

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

**AGENDA**

12-February-2007

7:00 PM

1. Call to Order / Introductions
2. Agenda – additions/corrections/approval
3. Public Hearing and Comments (Amendments for P.A. 110 of 2006 and Essential Services)
4. Minutes of 8-January-07 – corrections/approval
5. Report on Township Board Meeting: John Ruiter
6. Consideration of public comments on amendments to zoning ordinance
7. Reports on traffic impacts and accessibility for commercial sites from Pat Hudson
8. Commercial District Zoning Ordinance – Discussion of potential changes
9. Public Comments
10. Commissioner Comments
11. Adjourn

MINUTES  
WAVERLY TOWNSHIP  
PLANNING COMMISSION

**Public Hearing**

**And**

**Regular Monthly Meeting-Waverly Township Hall**

February 12, 2007

Meeting was called to order at 7:00 pm by Kathleen Crook.

Members Present: Larry Chase, Kathleen Crook, Diane Julien, Joe Mayo, and John Ruiter.

Members Absent: Dave Foerster, Mike LaPine

Visitors: Tony Millek            Pat Hudson  
              Jack Brown            Bernie Wilcox  
              Tom Fleetwood

**Agenda:** agenda approved after making PA110 Amendments number 6 and moving remaining items down one number.

**Public Hearing and Comments:** Kathleen Crook opened the public hearing on the PA 110 Amendments to the Zoning Ordinances. Jack Brown stated that he did not like the fact that his property on 38 Ave had been changed from Agricultural to Horticultural on the Long Range Plan. John Ruiter explained that this public hearing was on PA 110 Amendments and that he could bring this other issue up later in the meeting. Bernie Wilcox wanted explanation of the types of changes and further background. This was supplied. Lacking further comments, John Ruiter moved to close the Public Hearing. Joe Mayo seconded. Passed unanimously.

**Minutes:** John Ruiter moved to accept the January 8, 2007 minutes as presented. Second by Diane Julien. Passed unanimously.

**Report on Township Board Meeting:** John Ruiter reported that the Board had talked about changing the monthly meeting from the first Thursday of the month to the second Thursday. Budget approval is scheduled for next months meeting. There will be no pay raises.

**PA 110 Amendments:** Diane Julien moved to send the PA 110 Amendments to Zoning Ordinance Articles I, IV, VII, and VIII to the Township Board for approval. Second by John Ruiter. Vote results:

John Ruiter	yes
Diane Julien	yes
Joe Mayo	yes
Larry Chase	yes
Kathleen Crook	yes

Diane Julien moved to send Amendments to Zoning Ordinance Articles X, and III to the Township Board for approval. Second by John Ruiter.

Vote results

John Ruiter	yes
Diane Julien	yes
Joe Mayo	yes
Larry Chase	yes
Kathleen Crook	yes

**Report on traffic, etc.:** Pat Hudson presented information concerning traffic flow planning and commercial zone lot size. He stated that the applicant could be required to pay for traffic studies.

**Commercial District Zoning Ordinance:** Pat Hudson explained the items that should be considered when making any changes to the zoning. They are: Soils, Traffic, Location and Amount of land to be re-zoned. He stated that the Township requirements for the zoning and who will pay for those requirements must be stated in the Master Plan.

A consensus was reached to invite local businessmen to a forum at the next Commission meeting to tell us what they want and to give their comments.

**Blight:** Joe Mayo said that the Commercial Zoned area has been increased by 53% and he thinks that the Board should look at blight and other issues that the Commission has sent to them. The Board needs to take care of blight first. We are not a pretty place to look at.

Tony Millek said that not everyone has the money to clean up their blight. He said that we are no different than the surrounding communities. They have blight too.

An extensive discussion from the floor about Commercial Zoning followed. Tom Fleetwood and Tony Millek commented about what business owners want and what the Commission has approved.

With the end of comments from the floor and the Commission the meeting was adjourned at 9:00 PM

Respectively submitted:

Larry Chase  
Recording Secretary