

**Watson Township Planning Commission
Regular (Public) Meeting Minutes
April 24, 2024, 7:00PM**

1. CALL TO ORDER: chairman Brad Stalker called the meeting to order at 7:03pm
2. PLEDGE OF ALLEGIANCE: recited
3. ROLL CALL:
 - a. Travis Long - present
 - b. Jim Davis - present
 - c. Troy Baker - present
 - d. Brad Stalker - present
 - e. Brady Cole - present
 - f. John Caras - present
 - g. Hunter Davis - present
4. CONFLICT OF INTEREST: none
5. APPROVAL OF MINUTES FROM MARCH 27, 2024
 - a. Jim Davis made a motion to approve
 - b. John Caras - second
6. PUBLIC COMMENT CONCERNING ANY ITEMS NOT ON AGENDA
7. RECOGNITION OF VISITORS:
 - a. Dan Lewis
 - b. Kelly Family
8. OPEN FLOOR TO PUBLIC COMMENT AT 7:11
 - a. Kelly Family - concern about private road, environment, excavation, etc
 - b. Troy suggested moving public comment to later in the meeting
 - c. Closing public comment at 7:14
9. APPROVAL OF AGENDA
 - a. Jim Davis made a motion to approve
 - b. Troy Baker - second
10. OLD BUSINESS: none
11. NEW BUSINESS
 - a. SUP REVIEW: Brian DeSmit (represented by Dan Lewis) - new private road - Pursuit Drive. Going to be parcel splits, there are two lots with frontage on 122nd, and there are five parcels off the new road - seven total. The road has been approved by the road commission. There will be an agreement in place that the property owners are responsible for maintaining the private gravel road. Plan to begin construction of road, if approved, in a few months. Parcels would be created in the fall.
 - i. Jason Derry's Comments: he suggested we may want to get drain commission approval before giving our final approval, may want to also get the fire chief's approval for emergency access purposes
 - ii. Landscaping as proposed by developer, VK Civil: Approved
 - iii. Moving to the finding of facts
 - iv. Jim Davis made a motion to open the meeting back up to public comment, John Caras second
 - v. Kelly Family voiced their concern about potential drainage coming into their neighboring property - they were reassured that there are regulations in place from the health department to ensure that doesn't happen

- vi. Hunter Davis made a motion to close public comment, Jim Davis second
- vii. Jim Davis made a motion to approve the special use permit pending drain commission approval and fire chief approval, Travis Long second
- viii. Vote to approve SUP: all were in favor

b. new business not on agenda: none

c. any other business

12. MEMBER COMMENTS:

a. Jim Davis suggested we educate ourselves on the potential of solar farms

b. Brad Stalker asked about a map update from Jason Derry - he said the map is completed

13. MOTION TO ADJOURN:

a. Brad Stalker made a motion to adjourn at 8:23p

b. Troy Baker second