

PLANNING COMMISSION MEETING MINUTES
Wednesday October 7, 2009

I. Call to Order - Pledge of Allegiance - Roll Call

The meeting was called to order at 7:02 p.m. and opened with the Pledge of Allegiance.

Roll Call **Francis McNamara – present**
 Donald Hartwick – present
 Keri Kittmann – present
 John Maahs – present
 Ronald Overton – absent w/notice
 Richard Turcotte – present
 Ulrika Zay – present
 Charles Openlander – present
 Beth Ball – present

Also present – **Andrea Polverento**, Planning Director, **Carlos Garza** and **Kim McKernan**, residents.

II. Communications Received

Polverento reviewed the correspondence.

III. Agenda Approval

Polverento suggested adding a discussion about commercial kennels in the Light Industrial zoning district to New Business, Item B.

MOTION by **HARTWICK** and seconded by **MAAHS** to approve the agenda as amended.
Passed 8-0, 1 absent.

IV. Public Comment – Non-Agenda Items - None

V. Approval of Minutes from September 2, 2009 Regular Meeting

MOTION by **MAAHS** and seconded by **KITTMAN** to approve the 9/2/09 minutes as presented.

Passed 8-0, 1 absent.

VI. Public Hearings – None

MOTION by **ZAY** and seconded by **MAAHS** to move to New Business Item B
Passed 8-0, 1 absent.

VIII. New Business

B. Commercial Kennels in the Light Industrial District

Polverento explained she was approached with the idea to utilize the building at the corner of Grand River and Ingersoll as a doggie daycare. Commercial kennels are not a permitted or special use in the Light Industrial district in which that building is located.

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Carlos Garza, 5500 W. Clark Rd, Lansing 48906 – explained that the building on Grand River at Ingersoll would be perfect for a doggie day care and kennel. The building is on four-acre property, making a nice area for two outdoor dog runs.

Polverento pointed out that the site does not currently have public sewer or water. If any changes were made that are not compliant with the existing site plan then there would be a requirement to bring public water and sewer to the property.

Hartwick asked if they were to add two fenced in dogs runs would that then be in conflict with the site plan. She does not believe that any fencing is shown on the site plan.

Turcotte feels that it may conflict with the general rules inside the LI which is that any activity in the zone must be either indoors or covered.

Hartwick asked if a commercial kennel could be allowed by rezoning the property. **Polverento** responded that a rezoning would not be in line with the future land use map.

McNamara asked what would be involved in starting the process of adding commercial kennels. **Polverento** described the text amendment process.

The commission discussed adding commercial kennels or veterinary services to Light Industrial special land uses and other districts that would apply, including B-2.

Garza explained that there would be no plan to make any changes to what the site is now other than adding the outdoor runs. Down the road they may consider adding another building to the property but it would be the same footprint as the current building.

MOTION by **HARTWICK** and seconded by **BALL** to add commercial kennels as special land uses to B2 and LI districts and have a public hearing at the next regular Planning Commission meeting.

Passed 8-0, 1 absent

Polverento explained to **Garza** that she needs to talk to the Township manager and attorney about the site plan and will follow up with them.

VII. Unfinished Business

A. Resolution 09-022009-01: Master Plan Adoption

Polverento described the master plan update process. She noted that in accordance with MCL 125.3843, the planning commission held a public hearing for the Master Plan on July 22, 2009. The public hearing notice was published as required. This hearing was required to be held after the Township Board approved distributing the draft Master Plan local agencies, Clinton County and surrounding municipalities for the 63-day review period. It was approved in April by the Township Board, and the letters were distributed late that month.

Polverento also noted to the commission that MCL 125.3843 further requires the Planning Commission to approve the master plan by resolution. The resolution provided refers expressly to the Future Land Use Map and the attachments, as required. The resolution is also printed inside the cover of the Master Plan document. Because there will also be a resolution of adoption by the Township Board, a copy of that resolution is printed inside the cover of the Master Plan document.

Polverento stated that following the Planning Commission's adoption of the resolution for the Master Plan, that secretary Ball must submit a copy of the plan to the Board of Trustees. Following adoption by the Board of Trustees, the secretary of the Planning Commission shall submit copies of the plan to the same entities who received the notice earlier as part of the review process. **Polverento** outlined the Master Plan timeline she provided and noted that it specified all the entities who would receive a copy of the final plan.

