

WATERTOWN TOWNSHIP
PLANNING COMMISSION

Regular Meeting
March 19, 2020

Members Present: William Dixon, Mark Batkie, Dale Schoen, Nathan Campbell and Sheila Coats, also present Zoning Administrator, Scott Franzel.

Members Absent: Al Stoutenburg and Robert Danek.

Guests: Brad Bays, Darin Bays, Scott Campbell and Attorney Kyle O'Mara

Meeting called to order at 7:00 pm by Dale Schoen, all present rose and recited the Pledge of Allegiance.

Agenda: Additions or corrections to Agenda, Sanilac Oil & Tire Dealer License and Land Use Variance, Solar Moratorium, continuance of Ordinances and election of Officers, motion to approve agenda by William Dixon, seconded by Mark Batkie. Motion approved.

Minutes: Any additions or corrections from the December 19, 2019 regular meeting minutes, none stated, motion to approve minutes by William Dixon, second by Nathan Campbell, minutes approved.

Business before the Planning Commission:

Agenda 1: Darin and Brad Bays from Sanilac Oil & Tire require Special Land Use for Dealer License. Brad stated they would like to sell used cars and trailers, license would cover both. Premises will stay the same. State dictates how many cars can be for sale, Mark asked the question. Bill asked if they are going to have a floor plan, Brad stated "Yes, they are all set up and ready to go." Property is currently zoned commercial. Bill Dixon make the motion to approve, seconded by Nathan Campbell, motion carried.

Agenda 2: Moratorium on Solar Ordinance at Zoning Ordinance level. Kyle O'Mara stated Planning Commission needs to start the process with a moratorium prior to Lawyer preparing an updated Solar Zoning Ordinance for the Planning Commission to present to County Planning Commission and then on to the Township Boars. Attorney Kyle O'Mara will do the verbiage to be posted in the paper. Section 17.02 and 19.02 have outdated language and these issues would also be updated at these public meetings and special meeting scheduled. Updated ordinance would change 1500 ft to 300 ft for notification, only 1 publication not 2 and change the days required to be published are the major changes. Planning Commission needs to recommend amendments and in State moratorium. Bill Dixon made motion to amend, seconded by Mark Batkie, motion carried.

Agenda 3: Scott Campbell stated setbacks are too wide regarding Solar Ordinance, he questioned what are we going to with the wide setbacks. USDA have programs for wildflowers, etc, but nothing current.

Agenda 4: Election of Officers: Chairman – Willian Dixon nominated by Mark Batkie, seconded by Sheila Coats, Vice Chairman – Dale Schoen, nominated by Willian Dixon , seconded by Nathan Campbell, Secretary – Sheila Coats, nominated by William Dixon,

seconded by Mark Batkie, all nominations accepted and motion carried. Discussion on changing meeting times to 6:00 PM by Sheila Coats, seconded by Bill Dixon, motion carried.

Motion to adjourn by Sheila Coats, seconded by Mark Batkie, motion carried.

Meeting adjourned at 8:25 PM.

Respectfully submitted:

Sheila Coats, *Secretary*,

Watertown Township Planning Commission