

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

**AGENDA**

8-January-2007

7:00 PM

1. Call to Order / Introductions
2. Agenda – additions/corrections/approval
3. Minutes of 12-Dec-06 – corrections/approval
4. Report on Township Board Meeting: John Ruiter
5. Black River Watershed Project presentation by Al Baerren,  
project steering committee member
6. Zoning Ordinance amendment to address requirements of  
PA 110 of 2006 - Discussion and action
7. Commercial District Zoning Ordinance – Discussion of potential  
change
8. Public Comments
9. Commissioner Comments
10. Adjourn

MINUTES

WAVERLY TOWNSHIP

PLANNING AND ZONING COMMISSION

Regular Monthly Meeting-Waverly Township Hall

January 8, 2007

Meeting was called to order at 7:00 pm by Dave Foerster.

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

Members Absent: none

Visitors: Tony Millek            Pat Hudson

Agenda: Accepted as presented.

Corrections to the Minutes from the December 11<sup>th</sup> meeting are as follows:

Tom Fleetwood was incorrectly listed as Tom Larue. That was the only correction except for three grammatical and/or spelling errors. Kathleen Crook moved to accept the Minutes as corrected. Diane Julien seconded. Minutes accepted as corrected.

Township Board Meeting Report:

John Ruiter reported that four Commission members will attend a land use training and certificate program for land use decision makers. This will be held in Allegan, Michigan on Thursday evenings, February 1 through April 19, 2007. The four members attending will be: Joe Mayo, Mike LaPine, Diane Julien and Larry Chase. The training and mileage for two cars will be paid for by the Township. The members will not be paid for attending the meetings.

There will be two hazardous waste collections; one will be the first Saturday in June for hazardous waste, and another the first week in August for electronics.

The Board wants the Commission to look at commercial zoning.

There has been no response from the Township attorney on the Accessory Building Zoning regulation changes.

Tasha Smalley will replace Pat Hudson as the Zoning Administrator for Waverly Township effective immediately.

#### Black River Watershed Project:

Al Baerren made a presentation to the Zoning Commission regarding the Black River Watershed Project. Waverly Township is on the southeast edge of this watershed. The program is a three-year project whose purpose is to sustain and improve the watershed. It includes EPA grants and educational programs. Erin Fuller is the coordinator.

#### The Zoning Ordinance amendments:

The changes required by the passage of PA 110 to the Township zoning ordinances were discussed. These changes include a Preamble, Article I, Article III, Article IV, Article VII, Article VIII, and Article X. See attachment. These changes are required by State law. An additional change was made to Article VII, Section 7.01, Paragraph A. It was amended to read that a Zoning Board of Appeals member should let the Zoning Board of Appeals know of a conflict of interest before the hearing, so that an alternate could be called for that hearing. Larry Chase moved that the Commission send a recommendation to the Township Board that it request all Zoning Board of Appeals members attend the February 22, Allegan County Citizen Planner session which covers the Zoning Board of Appeals process. Second by Kathleen Crook. Passed unanimously. After discussing all of these changes, Kathleen Crook moved that the changes as per PA 110 as discussed be approved and that a public hearing for these changes be scheduled for the regular February Planning Commission meeting. The motion was seconded by Diane Julien and passed unanimously.

#### Commercial District Zoning Ordinance:

The Planning Commission in its consideration of commercial zoning will need to review:

##### The future land use plan

##### Goals and objectives

- Community needs and growth
- Environmental impact
- Traffic and parking

##### Public input

##### Almena's future land use plan

##### Existing commercial zoning

- Minimum lot size, frontage, setback and access

Parking requirements – review for reasonableness  
Principal use versus special use

Pat Hudson will bring proposals for the Commission to consider at the next meeting.

The Commission will try to have a meeting of commercial property owners in April or May, 2007, to hear their views and concerns.

Public Comment: None

Meeting adjourned at 10:00 PM

Respectfully submitted,

Larry Chase  
Recording Secretary