

Waverly Township
Planning and Zoning Commission
Regular Meeting – Waverly Township Hall
AGENDA
10-July-06
7:00 PM

1. Call to Order / Introductions
2. Agenda – additions/corrections/approval
3. Minutes: 12-Jun-06 – corrections/approval
4. Minutes: 26-Jun-08 – corrections/approval
5. Report on Township Board Meeting: John Ruiter
6. Future Land Use Plan status: Public hearing scheduled for 14-Aug-06 at regular P&Z meeting
7. Accessory building ordinance – discussion
8. New Business
9. Public comments
10. Commissioner comments
11. Adjourn

MINUTES

WAVERLY TOWNSHIP

PLANNING AND ZONING COMMISSION

Regular Monthly Meeting-Waverly Township Hall

July 10, 2006

Members present: Larry Chase, Dave Foerster, Carl Juk, Mike LaPine and John Ruiter.

Member absent: Kathleen Crook, Joe Mayo

Visitors:	Diane Julien	Louie Barkovich
	Bernard Wilfong	Bob Harrison
	Bernie Wilcox	Tony Millek
	Robert Capone	Patrick Hudson

Call to Order: Chairman Dave Foerster called the meeting to order at 7:00 PM.

Agenda: In item 4 the date was changed to 26-Jun-06

Mike LaPine moved to accept the agenda. John Ruiter seconded. Approved unanimously.

Minutes June 12, 2006: In paragraph 16, the name Dave should have been Pat Hudson. Carl Juk moved to accept the minutes. Mike LaPine seconded. Approved unanimously.

Minutes June 26, 2006: Carl Juk moved to accept. Mike LaPine seconded. Approved unanimously

Township Board Meeting Report: Township Attorney Harold Schuitmaker brought the land division of the Irene Smith property to the Board to consider for approval. He had concerns because the Irene Smith will retain ownership of the property after the conservation easement is granted. The agreement could be nullified by a technicality in a mortgage. The Board agreed to the land division in principal but denied it because of a few details.

Future Land Use Plan status: Need to have proper notification sent out for the August 14, 2006 meeting. Not all Board members have copies of the Draft ~~Ordinance~~ Plan.

Accessory Building Ordinance: Mike LaPine does not want a sliding scale for building size in relation to lot size to begin with R1 and R2 but only be applied to R3. He wants to start with parcels of 2 acres and larger. He wants to remove attached garages from consideration as accessory buildings.

John Ruiter thinks that an attached garage should be viewed as a detached accessory building.

Tony Millek said the Commission should not deal with R1 and R2 now but just deal with R3.

Carl Juk said that the Township has Residential areas to tell people were the Township would like them to build homes. If the Township allows these areas to fill up with pole buildings where will people build homes? He also asked why increase the area that pole buildings can be built in when over half of the Township is open to them.

Bob Capone said that he would like to build a pole building to store his things in but can't now.

Tony said that the Commission should instruct the Board of Appeals to be more liberal.

Carl said that the Board of Appeals can not be told how to vote.

Pat Hudson stated that the Commission could try to address this issue through the Special Use procedure. The problem is that the landowner does not have clear guidelines and does not know how to approach this issue. We need clear Special Use guidelines.

Mike LaPine moved to eliminate the attached garage for consideration as an accessory building. Seconded by John Ruiter.

Pat Hudson said that we should not talk about this now but about detached garages.

After much discussion a frame work for a proposal was reached. Pat Hudson will bring a proposal to the next meeting which will be developed along the following lines: For R3 properties, one accessory building will be allowed per parcel. On parcels of two or more acres, if a dwelling exists, two accessory buildings will be allowed. If an attached garage exists it may not exceed 625 sq. ft. or 50% of the houses living area which ever is greater. A sliding scale, for building size in relationship to parcel size will determine how large the buildings may be.

This is in reference to Waverly Township Zoning Ordinance Section 4.02, A,3. This says" One accessory building or structure is allowed per parcel. On a lot of two (2) acres or more, if a dwelling exists without an attached garage in which case, two accessory buildings or structures may be erected, one building shall not exceed 720 square feet and the other building shall not exceed 1,280 square feet.

It was pointed out that Section 4.02,A,10: "A limit of up to two (2) separate accessory buildings, of 200 square feet or less in floor area, shall be exempt from this ordinance, except as to setbacks, and will not be subject to a building permit", needs to be revised to comply with State Building Codes. Pat Hudson will submit a proposal.

Commission Comments: Mike LaPine said that we should be inspecting rental properties and asked if the Township does that? Pat Hudson answered that the Township does not do that.

New Business: None

Public Comment: Louie Barkovich thanked the Commission for its efforts tonight.

Carl Juk moved to adjourn the meeting. Mike LaPine seconded. Unanimously approved.

Meeting adjourned at 8:45 PM.

Respectively Submitted,

Larry Chase
Recording Secretary.