Flag of the United States of America.

BOARD MEMBERS PRESENT: Supervisor John Maahs, Clerk Carolyn Brokob, Treasurer Sue Biergans, Trustee Chad Cooley, Trustee Todd Hufnagel, and Trustee Ron Overton.

BOARD MEMBERS ABSENT: Trustee Holly Madill, with notice.

STAFF PRESENT: Township Manager Jennifer Tubbs and intern Poorna Vemulakonda.

PUBLIC SIGNED-IN: Lou Pelton, Ray Anslie, Craig Davis, Peg McLeod, Steve Ayotte, Joshua Woods, Tyler Pangle, Jason Hawkins, Ben Childs, Matt Dedyne, Ann McCulloch, and Brian Hurtekant.

- 2. PUBLIC COMMENT:** None.

- 3. ITEMS FROM COUNTY, STATE, FEDERAL, & OTHER AGENCIES:**

Sergeant Dedyne provided an update with 2025 Clinton County Sheriff's Office preliminary statistics.

- 4. CONSENT AGENDA:**

Motion by Clerk Brokob, seconded by Trustee Hufnagel, to move Correspondence 4E-4, Mid-Michigan Auto Works Zoning Compliance from consent agenda to new business 9B and approve the consent agenda as amended. Motion carried unanimously.

- 5. AGENDA APPROVAL:**

Addition of Mid-Michigan Auto Works Zoning Compliance 9B.

Motion by Clerk Brokob, seconded by Treasurer Biergans, to approve the agenda as amended.
Motion carried unanimously.

- 6. APPROVAL OF ADDITIONAL BILLS:**

Motion by Treasurer Biergans, seconded by Trustee Hufnagel, to approve the additional bill list on the table dated January 20, 2026. Motion carried unanimously.

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7. PUBLIC HEARING: None.

8. UNFINISHED BUSINESS:

A. Adoption of Ordinance No. 61, Amendment to Zoning Ordinance-Sign Regulations

Motion by Trustee Hufnagel, seconded by Trustee Cooley, to adopt, upon second consideration, Ordinance No. 61, with an effective date of February 1, 2026, and approve the summary for publication as presented this day by the Township Clerk.

Roll Call Vote: Those voting AYE were Overton, Cooley, Biergans, Hufnagel, Maahs, Brokob. Absent: Madill. Six AYES, zero NAYS. Motion carried.

9. NEW BUSINESS:

A. Zoning Board of Appeals Appointment (2 vacancies)

Motion by Clerk Brokob, seconded by Trustee Hufnagel, to appoint Steve Ayotte to the Watertown Charter Township Zoning Board of Appeals for a term ending March 31, 2029. Motion carried unanimously.

Motion by Clerk Brokob, seconded by Trustee Hufnagel, to appoint Tyler Pangle to the Watertown Charter Township Zoning Board of Appeals for a term ending March 31, 2028. Motion carried unanimously.

B. Mid-Michigan Auto Works Zoning Compliance

Manager Tubbs provided a timeline on communication and compliance for the property located at 13040 Wacousta Rd. Information was provided on the special use permit issued by Clinton County in 1985 before Watertown Charter Township had local zoning. Vehicle Repair Stations are not allowed in the Village Service District, so the business must operate within the existing special use permit as a non-conforming use. Manager Tubbs discussed environmental impacts. The board is in support of the business but has a legal obligation to enforce zoning. The options that are available, such as rezoning, were discussed.

Ray Anslie, Louann Pelton, Craig Davis, and Peg McLeod made comment in support of the business.

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Joshua Woods, owner of Mid-Michigan Auto Works, made comment. He is making accommodations to be in compliance and is not asking for changes to zoning.

C. Ordinance No. 62-First Reading of Amendment to Zoning Ordinance-Commercial Solar Energy System

Jason Hawkins, from Lansing Board of Water and Light, made comments in opposition to Ordinance 62.

Motion by Trustee Cooley, seconded by Trustee Hufnagel, to have Ordinance No. 62 considered read, a zoning ordinance amendment to clarify regulations for Commercial Solar Energy Systems, as reviewed by the Planning Commission, staff, and the Township's attorney, and as described in Exhibit A, and further, that Ordinance No. 62 be placed on the agenda for the February 17, 2026, regular meeting agenda for final reading and vote. Motion carried unanimously.

D. PA 116 Application No. 25-1212-01

Motion by Clerk Brokob, seconded by Treasurer Biergans, to approve the PA 116 Farmland and Open Space Preservation Application No. 25-1212-01 for Lonier Family Properties, LLC for parcel 19-150-021-300-010-00 and direct the Clerk to forward the approved application to the Michigan Department of Agriculture and Rural Development within ten days. Motion carried unanimously.

E. PA 116 Application No. 25-1212-02

Motion by Trustee Cooley, seconded by Trustee Hufnagel, to approve the PA 116 Farmland and Open Space Preservation Application No. 25-1212-02 for Lonier Family Properties, LLC for parcel 19-150-029-100-005-50 and direct the Clerk to forward the approved application to the Michigan Department of Agriculture and Rural Development within ten days. Motion carried unanimously.

F. Budget Adjustments

Add: \$5,000.00	To: 101-257.000-801.005	From: 101-000.001-699.000
New Contract	General Fund	General Fund
	Assessor Contract	Fund Balance Transfer
Add: \$7,200.00	To: 101-751.000-920.000	From: 101-000.001-699.000
Utilities	General Fund	General Fund
	Utilities	Fund Balance Transfer

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Add: \$7,500.00 To: 101-445.000-807.000 From: 101-000.001-699.000
Additional Expense General Fund General Fund
Drains At Large Fund Balance Transfer

Motion by Clerk Brokob, seconded by Treasurer Biergans, to approve the budget adjustments dated January 20, 2026, as presented. Motion carried unanimously.

10. BOARD MEMBER AND PUBLIC COMMENT:

Clerk Brokob announced that the township provider Civic Plus migrated to an updated platform for added accessibility and security. Deputy Clerk Sochay was the lead on this project. We attempted to keep the website very similar to the old site. There are some changes with subscription notifications. If you are subscribed to agenda packets and are not getting notified, I encourage you to go back into subscriptions and reapply.

Ann McCulloch, Representative on the DeWitt Public Library Board, provided an update.

Manager Tubbs introduced the Planning and Zoning intern, Poorna Vemulakonda.

Clinton County Commissioner Brian Hurtekant provided an update.

11. ADJOURNMENT: Moved to adjourn by Trustee Cooley at 7:23PM.