

Waverly Township
Planning and Zoning Commission
Regular Meeting – Waverly Township Hall

AGENDA

11-Dec-06

7:00 PM

1. Call to Order / Introductions
2. Agenda – additions/corrections/approval
3. Public Hearing – Accessory Building Ordinance
4. Minutes of 13-Nov-06 – corrections/approval
5. Report on Township Board Meeting: John Ruiter
6. Planning Commission Comprehensive Review - Discussion
7. Accessory Building Ordinance Amendment – Discussion and action
8. Commercial District Ordinance – Review for potential change
9. Public Comments
10. Commissioner Comments
11. Adjourn

MINUTES

WAVERLY TOWNSHIP

PLANNING AND ZONING COMMISSION

Public Hearing

And

Regular Monthly Meeting-Waverly Township Hall

December 11, 2006

Members Present: Larry Chase, Kathleen Crook, Dave Foerster, Diane Julien, Mike La Pine, Joe Mayo, and John Ruiter.

Members Absent: none

Visitors: Louie Barkovich
Joe Parma
Bernie Daggett
Tom Larue

Bernard Wilfong
Nathan Lynch
Tony Millek
Pat Hudson

Meeting called to order by Chairman Dave Foerster at 7:00 PM.

Agenda: Item 7a. Clarification of Essential Services was added.

Joe Mayo moved to accept the agenda as amended. Mike La Pine seconded.
Motion passed

Public Hearing: Dave Foerster opened the Public Hearing by displaying the announcement of the Public Hearing in the Courier Leader.

Dave then covered "Current Conditions" (see Minutes for 11/13/06) Then he covered the changes from the old to the proposed ordinances. (See Minutes 11/13/06).

Bernard Wilfong questioned the 1 animal unit allowed in Section 4.02 A.2. Pat responded that animals in Residential areas is covered in Section 4.07 and is not being changed. He further stated that if animals are allowed per 4.07 then they must be kept in compliance with Section 4.02 A.2.

Nathan Lynch questioned "Current Conditions". Dave clarified that these are current conditions not current regulations. Nathan also stated the felt the proposed setbacks are too large, Section 4.02 A 3 and 7. Tom Larue felt that both large and small lots should have the same setback.

Tony Millek questioned if Section 4.02 A.2 was not in conflict with the Right To Farm Law. Pat responded that it is already in existing regulations that farm animals are not allowed in Residentially Zoned areas except by Special Use Permit.

Dave Foerster read the only letter he received pertaining too the Public Hearing.

Dave Foerster closed the public hearing at 7:50 PM.

Minutes: The minutes from the November 13, 2006 meeting were accepted as submitted.

Board Meeting Report: Township Board Meeting was canceled due to weather. The Board has the Comprehensive Review but has not reviewed it yet. Dave discussed training for the Commission and encouraged all to attend.

Accessory Buildings: Comments from the floor:

Nathan Lynch wants the allowable square footage in the chart in Section 4.02 A.1 to be 250 instead of the proposed 225.

Bernie Daggett wants to build but cant. Pat said that Special Zoning Areas can be created to address a group of special needs, such as lake front lots.

Three changes were made to the draft. In Section 4.02 A1, the chart should have read 10 ft not 8 ft for maximum sidewall, less than 1 acre. Also, in 4.02 there was no item 6. The numbering was changed to make it sequential. Also, in 4.02 A 2 the word "animal" was added to clarify unit in the first sentence.

Mike La Pine moved that the proposed changes be sent to Jean Dahms to be forwarded to the Township Attorney to be worded as a Resolution and then presented to the Township Board for approval. Joe Mayo seconded. Motion passed unanimously.

Essential Services:

A committee of the whole discussed the proposed change to Article X, Section 10.06 ("E") Essential Services. Joe moved to send the change to the Township Attorney for review. Kathleen second. Motion passed.

Commercial District Ordinance.

A committee of the whole discussed changes to the Commercial District Ordinance. It was decided to have Pat Hudson review the regulations of adjacent townships and present a synopsis for the commission to review.

PA 110:

This law tells Townships how they will conduct certain matters. The Commission will review this next meeting.

Public Comments: none.

Meeting adjourned 9:10 PM.

Respectfully Submitted

Larry Chase
Recording Secretary.