

Watertown Township  
Planning commission  
Regular Meeting  
December 19, 2014

Members Present: Al Stoutenburg, Gary Fetting, Ed Budzinski, John Bezotte, Scott Franzel and Sheila Coats, also present Zoning Administrator, Richard Honaman.

Members Absent: Dale Schoen

Guests: Brian Garner with Taylor, Butterfield, etc (attorney)

Meeting called to order at 7:05 pm by Al Stoutenburg, Chairman. All present rose and recited the Pledge of Allegiance.

**Agenda:**

- Additions or corrections to agenda, None.
- Motion to approve minutes from June 19, 2014 by Gary Fetting, seconded by John Bezotte. Motion carried.
- Motion to approve minutes from July 17, 2014 taken by Scott Franzel and sent to Rich Honaman, none available at meeting, will get to next meeting and approve at that time.
- Motion to approve minutes from September 18, 2013 by John Bezotte, seconded by Gary Fetting. Motion carried.

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1. Brian Garner with Taylor, Butterfield, etc advised on master plan requirements. He stated his firm could assist with drafting, enforcement and advisement on special land use (works with Gary Howell). He stated he was here today to work with us on the 3/20/00 Master Plan. Planning and enabling act streamlines the process. 20 year plans should be reviewed after 5 years as required by law. May be time to review and rewrite the existing master plan. He gave us Master Plan procedures, Master Plan content requirements and letter to initiate the process. He stated we must send to surrounding clerk or supervisor, and city or neighboring townships need to be notified. They will help or we can do ourselves. They would assist to keep legal and timely, could be a 6 – 9 month process. The revised Master Plan would need to update statistical data, recommended to go page by page, drafting and researching. The Master Plan needs to be for 20 years into the future and needs to be reviewed every 5 years. Mr Garner stated this is where we are at and this is where we want to be to fulfill our requirements. He stated we may need zoning ordinance revised to match the Master Plan, i.e. an airport. May be changes in the laws we have to change in the “zoning ordinance” i.e., wind energy turbines, towers.

2. Mr Garner stated the following would need to be included: Surveys and studies for future growth. Avoid conflicts with other districts. Explain why we are making changes to Master Plan, land use plans, location of highways, pathways, waterways, etc. Privately owned airport (Cowley's) Census at MTA website for demographic items, soil conditions and surveys of land.
3. Discussed how many meetings needed in the next 6 – 9 months and how often for Brian Garner or Gary Howell to attend, possibly 1 time per month for 6 months. 3-6 meetings for him or Gary to attend, possibly every other meeting. Stated we should split up into 6 sections. We would pay attorneys by the hour and would pay for travel time.
4. Gary Fetting requested copies of some similar Master Plan he had done for review. Brian stated they had done one for Marlette Township and one in Lapeer or Tuscola county, or search online for a Master Plan.
5. Al Stoutenburg asked to have a motion to work on Master Plan and will send copy of suggested letter to Lisa Kursinsky to send to surrounding districts, City of Sandusky, Elmer, Moore, Custer, Bridgehampton, Washington, Buel and Elk Townships. Meetings can be posted on door 18 hours in advance. John Bezotte made a motion for clerk Lisa Kursinsky to send out notice to Sanilac County Planning Commission and surrounding districts. Request board to authorize funds. Ed Budzinski seconded the motion. Motion passed.
6. \$150 per hour for municipal work quoted by Brian Garner, this included travel time. He will send word document to Lisa, advised to have a chairperson. He will e-mail to Rich Honaman. He will be point of contact. John Bezotte made a motion to have Rich be the contact person, Gary Fetting supported. Approved.
7. Will send Master Plan to Rich after the 1<sup>st</sup> of the year and will send letter for Lisa to Rich tomorrow morning. Agreed to schedule meeting to get started in January 15, 2015 at 6:00 PM. Work session for Master Plan by the Planning Commission.
8. Required to have minutes at meeting as a special meeting. What the Board acted on is all that must be reported in minutes. Al Stoutenburg thanked Brian for his time and will be in contact for future needs.

No further business, motion to adjourn by Ed Budzinski, second by Scott Franzel. Approved.

Meeting adjourned at 8:40 pm.

Respectfully submitted:

Sheila Coats  
Watertown Township Planning Commission