



12803 S. Wacousta Rd., Grand Ledge, MI 48837
517-626-6593
517-626-6405 (Fax)
www.WatertownTownship.com

PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday, March 4, 2020 | 7:00 pm

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

PLANNING COMMISSIONERS PRESENT: Chair Joe Davis, Vice-Chair Rick Adams, Secretary John Wiesner, Zoning Board of Appeals Representative Charles Openlander, Beth Ball (arrived 7:03), Ron Overton, and Andy Powers. Absent were Jessie Stipcak and Dan Zay.

STAFF PRESENT: Planning Director Andrea Polverento and Planning & Zoning Assistant Lisa Winans.

COMMUNICATIONS RECEIVED: Polverento noted two items, one on planning for resilient communities and a senate bill concerning gravel mining regulations. She also noted two items on the table related to the Executive Committee meeting which had taken place immediately preceding the meeting.

AGENDA APPROVAL:

Motion by Powers, seconded by Overton, to approve the March 4, 2020, regular meeting agenda as presented. Motion carried.

PUBLIC COMMENT, NON-AGENDA ITEMS: None.

APPROVAL OF MINUTES:

1. February 5, 2020 Regular Meeting

Motion by Adams, seconded by Powers, to approve the regular meeting minutes of February 5, 2020, as presented. Motion carried.

2. March 4, 2020 Executive Committee Meeting

Motion by Wiesner, seconded by Adams, to approve the Executive Committee meeting minutes of March 4, 2020, as presented. Motion carried.

PUBLIC HEARING:

1. Case No. 20-02 TXT – Ordinance No. 55 – Solar Energy Systems

Davis opened the public hearing at 7:065 pm and the public hearing procedure was summarized.

Polverento described the proposed ordinance. Overton stated that the ordinance was intended to address large scale, commercial solar energy systems, and would not affect residential uses. Adams asked in the attorney's comments had been incorporated into the document. Polverento replied that the attorney's

comments had been incorporated, and added that the document had been brought into compliance with statute by reprinting in full all sections which had proposed changes.

There being no further public comment, Davis closed the public hearing at 7:09pm.

UNFINISHED BUSINESS:

1. Case No. 20-02 - Ordinance No. 55 – Solar Energy Systems

Motion by Overton, seconded by Adams, that the Planning Commission recommend to the Board of Trustees adoption of the zoning ordinance amendment as described in Case No. 20-02 TXT for Ordinance No. 55, for Sections 28-2.6, 28-3.1.3.C, 28-3.1.15.D, 28-3.10, and 28-4.65 for the following reasons and findings of fact:

1. The zoning amendments are necessary to provide clarification and improvement to the existing Watertown Charter Township Zoning Ordinance, and;
2. The zoning amendments address areas of the Zoning Ordinance where existing language does not adequately cover current zoning issues, and;
3. The zoning amendments address action items necessary to the implementation of the township's adopted master plan.

Motion carried.

NEW BUSINESS:

1. Case No. 20-01 SPR – Airport & Grand River Storage – 4495 W. Grand River

Motion by Overton, 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. 20-01 SPR, as provided in the staff report. Motion carried.

Motion by Adams, seconded by Ball, that the Planning Commission approve Case No. 20-01 for JBS Contracting, Inc, for final site plan review for construction of an enclosed storage facility and associated office space at 4495 West Grand River Avenue in Section 36 of Watertown Charter Township, provided that conformance to conditions 1-12, 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 the Clinton County Drain Commissioner.
2. A Soil Erosion and Sedimentation Control Permit shall be obtained from the Clinton County Building Department, and comply with all requirements of the Soil Erosion Administrator.
3. The applicant shall obtain building and trades permits from Watertown Charter Township and comply with the requirements of the Michigan Building Codes to the satisfaction of the Township Building Official.
4. The applicant shall comply with the requirements of the Southern Clinton County Municipal Utilities Authority and the township engineer relative to sanitary sewer.
5. The applicant shall comply with the requirements of the Lansing Board of Water and Light.

6. The applicant shall comply with the requirements of the Michigan Department of Transportation.
7. The applicant shall comply with the requirements of the Department of Environment, Great Lakes and Energy, as applicable.
8. Outdoor lighting shall comply with Section 28-5.18 of the Watertown Charter Township Zoning Ordinance and the Capital Region Airport Authority. FAA Form 7460 shall be submitted prior to construction.
9. New signage shall meet the requirements of the township's sign ordinance and permits shall be obtained.
10. Plans for any future gates and/or fencing shall be submitted to the Zoning Administrator in advance of construction, and shall comply with Section 28-5.9 of the Watertown Charter Township Zoning Ordinance.
11. The proposed landscaping plan shall be installed to the satisfaction of the Zoning Administrator.
12. Applicant must comply with all applicable State, Federal and Township laws.

Motion carried.

2. Annual Performance Appraisal

Motion by Powers, seconded by Overton, that the Planning Commission concurs with the findings of the Executive Committee regarding the Planning Director's annual performance appraisal and forwards the appraisal to the Township Manager and Board of Trustees for further action. Motion carried.

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 February 2020 staff reports.

COMMENTS AND QUESTIONS FROM AUDIENCE, STAFF, AND COMMISSIONERS: None.

ADJOURNMENT:

Motion by Openlander, seconded by Ball, to adjourn the meeting. Motion carried.

The meeting was adjourned at 7:46 pm.

Date approved: May 6, 2020

 Joe Davis, Chair

 John Wiesner, Secretary