MOTION by **HARTWICK** and seconded by **MAAHS** to waive the reading of the resolution.
Passed 8-0, 1 absent

MOTION by **MAAHS** and seconded by **MCNAMARA** to adopt resolution #10-072009-01, resolution of adoption of the Watertown Charter Township Master Plan dated October 2009, on this date, October 7, 2009.

Yes – Openlander, Zay, Kittmann, McNamara, Maahs, Hartwick, Turcotte, Ball

No – None

Absent - Overton

Passed 8-0, 1 absent, Motion passed Resolution # 10-072009-01 Adopted

MOTION by **HARTWICK** and seconded by **MAAHS** to submit the adopted Watertown Charter Township Master Plan dated October 2009, to the Board of Trustees for further action.

Passed 8-0, 1 absent

B. Case #09-01TXT: Wind Energy Conversion Systems

Polverento explained that the ORC met to talk about wind energy. **Polverento** presented draft language at that time and the committee made some suggestions for improvement. There was a suggestion at the ORC to title the general provisions section "Alternative Energy Systems" and then insert the small and large wind systems and possibly solar energy under the same heading.

The ORC generally felt that the same wind systems could be permitted in all zoning districts. In the event that there would be issues in higher density residential districts, mostly likely restrictive deeds and covenants would not allow wind systems.

In terms of clearance, there was discussion about the space between the grade and the bottom of the blades. **Polverento** checked with Delta Township and found that they considered it two stories, and in line with many of the types of turbines available.

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There was discussion regarding safety from climbing, and how to address this issue in the ordinance. **Polverento** has reviewed some other ordinances and made suggestions to the Planning Commission.

The draft ordinance language suggests that anemometers be exempt from the turbine regulations because of their temporary status. The ORC was comfortable with this idea. **Hartwick** asked if this language would allow the placement of an anemometer without a permit. **Polverento** responded that it would. **Hartwick** feels that because of the height and the chance of the anemometer falling that there should be a permitting process. Discussion took place about anemometers not needing a permit.

The noise section was struck entirely because the Township does not have an enforceable noise ordinance.

The language suggesting that there be no height restrictions in the Light Industrial area was also struck.

Turcotte suggested that under section E, item 1, it should read “The base of the tower shall be setback from all property lines at least the tallest height of the entire structure.”

Discussion took place about American Wind Energy Association and their guidelines for WECS. **Turcotte** feels that the guidelines should stay within the state guidelines and not include those from a non-government agency. Discussion took place about the certification requirement. **Polverento** would like to show the Planning Commission more information about the certification requirement before they decide to strike it.

MOTION by **HARTWICK** and seconded by **MAAHS** to refer the text back to the ORC for further clarification, per the Planning Commission discussion.

Passed 8-0, 1 absent.

VIII. New Business

A. Case #09-02 TXT: Solar Energy

MOTION by **HARTWICK** and seconded by **HARTWICK** that the Planning Commission refer the issue of solar energy to the Ordinance Review Committee.

The planning commission suggested that the Ordinance Review Committee should take up the issue after WECS are completed. **Polverento** will propose language to the Ordinance Review Committee for discussion.

Passed 8-0, 1 absent

IX. Committee and Staff Reports

- A. Executive Committee Report – None
- B. Ordinance Review Committee Report – Draft minutes 9/23/09
- C. Site Plan Review Committee Report – None

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- D. Board of Trustees Report – Draft Minutes 9/21/09– **Maahs** presented the Board of Trustees report.
 - E. Zoning Board of Appeals – Draft minutes 9/9/09
 - F. Capital Improvements Committee - None
 - G. Staff Reports
 - 1. Director’s Report, September 2009 – **Polverento** briefly discussed her report.
 - 2. Assistant’s Report, September 2009
- X. Comments and Questions from Audience, Staff and Commissioners-**
Zay discussed the Safe Routes to School program. **Zay** thanked **Polverento** for all of her work with this project.
- XI. Adjournment**

MOTION by **OPENLANDER** and seconded by **OVERTON** to adjourn the meeting.
Passed 8-0, 1 absent. Meeting was adjourned at 9:18 p.m.

Date approved:

Richard Turcotte, Chair

Beth Ball, Secretary