



Watertown Township

2630 South Sandusky Road, Sandusky, Michigan 48471

Watertown Planning Commission Special Meeting

Unapproved Minutes: Thursday September 18th, 2025 - 6:00 P.M.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE @ 6:05 PM by Chairman Nathan Campbell

PRESENT: Jim Cambridge, Andrew Palmer, Mark Batkie, Nathan Campbell, Al Stoutenburg, David Heberling, and Jason Radloff

ABSENT:

GUESTS: ZA Jim Hacker, Rick Pangborn, Chris Barry, Jim Boyles, Mike Papp, Becky Cambridge, Josh Cambridge, and a few others

ACCEPTANCE OF THE MINUTES FROM THE LAST BOARD MEETING: Motion By: Jim Cambridge, Support By: Al Stoutenburg, motion passed unanimously

ADDITIONS OR CORRECTIONS TO AGENDA: Motion By: Mark Batkie, Support By: Jason Radloff, motion passed unanimously

CORRESPONDENCE:

NEW BUSINESS:

1. The planning commission discussed meeting monthly until the end of the year to work on updating the ordinance book. The planning commission has agreed to add meetings October 16th, 2025 and November 20th, 2025 @ 6PM.

Motion By: Al Stoutenburg, Support By: Jason Radloff, motion passed unanimously

CONTINUING BUSINESS:

1. Chris from Watertown Solar, LLC addressed the board about the progress of the timeline they are going to follow for the construction of solar development. He told the board that they should be able to complete the tasks for the building permit timelines but with Michigan weather he is asking the board to extend the site plan review by 1 year.

Motion By: Jason Radloff to extend the site plan review by 1 year, Support By: Andrew Palmer, Motion declined.

Jim Cambridge is concerned about the financing of the project and does not want the site plan review extension to be transferred to a new company if Linea Energy sells Watertown Solar, LLC to another entity.

Motion By: Jim Cambridge to extend the approval of the site plan contingent on no transfer of ownership by the parent company Linea Energy by 1 year expiring October 15th, 2027. Support By: Jason Radloff, motion passed unanimously.

Jim Cambridge and the board discussed Samsung selling the Watertown Solar Project to Linea Energy and the ordinance violation that took place because the township should have been notified. Chris said that they are finding a few things that they had to clean up with the previous owner and is going to issue a check for the violation.

2. The planning commission discussed the "Code of Ordinance" draft. The PC went page by page up to page 45 and discussed updates. Jason Radloff is keeping a master copy that will be passed on to Foster and Swift once the PC is done going through it. The biggest discussion was the setback requirements for homes and outbuildings being different for different zoning districts, after much discussion the PC voted for a 15 ft side and 15ft rear setback for the different zoning districts.

Motion By: Jason Radloff for a 15ft side and rear setback for all zoning districts, Support By: Andrew Palmer, Motion Passed with Jim Cambridge and Mark Batkie voting No. Nathan Campbell did not vote.

PUBLIC COMMENTS:

ADJOURN: *Motion By: Jason Radloff @ 7:39 PM, Support By: David Hebreling, motion passed unanimously*

Next Planning Commission Meeting Thursday, October 16th, 2025 @ 6:00 pm.