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PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday, January 11, 2023 | 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, Secretary John Wiesner, Zoning Board of Appeals Representative Charles Openlander, Beth Ball (arrived at 7:19), Andrew Powers, Ron Overton, Richard Turcotte, and Ulrika Zay. Absent was Chair Joe Davis.

STAFF PRESENT: Planning Director Andrea Polverento.

COMMUNICATIONS RECEIVED: Polverento outlined the communications received.

AGENDA APPROVAL:

Motion by Turcotte, seconded by Openlander, to approve the January 11, 2023, regular meeting agenda as presented. Motion carried.

PUBLIC COMMENT, NON-AGENDA ITEMS: None.

APPROVAL OF MINUTES:

1. December 7, 2022 Regular Meeting

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

PUBLIC HEARINGS: None.

Motion by Powers, seconded by Overton, to suspend bylaw 2.16.

Roll call vote:

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

No: None

Absent: Ball, Davis

Motion carried.

Motion by Powers, seconded by Zay, to take up New Business Item No. 1 before Unfinished Business Item No. 1.

Roll call vote:

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

No: None

Absent: Ball, Davis

Motion carried.

NEW BUSINESS:

1. Solar Energy Presentation

Forrest Cohn and Jim Maskill of Utopian Energy introduced themselves to the Planning Commission and provided a short presentation regarding two potential solar energy projects in the township. Their company is in the process of submitting proposals to the Lansing Board of Water and Light to develop approximately 15 megawatts of capacity to the BWL service area. Bill Larsen, one of the property owners who is working with Utopian Energy, was also present in support of the potential projects.

The Planning Commissioners asked several questions of Mr. Cohn and Mr. Maskill regarding topics including leasing/purchase options, other company projects in the area, technical questions about connections to high capacity lines and substations, and other general questions.

The Planning Commissioners indicated that they were supportive of the conceptual proposal, and looked forward to working with the applicants on future reviews should they decide to move forward.

No action taken.

UNFINISHED BUSINESS:

1. Master Plan Update

The Planning Commission reviewed a matrix of proposed edits to the master plan which were discussed by the master plan committee earlier in the week. Polverento indicated that unless there was objection, she would submit the additional edits to Giffels Webster by the end of the week, while the Commissioners and staff worked on a few re-writes to submit later.

No action taken.

NEW BUSINESS:

2. 2022 Planning Commission Annual Report

Motion by Powers, seconded by Ball, to accept the 2022 annual report of the Planning Commission as presented and to forward the document to the Board of Trustees for further action. Motion carried.

3. Bylaw Review

The Planning Commission discussed potential amendments to bylaws 2.5, 2.16, 5.1.4, 5.1.6 and 7.0. Proposed changes will be drafted by staff and presented at the next regular meeting for further discussion and vote.

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: None.

ADJOURNMENT:

Motion by Openlander, seconded by Adams, to adjourn the meeting. The meeting was adjourned at 8:43pm.

Date approved: 3/1/23

Rick Adams, Vice-Chair

John Wiesner, Secretary