

Watertown Township
Planning commission
Regular Meeting
March 17, 2016

Members Present: William Dixon, Gary Fetting, Ed Budzinski, Dale Schoen and Sheila Coats, also present Zoning Administrator, Richard Honaman.

Members Absent: Al Stoutenburg, Scott Franzel (resigned)

Guests: Dick and Marsha Henderson, Mike Vanetta, Tonya Miller, Debby Miller, Angela Hoff and Son, Jeff Renaudin and Mark Hardy.

Meeting called to order at 7:00 pm by Gary Fetting, Vice Chairman. All present rose and recited the Pledge of Allegiance. Minutes were read from December 17, 2015, William Dixon made a motion to approve minutes as presented, support by Ed Budzinski, motion carried.

Agenda: Additions or corrections, None, Bill made motion to proceed as with agenda, support by Ed, motion carried.

- Motion to approve request for 46 x 96, 4032 sq foot building by Mike Ball. Land use permit was issued on 2/15/16 because it was replacement of original building. Needed approval by Planning Commission because it is commercial property. Meets all setbacks and guidelines. Some discussion on purpose of building, no drainage issues, no sewer addition required. Motion by Ed Budzinski to approve sight plan, support by Bill Dixon, motion carried.
- Cemetery annex continued discussion. Mailing was not complete originally. Agreed to table until this meeting after timely mailings dispensed. Mark Hardy stated property is next to his property. He does not want house next to cemetery. He believes it is going to de-value his property. Angela Hoff requested detail on when land was purchased for cemetery expansion? She wanted to know how many lots are remaining in old cemetery. She believes a well for fire use would be a better use. Pricing for cremation plots should be created for use. Gary Fetting clarified that as Planning Commission our duty is only to approve or deny the request by the Board for special land use. Dick Henderson clarified that a green belt around property and pines will be planted. Angie stated health department must approve before cemetery can be created. Angie asked does this fit with our land use requirements? Marsha Henderson stated trees hinder many burial spots. Several people had to be contacted that lots weren't suitable and changed. Mr. Hardy stated he lives on South side of property and was never told of use for property. Ed Budzinski stated property had already been purchased for cemetery use. He did not hear anything would change position. Ed Budzinski made a motion to

approve request for cemetery expansion on new property, support by Bill Dixon, motion carried. Gary advised that if any neighbors would like further discussion on this matter to go to Watertown Township Board Meeting. Mr. Hardy would like wire taken care of running across his property.

- Home occupation request by Michael Vanatta at 2724 Williams Road, in Watertown. Kevin Haupt owns home, Thumb Fire Co has been around for 18 years. Now a small business kills 300-500 raccoons and 200 muskrats and buys approximately 350 a year to process. Kevin is almost 60 years old and cannot do much now. License is now in Mike Vanatta's name and would like to start a taxidermy shop. Mostly for personal use. He has small shed and a dumpster in back of property. He takes care of a few older clients and has been doing business with them for years from December 1 to April 1. Purchases whole animals and skins animal; carcass goes to the dumpster and he processes fur. He puts carcass in boxes in dumpster. He wants to do whatever he can to not offend neighbors. At this point he does not use any chemicals. He dries furs inside building; no employees. Bill Dixon stated he should be able to use his property but agrees with Ed – NO ODOR. Encouraged that he is trying to keep the neighbors happy. He questioned how do we make sure he is meeting our requirements? Home occupation permit could be issued that there be NO-ODOR with the permit. Mike Vanatta agreed that he would relinquish permit. Any Public comments>: Dick Henderson said we have the right to a conditional permit. Last course of action is to take to court. Rich Honoman stated could be a criminal or civil infraction. Angela Hoff has issues. She called DNR on this issue, not sure license is current, if they got licensed renewed. Need to get proper permits from State. Most times carcasses are put in not in bags. Converted garage that was Rourke's greenhouse. Asked that commercial property be reinstated. It is not and will not be rezoned according to Rich. Past history of blight on that property, does not enhance the community. Over the past 2 years hides and carcasses on the ground. Tonya Miller butts up to property. Whole community came to Board meeting back in 2012 with petition, came again in June, 2015 to township meeting. Asked that Board not grant this home occupation permit. Debby Miller stated she doesn't hate Mike Vanatta and when she tries to talk to him it is not nice. Mike has never tried speaking to neighbors. They asked for Township to help to stop this from continuing. There is no limit on size of animals if he gets taxidermy license according to DNR. Up to local authorities to provide appropriate environment. Bill Dixon stated that the smell is one issue but health and well being of himself and his neighbors is also important. Ed Budzinsky made motion for approval of home occupation permit to be approved and proposed a bond. Discussion on enforcement of Bond, decided enforcement shouldn't fall on Board but onto homeowner. Discussion on requiring a bond. Bill Dixon made motion to approve with a 1 year sunset and if not in compliance after 1 year he would forfeit his home occupation permit. After 1 year ongoing permit will be issued, support by Sheila Coats, motion carried.

Reminder of April 21, 2016 meeting with Spicer Group regarding Master plan. Motion to adjourn by Bill Dixon, support by Ed Budzinski, adjourned at 8:35 pm.

Respectfully submitted:

Sheila Coats

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