

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

AGENDA

12-March-2007

7:00 PM

1. Call to Order / Introductions
2. Agenda – additions/corrections/approval
3. Minutes of 12-Feb-07 – corrections/approval
4. Report on Township Board Meeting: John Ruiter
5. Commercial District Zoning Ordinance – Discussion of potential changes from residents
6. Public Comments
7. Commissioner Comments
8. Adjourn

MINUTES
WAVERLY TOWNSHIP
PLANNING and ZONING COMMISSION

Regular Monthly Meeting-Waverly Township Hall

March 12, 2007

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

Members Present: Larry Chase, Kathleen Crook, Diane Julien, Mike LaPine, Joe Mayo, and John Ruitter.

Members Absent: Dave Foerster

Visitors: Tony Millek	Pat Hudson
Bernie Wilcox	Marve Leedy
Tom Fleetwood	Paul Kloote
Ernest Brown	Don LaRue
Fred Cornelius	Scott Piper
Craig McPike	

The Agenda was approved as submitted.

The February 12, 2007 Minutes were approved as submitted.

Township Board meeting report by John Ruitter.: A new blight ordinance was approved and will take effect in 30 days of the approval. The new accessory building ordinance was approved and will take effect in 30 days of the approval. The Board approved a balanced budget. The Board asked the Commission to consider moving it's meeting to the last Monday of the month. John said 222 farmland preservation surveys were returned. He will have a complete report next meeting.

Kathleen opened the discussion period for the Commercial District Zoning Ordinance by welcoming the residents in attendance. She stated that the Board requested the Commission to look at the Commercial Zoning again. The Commission decided to invite local businessmen and residents to comment on their concerns. Kathleen read from a Waverly Township-Commercial Development survey. (See attach. 1) Then she asked for comments from the floor.

Tom Fleetwood- biggest concern is the lack of commercial property. Township does not want home businesses. People need commercial zoning due to poor economy. M 43 and M 40 are the best corridors. The surrounding townships are all developing and we are not. We need to put commercial zoning in land use plan so that the Board will approve it.

Marve Leedy- should allow for rezoning along the M 43/M 40 corridor.

Don LaRue-M 40/M 43 is good spot for commercial zoning.

Tony Millek-only township between Oshtemo and South Haven. Should be zoned commercial to give people opportunity if they want it.

Paul Klute- this same discussion occurred 10 years ago. Nothing done. Now we have housing along M 40/M 43 and no businesses. We need to go by soil surveys and other information to select good spots.

Tony- it will not change taxes to show commercial in the land use plan.

Tom-To preserve farmland, just a strip along the road could be made commercial, not the full depth of the property.

Ernest Brown- There is no consistency to Board actions. We need to consider roads and which are Class A. It should not be who you are but decisions should be based on the land and zoning. M 43 and CR 665 from Glendale to Bloomingdale are Class A roads. Listen to the people. Do not jerk people around.

Bernie Wilcox- should open it up for expansion now so that when people move in we are ready for expansion.

Ernest- look at other townships to see what they are doing that may work for us. We do not have to be just like Oshtemo.

Pat Hudson handed out information for the regulation of Home Occupations and Home Businesses. (attach. 2). The State says that we have to allow home businesses but only for art, music and dance. He handed out suggested text changes. (Attach 3)

Kathleen called for remaining public comment.

Tony- would like to see us come up with our own ideas, not follow someone else's plan.

Bernie- we need to space out the commercial zones to reduce traffic problems.

Ernest-need setbacks for access roads. Need to stick to the book, not increase requirements as a person tries to comply.

See attachment 4 for comments recorded by Pat Hudson during the meeting.

John Ruitter-there is not a Laundromat at M 40 and 38 th Ave. It is an office and transfer for a Laundromat.

Meeting adjourned at 8:15 PM.

Respectively submitted

Larry Chase
Recording Secretary

**CITIZEN BUSINESS COMMENTS FOR LAND USE PLANNING
WAVERLY TOWNSHIP PLANNING & ZONING COMMISSION – 3-12-07
*Summary of Statements:***

Lack of commercial property in the Township
Very little land is available for commercial use

If this is not changed there will be more demand for home based businesses

M40/43 corridors are best locations for business

The surrounding townships have had five (5) new businesses in the last few years while
Waverly has not had any.

Bangor is developing on the east side, why do they allow commercial development and
we don't?

Property owners on M40/43 should at least have their frontage zoned for commercial

M40/43 is ideal for commercial not the side roads

Waverly is the only township between Oshtemo and South Haven without commercial
zoning along M43

To increase the Township's tax base we need more opportunities for commercial

We had this same discussion 7 or 8 years ago, now we have housing where we should
have had commercial

Not saying we should have commercial everywhere, look for the most suitable properties.

The point is that we don't have enough area planned for commercial so that it could be
zoned commercial

Commercial is not necessary in wet areas

We need to give individual notice to the property owners on the Plan, and explain that
planning allows for commercial zoning. This needs to be made clear and the
Township should give individual notice to property owners even if the law does
not require it.

Farmland Preservation:

We should zone the frontage commercial but only back 500 or 1,000 feet, this
would do more to preserve farmland

There is no consistency between boards and commissions (board, planning & ZBA)

Directions for site plan review are confusing

Requirements need to be based on location and condition of roads, the roads must be
adequate to serve the business

Service roads are needed along M40/43 to avoid the congestion that we have at
Armstrong corners

Instead of simply "red lining" [*Note: by red lining the speaker seems to mean 'strip
zoning' both sides of M43/40*] figure out how much commercial land is needed
for the next five (5) years and then five years from now look at it again. Give the
owners and business people room to negotiate with.

Continued

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Oshtemo limits driveway entrances

Look at other townships and pick the best ideas, we don't need to just copy Oshtemo
Glendale to Armstrong Corners, space businesses out to prevent congestion, don't 'Red
line" the whole strip all at once

Need deep setbacks to get a frontage road in (along M40/43).

The Zoning Ordinance should be the 'gospel', all the requirements should be in the text
and the Planning Commission should not be adding requirements at the meeting.

Not everyone will have millions of dollars for a project. We need to allow the small guy a
chance