

Watertown Township
Planning commission
Special Meeting
May 18, 2017

Members Present: Al Stoutenburg, Mark Batkie, Dale Schoen, Sheila Coats, and Amanda Aldrich, also present Zoning Administrator, Richard Honaman.

Members Absent: William Dixon, Gary Fetting resigned.

Guests: Harold & Kristine Howard, Scott & Tami Bradley Nathan Campbell, Jeff Renaudin and Ralph Mata.

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

Agenda: No changes after some discussion of Master Plan at the end.

Minutes: Dale Schoen made a motion to approve the March 16, 2017 minutes of the Regular Meeting with change from video to recording brought by Scott Bradley, support by Amanda Aldrich, motion carried.

Agenda:

Item 1: Jeff Renaudin requesting a review of prior site plan to add a building. The original was approved for 5 buildings (beside Potters). He stated he is in the process of adding another building (same plan just need approval to continue with another storage unit). Building has 38 units, several aren't paying, as a result, he needs more units. Plan was approved in 2000 but was not finished. No comments from the audience. Mark Batkie made motion to approve Mr Renaudin's request, Dale Schoen seconded, motion carried.

Item 2: Nathan Campbell wishes to change property to commercial. He bought the acreage to the South of his home (he has planted trees and cleaned up trees under the utility lines). Currently is Ag/Residential, would like to rezone Commercial. Some discussion on what is necessary to convert to commercial property. Mr Campbell desires all 4 parcels to be rezoned Commercial property at this time. Requirement would be to curb the entrance and would need to meet state highway requirements. Sheila Coats made a motion to approve rezone to Commercial property. Request would be sent to Board for approval with Nathan Campbell agreeing to plan on installing curbed driveway, seconded by Dale Schoen, motion carried. Does not come under "spot zoning" Al Stoutenburg requested we send request to Board for approval to change Nathan Campbell property to Commercial property. Motion made by Mark Batkie, seconded by Amanda Aldrich, motion carried.

Item 3: Harold & Kristine Howard, 951 S Townline are current holders of a "Special Land Use" permit allowing 15 dogs for breeding purposes with restrictions. They are now asking for permit to open a dog boarding service to allow additional 10 animals to be allowed. Scott Bradley stated several neighbors aren't happy with Kennel. The Bradley's provided a signed document with several neighbor's signatures on it. Rich stated it is 300 feet from property line requiring notification of meeting tonight. Scott Bradley believes it would only be his property which is within 300 feet. Rich mailed out to 10 or 12 neighbors. Mark Batkie asked Mr Bradley to play the recording of dogs barking. The Howards stated the neighbors were told they want

to have maybe 40 dogs if they start boarding animals. Mr Bradley stated he did not spread these rumors. Mr Bradley stated he is frustrated that he has not been heard for all of his previous complains. Mark Batkie and Rich Honaman went out to the Kennel on Tuesday. Outside the kennel they made noise but no barking. When there was 5 or 6 of them going in 10 – 15 minutes they were there they walked back. Some puppy and newborn pups were barking, but inside the kennel stated it was quite loud, but when door shut they couldn't hear the pups. The Howard's stated they are trying to get rid of noise issues . No more sound with addition of boarding dogs. There were 2 dogs with puppies inside. Mark Batkie stated it was loud at first, but they calmed down. Breeding Kennels are pointed at Scott's property. The husky pens are outdoors and no buffer zone. They have tin roofs and it was suggested that maybe insulation to muffle sound would help. Indoor Kennels with short runs outside. The compost is also an issue. Mark Batkie suggested they are currently using "doggie duellies" with powder and no problems. Rich asked if any problems with odor. Rich walked directly inside of pens (very close) and no barks but merely yelps in pen. Those dogs cannot make noise on recording stated the Howards'. Recording was made on New Year's Eve. Mr Bradley stated this has been going on for nearly 10 years. The dogs were "debarked" in September and November. Ralph Mata stated he is 80 rods away and doesn't hear them. Meeting originally in 2007 for "Special Land Use" permit request. Tony McIntire lives where Miller's lived. Al read the rule regarding Kennel permit issue. Al asked for board approval. Amanda stated if we allow the addition of boarding, they already have issues. Mark stated after visiting Kennel he doesn't have any concerns with dogs barking outside (maybe muffled sounds from dogs barking). Mark asked that they make some attempt with addressing the sound issue. Motion was made by Amanda Aldrich to postpone making a decision hoping more board members could visit the Kennel prior to June 15, 2017 meeting, seconded by Mark Batkie, motion carried.

Item 4: Airport zoning issue states anything over 25 ft with 6 miles is an issue for airplanes. County Planning Commission has been having an issue. The permit would be issued by Don Johnston (airport Manager) like a windmill. 1st mile is 25 ft, 2nd mile it goes up. Slopes into airport zone. You have to mention in Master Plan and Ordinances boundaries around Sandusky. The Industrial Park map is wrong, the land bought from Scott Campbell is not on map. Next meeting is June 15, 2017. If Rich gets one from another community he should get a copy to Board prior to meeting for review. Moore, Bridgehampton, Custer, City of Sandusky, and Elk Township are the surrounding communities.

No other comments, Dale Schoen made motion to adjourn, seconded by Amanda Aldrich, motion carried. Meeting adjourned at 9:00 PM.

Respectfully submitted:

Sheila Coats

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