

**WATSON TOWNSHIP MICHIGAN  
1895 118th Ave. Allegan, MI 49010**

**PLANNING COMMISSION  
MEETING DATE: August 3, 2022**

**FINAL MINUTES**

**CALL TO ORDER: 7:02pm @ Watson Township Hall**

**PLEDGE OF ALLEGIANCE: Recited**

**ROLL CALL: Present: Bruce Bos; John Caras; Shawn Caulder; Bev McKinnon; Owen Ramey; Jay Roberts-Eveland : Quorum:  
Absent: Nick Evans**

**VISITORS: Kevin Travis, Township Supervisor; Matt Krywosinski**

**CONFLICT OF INTEREST: None**

**PUBLIC COMMENT: None**

**APPROVAL OF AGENDA: APPROVED**

**MOTION: Shawn Caulder**

**SECOND: Bev McKInnon**

**APPROVED w/Change: MEMBER COMMENTS: Commissioners asked about next month's posting (Public Notice) for SUP request.....**

**CHANGE: SHOULD READ: "Commissioners asked about next month's posting(Public Notice) for a rezoning request..."**

**APPROVAL OF MINUTES:**

**MOTION: Shawn Caulder**

**SECOND: John Caras**

**Correction: MEMBER COMMENTS: Commissioners asked about next month's posting (Public Notice) for SUP request.....**

**Requested CHANGE: "Commissioners asked about next month's posting (PublicNotice) for a rezoning request..."**

**APPROVED**

**NEW BUSINESS:**

Chair, Bruce Bos requested that Jay Roberts-Eveland read the Public Notice pursuant to law in holding a Public Hearing on Wednesday, August 3, 2022 at 7pm to consider an application to rezone a parcel of land owned by Darcy J. Krywarinski and located at 2056 116th Avenue, Allegan, Michigan. The tax parcel number is 0323-029-003-00. Application is being made by Matthew Krywosinski, as trustee. The parcel is currently zoned as commercial and the applicant would like to have the parcel zoning designation changed to residential.

Bev McKinnon made a point of order in addressing opening the Public Hearing before discussion began.

**MOTION TO MOVE TO OPEN PUBLIC HEARING: @7:07pm**

**ROLL CALL VOTE: UNANIMOUS**

Bruce Bos; Shawn Caulder; John Caras; Bev McKinnon; Owen Ramey; Jay Roberts-Eveland

Mr. Krywosinski gave a review/history of the property that was zoned commercial when his father had a chicken farm. In order to secure a mortgage for new ownership for his sister the bank requested a change from commercial to residential.

A discussion about the surrounding properties -mostly zoned A2, and the requirement for zoning status the Planning Commission agreed to request of the Township Board a change to A2 status. Jason Derry, PCI, explained that most applicants submit, asking for Residential, not knowing the specifics or options of R1, R2, A1, A2.

\*Request was made for PCI to assist in the application process to identify the desire of the applicant, knowing his/her options before submitting to the Planning Commission.

**Motion: To request the Watson Township Board, Rezone parcel number 0323-029-003-00 from Commercial to A2**

**Motion: Jay Roberts-Eveland**

**Second: Shawn Caulder**

**Approved:**

**Roll Call: Bruce Bos; Shawn Caulder; John Caras; Bev McKinnon; Owen Ramey; Jay Roberts-Eveland**

**OPEN HEARING ENDED @7:16:PM**

**ROLL CALL: UNANIMOUS**

**Bruce Bos; Shawn Caulder; John Caras; Bev McKinnon; Owen Ramey; Jay Roberts-Eveland**

**Bev McKinnon addressed the board about the list of names/addresses within the 300' from the request for rezoning of parcel 0323-029-003-00 and identified properties within 3 miles within the list. She requested Jason Derry, PCI check on this matter as it may cause the Planning Commission to hold another public hearing with the accurate addresses/residents to be identified to satisfy the legal proceedings. Jason Derry, PCI will check and if necessary, submit a request to Chair Bruce Bos to post a new public hearing date. Jason Derry will also contact the applicant if a new public hearing is scheduled.**

**OLD BUSINESS:**

**a) Continue the process of developing a Parks Plan for Watson Township  
Jason Derry, PCI presented the overview of a Parks Plan with community survey results. He will have the survey results posted on the township website for community review. Discussions surrounding the finding of public input and interest were reviewed and some recommendations were made for the John Caras to take before the Township Board for clarification. The Parks Plan is on target to be completed by January 2023 or sooner.**

**Some of the takeaways: community wants to remain rural; road quality is a concern; limit commercial development; pursue open spaces/recreational areas; surface water quality and protection of waterways. Also community concern about blight and enforcement of ordinances was identified as lacking.**

**b) Continue the process of assessing the township's Master Plan for the required update.**

**Jason Derry, PCI presented an overview of survey results and analysis for both the Parks Plan and the Master Plan, jointly. Supervisor Kevin Travis, addressed the need for the township to increase the budget and options for blight, enforcement of laws (civil infractions), and ordinances. He also addressed and identified main ingress/egress roads that would be a priority in improvement/maintenance. John Caras spoke to the board about maintenance of gravel roads- widths and conditions.**

**Water protections including water contamination will also be a part of the review of the Master Plan.**

**It was requested that Jason Derry, PCI attend the Township Board meeting and present the findings from the community survey.**

**Jason Derry, PCI will continue the work on behalf of the Planning Commission and the Watson Township Board to guide the work of the Parks & Recreation Plan as well as the Master Plan review.**

**Motion to Adjourn: 8:30pm**

**Motion: Bev McKinnon**

**Second: Shawn Caulder**

**Submitted by: Jay Roberts-Eveland- August 3, 2022**

**Next Meeting Date: August 24, 2022 @ Watson Township Hall @ 7:00pm**