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PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday, March 6, 2024 | 7:00 pm

CALL TO ORDER: The meeting was called to order at 7:00 pm by Chair Rick Adams with the Pledge of Allegiance.

PLANNING COMMISSIONERS PRESENT: Chair Rick Adams, Vice-Chair Ulrika Zay, Secretary John Wiesner, Zoning Board of Appeals Representative Charles Openlander, Beth Ball, Ron Overton, Andrew Powers, and Richard Turcotte. Absent was Joe Davis.

STAFF PRESENT: Planning Director Andrea Polverento.

COMMUNICATIONS RECEIVED: None.

AGENDA APPROVAL:

Motion by Zay, seconded by Ball, to approve the March 6, 2024 regular meeting agenda as presented. Motion carried.

PUBLIC COMMENT, NON-AGENDA ITEMS: None.

APPROVAL OF MINUTES:

1. January 10, 2024 Regular Meeting

Motion by Powers, seconded by Openlander, to approve the regular meeting minutes of January 10, 2024 as presented. Motion carried.

PUBLIC HEARINGS: None.

NEW BUSINESS:

1. Case No. 24-02 SPR – Peckham Farms – 5408 Grand River Ave.

Polverento presented the facts of the case, a request for final site plan review for reconstruction of a 200' x 228' high tunnel structure that was damaged in a storm, a duplicate 200' x 228' high tunnel to replace other similar structures also damaged by the storm, a new 48' x 180' building extension, and a wind barrier.

Nate Vander Laan, Vice-President of Facilities for Peckham, Inc., was present at the meeting to answer questions of the Planning Commission.

Motion by Wiesner, seconded by Openlander, to waive the reading of, and to concur with the Planning Director's recommended comments regarding the site plan review specific requirements, Sec. 28-6.1.B.4 for Case No. 24-02 SPR, as provided in the staff report. Motion carried.

Motion by Zay, seconded by Turcotte, that the Planning Commission approve Case No. 24-02 SPR for Peckham, Inc., for final site plan review for construction of two 200' x 228' high tunnels, a 48' x 180' high tunnel, and a wind barrier at 5408 W. Grand River Ave., in Section 35 of Watertown Charter Township, provided that conformance to conditions 1-8, as noted below, are achieved to the satisfaction of the Township Zoning Administrator as being in accordance with the requirements of the Watertown Charter Township Zoning Ordinance.

Conditions of Final Site Plan Approval:

1. The applicant shall comply with the requirements of the Clinton County Drain Commissioner.
2. The applicant shall comply with the requirements of the Mid-Michigan District Health Department, if applicable.
4. The applicant shall obtain a Soil Erosion and Sedimentation Control permit from the Clinton County Building Department and maintain compliance with all requirements.
5. The applicant shall comply with the requirements of the Township Building Official and obtain any required building and trade permits, if applicable.
6. Outdoor lighting shall comply with Section 28-5.18 of the Watertown Charter Township Zoning Ordinance.
7. Any signage shall meet the requirements of the township's sign ordinance and permits shall be obtained.
8. Applicant must comply with all applicable State, Federal and Township laws.

Motion carried.

2. Resolution No. 03-06-2024-01 Resolution of Adoption, 2024 Master Plan

Motion by Overton, seconded by Openlander, to waive the reading of the resolution. Motion carried.

Motion by Zay, seconded by Powers, to adopt Resolution No. 03-06-2024-01, a Resolution of Adoption for the Watertown Charter Township Master Plan, March 2024.

Roll call vote:

Yes: Wiesner, Powers, Ball, Adams, Openlander, Turcotte, Overton, Zay

No: None

Absent: Davis

Motion carried, resolution adopted.

Motion by Zay, seconded by Openlander, to submit the adopted Watertown Charter Township Master Plan to the Board of Trustees for further action. Motion carried.

3. Discussion: Solar Energy Systems & PA 233/234

The Planning Commission briefly discussed the status, potential effects, and possible actions to be taken should the legislation regarding pre-emption of local zoning for alternative energy systems take effect later this year.

No action taken.

4. Discussion: Case No. 24-01 ZBA, 13123 Lowell Road – Variance Request

The Planning Commissioners discussed recent action taken by the Zoning Board of Appeals to approve a dimensional variance. Several Commissioners expressed dissatisfaction with the outcome.

No action taken.

UNFINISHED BUSINESS: None.

COMMITTEE AND STAFF REPORTS:

1. Executive Committee Report – None.
2. Ordinance Review Committee Report – None.
3. Site Plan Review Committee Report – None.
4. Board of Trustees Report – Overton provided the Board of Trustees report.
5. Zoning Board of Appeals Report – None.
6. Capital Improvements Committee Report – None.
7. Staff Reports: Assistant & Director’s Reports – Polverento provided the staff reports.

COMMENTS AND QUESTIONS FROM AUDIENCE, STAFF, AND COMMISSIONERS:

Zay expressed her dissatisfaction with the chip seal treatment that had been applied to Looking Glass Brook Drive last year. She asked that the Board of Trustees to consider other options for neighborhood roads in the future. Township Manager Tubbs described various options that could be considered, including assessing property owners for alternative treatments if they preferred.

ADJOURNMENT:

Motion by Turcotte, seconded by Ball, to adjourn the meeting. The meeting was adjourned at 8:55pm.

Date approved: 4/3/24

Rick Adams, Chair

John Wiesner, Secretary