

**Minutes:**  
**Watersmeet Township Planning Commission**

**Special Meeting of April 15, 2014**

Watersmeet Township Office

- 1) Meeting called to order by Chairman Roy D'Antonio at 6:30 PM.
- 2) Pledge of Allegiance was given.
- 3) **Roll Call:** Members Present: Chairman Roy D'Antonio, Vice Chairman Dave Sherrill, Secretary John Neumann, Township Board Liaison-Rich Henriksen, Pete Peterson, Jeff Wasson, and John Cestkowski were present: Larry Potter and Jeff Zelinski were absent. Township Supervisor Mike Rogers was the only member of the public present.
- 4) **Approval of Agenda/Changes:** Chairman D'Antonio requested an addition to the agenda to discuss the building square footage required on lakes. A motion was made by Pete Peterson to approve change and agenda, 2<sup>nd</sup> by Jeff Wasson. Unanimous yes vote.
- 5) **Square Footage Requirements:** Chairman D'Antonio started the discussion and said he believes that the 1200 sq. footage requirement is more restrictive than it should be. He said that there have been people he knows that haven't built here because of it. He believes we are missing out on some building in the area and consequently taxes. Rich Henriksen was concerned that building anything smaller than 1200 sq. ft would affect the value of some properties next to the smaller buildings. He said there was much discussion on the subject when the change to 1200 sq. ft. was made and he believes that was one of the reasons at the time. There was also mentioned about a bunkhouse that an owner wanted to build which also figured into the decision when changed. There were points made about basements being included in the square footage if finished and lot size creating a problem with fitting a 1200 sq. ft. building on the property. After much discussion on the subject it was decided that John Cestkowski would call Townships surrounding Watersmeet Township and see what square footage they require and once we have this information we will bring the subject back to make a determination.
- 6) **Discussion of Master Plan:** Dave Sherrill stated that the ISCCW is sending out a mailer soon to request money for the Milfoil problem in the Township. He wanted to know what the opinion of the PC is concerning piggybacking on this mailer with a Township Survey for the Master Plan which could save the town money. Motion by Dave Sherrill supported by Rich Henriksen to support Dave Sherrill contacting Ken Wendt of the ISCCW to see if they are interested in teaming up on this mailer. All in favor. Any questions that the PC members would like included in the survey should be sent to Dave Sherrill. A Special Meeting will be scheduled the 29<sup>th</sup> of April for the Master Plan.
- 7) **Public Comments:** Supervisor Rogers tried to clarify the Fee Simple language and why it was dropped from our Ordinance. There was a discussion on the subject. Rich Henriksen submitted a written suggestion to change the Ordinance to clarify the language. He will email it to John Neumann and he will forward to the rest of the PC for review.
- 8) **Adjournment:** Motion to adjourn by Dave Sherrill, 2<sup>nd</sup> by Rich Henriksen. Unanimous yes vote. 8:25 PM

Respectfully submitted by,

*John Neumann* – Planning Commission Secretary

DRAFT