



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

PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday, February 3, 2021 | 7:00 pm

CALL TO ORDER: The electronic meeting was called to order at 7:00 pm by Chair Joe Davis.

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

Per the requirements of SB 1108, each member of the Planning Commission stated their physical location for the record. Polverento also reminded the Commission that all votes would be roll call votes, and that barring any objection, she would act as recording secretary and would call the names for recording purposes. There was no objection.

STAFF PRESENT: Planning Director Andrea Polverento.

COMMUNICATIONS RECEIVED: None.

AGENDA APPROVAL:

Motion by Openlander, seconded by Ball, to approve the February 3, 2021, regular meeting agenda as presented.

Roll Call Vote:

Yes: Adams, Davis, Overton, Ball, Stipcak, Openlander, Zay, Powers.

No: None; Absent: Wiesner

Motion carried.

PUBLIC COMMENT, NON-AGENDA ITEMS: None.

APPROVAL OF MINUTES:

1. January 3, 2021 Regular Meeting

Motion by Powers, seconded by Openlander, to approve the regular meeting minutes of January 3, 2021, as presented.

Roll Call Vote:

Yes: Ball, Powers, Zay, Adams, Stipcak, Openlander, Overton, Davis.

No: None; Absent: Wiesner

Motion carried.

PUBLIC HEARING:

1. Case No. 20-06 TXT – Ordinance No. 56

Chair Davis called the public hearing to order at 7:07pm. The public hearing procedure was summarized. Davis asked Polverento to summarize the effects of the proposed ordinance amendment.

Polverento described the proposed amendment, which is intended to add cell towers as a special land use in the LI-Light Industrial District; to require private driveway easements include adequate space for drainage and the installation and maintenance of public and private utilities; to describe the preference/encouragement for native species in landscaping requirements; and to require at least 75% of species in required landscape buffers to be native species.

Polverento further noted that the proposed amendments have been reviewed by the township's legal counsel, and that depending on the outcome of the action item, she would forward the amendments to the County Planning Commission as required.

Davis referenced stipulations within the landscaping ordinance language which still allows for the Planning Commission to be flexible when it comes to creativity and existing vegetation in landscaping buffers.

Overton noted that the proposed ordinance was drafted with reasonableness in mind, and that he feels this proposed amendment stands that test and that the requirements should also lend themselves to long term stability of the landscape buffers.

Davis asked if there were any additional comments. Polverento unmuted all participants and checked for any persons waiting in the zoom waiting room, of which there were none. There being no further public comments, Davis closed the public hearing at 7:12pm.

UNFINISHED BUSINESS:

1. Case No. 20-06 TXT – Ordinance No. 56

Motion by Davis, seconded by Zay, that the Planning Commission recommends to the Board of Trustees adoption of the zoning ordinance amendment as described in Case No. 20-06 TXT for Ordinance No. 56, for Sections 28-3.1.12.C; 28-5.1; 28-5.23.1; and 28-5.23.3.F 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.

Roll Call Vote:

Yes: Powers, Zay, Davis, Overton, Stipcak, Openlander, Adams, Ball

No: None; Absent: Wiesner

Motion carried.

NEW 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 – Openlander provided the Zoning Board of Appeals report.
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 Zay, seconded by Powers, to adjourn the meeting. Motion carried.

The electronic meeting was adjourned at 7:35 pm.

Date approved:

Joe Davis, Chair

John Wiesner, Secretary