



# Watertown Township

2630 South Sandusky Road, Sandusky, Michigan

48471

## Watertown Township Planning Commission

**Approved Minutes: Thursday November 16, 2023 - 6:00 P.M. Meeting**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE @ 6:03 PM by Chairman Jim Hacker**

**PRESENT:** Becky Cambridge, Nathan Campbell, Mark Batkie, Jim Hacker, and Jason Radloff

**ABSENT:** Al Stoutenburg and Jim Franzel

**GUESTS:** Soyoung Park, Seth McArthur, Colin Daning, Rick Pangborn, Scott Kenny, Jim & Holli Boyles, Dick Henderson, Mike & Christine Papp, Ken Landsburg, Daphne Durand, Jessica & Mike from Spicer Group, and others.

### **ACCEPTANCE OF THE MINUTES FROM THE LAST BOARD MEETING:**

*Motion to accept the minutes as presented by: Nathan Campbell, Support By: Becky Cambridge, motion passed unanimously*

### **ADDITIONS OR CORRECTIONS TO AGENDA:**

*Motion to accept the agenda amended by: Becky Cambridge, Support By: Nathan Campbell, motion passed unanimously*

1. Add correspondence from Twp. Attorney for zoning issues under New Business #1 a) and b)

**CORRESPONDENCE:** Legal opinions from Twp Attorney, Spalding DeDecker site plan review letter for Watertown Solar and a Review of the Watertown Solar site plan completeness from Foster & Swift

**PUBLIC OFFICIALS:** none

### **NEW BUSINESS:**

1. Jessica and Mike from the Spicer Group did a presentation on moving forward and completing the Master Plan. Discussion of future land use and reviewed the Master Plan Schedule tasks and deadlines.

### **PUBLIC COMMENTS:**

1. Rick Pangborn voiced his concerns with the State taking over renewable energy zoning. He would like the board to be transparent and let the community know what is going on with the state and also local zoning issues.

### **CONTINUED NEW BUSINESS:**

- A. Discussion of opinion received from Twp. Attorney on the rezoning of 19 Watertown Rd. Because there was no public hearing or letters mailed out to property owners within 300ft. the zoning of the property was not changed. If the owner wants to change the property from AR to Commercial, they can submit a written request and start the proper process.
  - B. Discussion of opinion received from Twp. Attorney on the zoning of 551 S. Sandusky Rd. The Twp. Attorney's opinion is that the property is in an area designated for future commercial use as highlighted in the Master Plan but that does not have a bearing on its current usage as a single-family residential dwelling, zoned residential. The property is in compliance with the Township's current zoning.
2. Discussion of Spalding DeDecker's site plan review letter in regards to Watertown Solar's site plan submitted to the township. Their recommendation is that the Planning Commission gathers additional information prior to considering approval because of missing information. Continuing the discussion was a Review of the application by Foster & Swift and also, they found missing information that is needed to move forward.

*Motion By Becky Cambridge to provide Watertown Solar, LLC with Spalding DeDecker and Foster & Swift's findings for their review and resubmittal. Nathan Campbell support and motion passed unanimously.*

3. Discussion of forming a 5-member Solar Committee for Samsung Watertown Solar's application review. *Motion by Jim Hacker to get the Board of Trustees approval for a 5-member solar committee. Nathan Campbell supported and motion passed unanimously.*

**CONTINUING BUSINESS:** Jim talked to the Twp Attorney about updating the ordinances and getting them in order, he said that he had started and would get back with the process and costs. Discussion of ordinances in general.

**PUBLIC COMMENT:**

1. Dick Henderson questioned the letter from the attorney in regards to rezoning and what should take place on the zoning of 551 S. Sandusky Rd. He offered his opinion based on his experience as a zoning administrator and recommends to rezone the property.

**ADJOURN:** *Motion By: Jason Radloff @ 7:19 PM Support By: Jim Hacker, motion passed unanimously*

**Next Planning Board Meeting Thursday, December 21<sup>st</sup>, 2023 at 6:00 pm.**