

**Minutes:**  
**Watersmeet Township Planning Commission**  
**Special Meeting of October 3, 2013**

Meeting called to order by Vice Chairman D’Antonio at 6:35 PM.

**Members Present:** Members Present: Vice Chairman-Roy D’Antonio, Secretary John Neumann, Township Board Liaison-Rich Henriksen, Larry Potter, and Jeff Zelinski, were in attendance. A quorum being present, business could be officially conducted.

The Pledge of Allegiance was given.

**Members of the community present:** Members of the community were present including Mike Rogers-Township Supervisor, Frank Kuchevar, Julie Mathiesen, and Dave Sherrill.

**Agenda Changes:** Vice-Chairman D’Antonio requested additions to the agenda.

- 1) Marijuana Distribution Center discussion on possible Ordinance
- 2) Renting of homes Ordinance

A motion was made by Jeff Zelinski with support from John Neumann to approve additions. Voice vote: All in favor.

**AGENDA TOPICS**

**Marijuana Distribution Center:** Vice Chairman D’Antonio remarked that there should have been more due diligence on the matter. He had talked to law enforcement personnel after the last Planning Commission meeting and they advised that the Planning Commission should adopt an Ordinance. He believed that Attorney Michael Pope had possibly written an Ordinance for Haight Township and that maybe Supervisor Rogers could contact Attorney Pope to find out if we could get information on what other Townships have done.

Supervisor Rogers stated he would contact Attorney Pope and find out what information he may have and we could discuss this at the next Planning Commission meeting.

**Short Term Home Rental:** Vice Chairman D’Antonio stated that we should come up with an Ordinance that would more clearly define criteria for Short Term Rentals. Julie Mathiesen provided an Ordinance from Milton Township as a sample we could possibly use to adopt our own Ordinance.

There was a discussion concerning commercial versus residential homes for rent. The question was “at what point does a rental become commercial”? One suggestion was the septic system criteria be more clearly defined and for how many people allowed to occupy. There was also a discussion concerning whether or not the Special Use Permit transfers with the sale of the property. There was a suggestion that we maintain a file of approved Special Use Permits for easy access.

The Planning Commission should review the document provided by Ms Mathiesen, investigate other options, and be prepared to discuss the plan at the next meeting to either more clearly define the subject or leave the Ordinance as it is.

**Conflict of Interest:** There was a letter written to Supervisor Rogers concerning the potential conflict of interest of Planning Commission members. There was a discussion concerning Vice-Chairman D'Antonio's conflict of the interest concerning the dock issue recently decided on. There was a concern on the "perception" of conflict of interest and that members should be careful about decisions we are voting on and abstain from voting where appropriate. Attorney Pope has provided his opinion that "The Planning Commission must promptly adopt a bylaw defining conflict of interest". It is his understanding that the Township has no conflict of interest clause in its current ordinance.

It was decided that by-laws be adopted by the Planning Commission concerning conflict of interest. The city of Ironwood has an ordinance on the Internet we could review as stated by Ms Mathiesen. Each Planning Commission member should prepare to discuss this matter at the next Planning Commission meeting.

**Preliminary work on Township Master Plan:** Supervisor Rogers supplied each Commission member with a current copy of the Master Plan. The current plan was written by a past Planning Commission and guided by another person unnamed according to previous supervisor Kuchevar. A portion of the plan was updated to include changes to the recreation section required for funding of the new bike trail.

There was a discussion concerning how to go about updating the plan. Mr. Sherrill suggested that the plan could be divided into sections that different Planning members could be responsible for. There was also a discussion on the changing dynamics of the Township and the potential need for another survey of the Township. The taxing of property was discussed as a concern of the changing landscape. The census update was also discussed and would need to be obtained to update the Master Plan.

The problem of finding an electronic version of the Master Plan was discussed and will be very important to find if we are going to update the document. Everyone should become familiar with the Master Plan and be prepared to recommend changes at a meeting to be determined.

**Motion to adjourn** at 8:56 PM by Rich Henriksen and supported by Larry Potter. Voice vote: All in favor. Respectfully submitted by,

*John Neumann* – Planning Commission Secretary

Approved: 10/09/2013