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**PLANNING COMMISSION REGULAR MEETING MINUTES**  
**Wednesday, December 7, 2022 | 7:00 pm**

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

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

**STAFF PRESENT:** Planning Director Andrea Polverento.

**COMMUNICATIONS RECEIVED:** Polverento outlined the communications received.

**AGENDA APPROVAL:**

Motion by Zay, seconded by Openlander to approve the December 7, 2022, regular meeting agenda as presented. Motion carried.

**PUBLIC COMMENT, NON-AGENDA ITEMS:** None.

**APPROVAL OF MINUTES:**

**1. November 2, 2022 Regular Meeting**

Motion by Zay, seconded by Powers, to approve the regular meeting minutes of November 2, 2022, as presented. Motion carried.

**PUBLIC HEARINGS:** None.

**NEW BUSINESS:**

**1. Case No. 22-10 SPR Amendment – Triton Industries – 16020 Lowell Road**

Polverento described the case, a request for an amendment to Case No. 22-01 SPR, for construction of a gravel storage yard, dual ingress/egress from Lowell Road to service the storage lot, and a detention pond to handle stormwater runoff from the proposed storage area. Polverento summarized the Drain Commissioner's and Road Commission's comments related to this case, and introduced Matt Carey of Pinnacle Engineering, who developed the plans on behalf of Triton/BRP. Mr. Carey attended the meeting via Zoom. Polverento described the status of the site plan which was approved earlier this year and the commissioners questioned Mr. Carey regarding the proposed gravel surface, and the specific location of the detention area.

Motion by Zay, seconded by Turcotte, to waive the reading of and to concur with the Planning Director's recommended comments regarding site plan review specific requirements, Sec. 28-6.1.b.4 for Case No. 22-10 SPR, as provided in the staff report. Motion carried.

Motion by Overton, seconded by Powers, that the Planning Commission approve Case No. 22-10 SPR for Triton Industries, for final site plan review to construct a gravel storage area, dual ingress/egress from Lowell Road, and a wet detention pond at 16020 Lowell Road, 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 requirements of Clinton County Drain Commissioner and submit written approval prior final township approval.
2. The application shall comply with the requirements of the Soil Erosion and Sedimentation Control Permit as issued.
3. The applicant shall maintain compliance with all permits under Part 301, Inland Lakes and Streams, and Part 303, Wetlands Protection, of the NREPA, 1994 PA 451, as amended, and comply with any and all requirements of the Michigan Department of Environment, Great Lakes and Energy, if applicable.
4. The applicant shall obtain all necessary permits from and comply with all requirements of the Clinton County Road Commission.
5. The applicant shall implement the proposed landscaping plan to the satisfaction of the zoning administrator. Native species substitutions shall be approved by the zoning administrator prior to installation.
6. The applicant shall inform the township of any change in workforce which impacts the required number of parking spaces.
7. Any new directional signage shall meet the requirements of the township's sign ordinance and permits shall be obtained if applicable. Signs shall be installed indicating that truck traffic must use Grand River Avenue.
8. Applicant must comply with all applicable State, Federal and Township laws.

Motion carried.

**UNFINISHED BUSINESS:**

**1. Master Plan Update**

The Commission felt additional corrections were necessary, and will schedule a special meeting of the master plan review committee to address these corrections in early January.

No action taken.

**NEW BUSINESS:**

**2. 2022 Planning Commission Annual Report**

Polverento provided a verbal update on the status of the annual report.

No action taken.

#### **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:**

Overton discussed development near Ft. Myers, Florida, which was reported to have withstood the recent hurricanes much better than other nearby areas, due to low impact development and hurricane-proofing building techniques.

Turcotte inquired why there was no mention of some utilities, including Consumers Energy, in the draft master plan.

Openlander discussed potential solar energy projects in the region.

#### **ADJOURNMENT:**

Motion by Powers, seconded by Ball, to adjourn the meeting. The meeting was adjourned at 7:56pm.

Date approved: 1/11/23

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Rick Adams, Vice-Chair

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John Wiesner, Secretary